



Housing

5l: A place to live

277 responses

Response counts

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Comments received	6
Question 20: Who do you think would be interested in living at the redeveloped Shoreham Cement Works?	87
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Comments received

(R66/session 60910; West Sussex County Council (WSCC))
Created **August 2nd 2022**

Development of the site under all scenarios would require contributions for mitigation towards primary, secondary, sixth form, early years and Special Educational Needs and Disability (SEND) provision.

(R1 /session 60844; Adur Collective Community Land Trust)
Created **August 2nd 2022**

In addition to our written response perhaps the following points could also be taken into consideration with regard to the unique nature of CLT's and their ability to deliver sustainable, affordable housing for the local community. 1. SDNPA through its overall policy and also through the permission process can ensure that the planning permission enables community led housing particularly through any section 106 requirement. –This is important to ensure that land designated for affordable housing isn't simply sold for 'top dollar'. 2. The impact of high-cost accommodation on the local community is that it's not sustainable – so for example young people have to move away. So, a new local development enabling people to stay helps sustainability 3. Our governance is local – membership is open to people who live / work locally and the Board is elected by its membership ensuring ongoing local accountability, say and influence. The CLT will be a local landlord in it for the long term - not just the development phase. 4. The Community Benefit Society Rules of ACCLT provide an in perpetuity 'asset lock'. 5. The CLT (unlike other affordable housing providers) will have a local allocation policy which maximises addressing locally identified housing need. 6. CLT's engage and involve local communities – on an ongoing basis.

(R28/session 60868; Horsham District Council)
Created **August 2nd 2022**

It is understood, through the ongoing Duty to Co-operate between the two authorities, that there is significant housing pressure in the SDNP because the supply of new homes is constrained by the need to protect the nationally important landscape. It is also understood that there is unmet housing need arising from the nearby urban areas along the south coast and from nearby villages in the south of Horsham District. Reference to this in the document is welcomed. Affordability of homes within the SDNP, and also the wider area, is recognised as a priority and, therefore, the SDNPA is focused on addressing local needs, and in particular, affordable housing needs. Taking into account the above, we consider it to be important that any future development of this site maximises the opportunities for provision of housing, particularly affordable housing, and a mix of housing to reflect local needs taking account of needs identified in the relevant housing markets areas and as evidenced by the relevant local planning authorities. This is to help meet the significant housing pressure in the SDNP and also the nearby urban areas. It is understood that a higher level of housing could also assist with the viability of the site, as there are significant known contamination and restoration costs. In relation to the development scenarios, we recommend consideration of an additional option of a level of housing between 240 and 400 e.g. 300 / 350 homes, that might provide an intermediate level of housing and assist with the viability of the site. For the avoidance of doubt, we understand that any housing provided on this site does not come off the Horsham District Council housing target. It is recognised that development of 200-400 houses won't provide much infrastructure on site for example primary schools, GP surgeries, shops etc., so it will be imperative that the required S106 / CIL funding receipts are attained from the development to help support and grow existing and new infrastructure for both the existing and new communities, with provision for schooling of particular concern (see below). The Upper Beeding Neighbourhood Plan identifies that there is only 1 GP surgery in Upper Beeding. It is our understanding that this is a branch of Steyning Health Centre. Therefore, most residents travel to Steyning Health Centre at least some of the time.. Therefore, appropriate new/expanded GP surgery provision will need be explored as part of the AAP, together with a delivery mechanism. This will require further discussion with the CCG. We query as to why the transport study makes reference to a 'proposed primary school' when it is our understanding that there is no primary school provision proposed as part of the development. It is understood that between 43 to 157 pupils from the development (depending on the development scenario) will be travelling to the surrounding areas for school provision due to no on site provision being made. It is understood from the Upper Beeding Neighbourhood Plan that the primary school is near capacity. Therefore, appropriate new/expanded school provision will need to be identified in the AAP, together with a delivery mechanism. This will require further discussion with WSCC

(R37/session 60878; Mid Sussex District Council)
Created **August 2nd 2022**

The Council is concerned that the draft AAP does not currently provide a framework to enable the appropriate scale of development, particularly housing, capable of creating a new sustainable community which can support viable transport improvements, services and amenities. The creation of a new balanced community would also provide significant benefits to the existing residents at Dacre Gardens further north along the A283 who could access the site on foot or cycle. Creating a development which is not of a scale large enough to support basic services, runs the significant risk of creating an isolated community which is solely reliant on the private car to access even the most basic services.

(R48/session 60890; member of public)

Created **August 2nd 2022**

If you take the area of the cement works plus the area between the works and the river plus the houses nearby, there is space for a small, attractively-designed village. Such a village would enhance this area of the national park and also remove a terrible eyesore. We desperately need more housing. I have read that the Prince of Wales is seeking to build a village in Kent, and that this project is being opposed by local people. Perhaps the Prince could be persuaded to use this area in East Sussex instead.

(R60/session 60904; member of public)

Created **August 2nd 2022**

My concern with the housing idea is the traffic it would generate alongside the already congested development being built by the airport.

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

(R85/session 53501; member of public)
Created June 7th 2022

Downsizers, people with good incomes, people wanting to leave cities.

(R206/session 53526; member of public)
Created June 7th 2022

Younger people in more modern homes

(R197/session 53690; member of public)
Created June 8th 2022

Yes, so long as it didn't look like another [REDACTED] cookie-cutter Barrett, Bovis, Persimmon estate. Make it cool and people will come and authentic mix of shared and private ownership, not a [REDACTED] segregated block with it's own entrance

(R208/session 53703; member of public)
Created June 8th 2022

Anyone who wants to live between Brighton and Worthing. Retirees downsizing, young couples starting out.....

(R203/session 53949; member of public)
Created June 10th 2022

?

(R153/session 53964; member of public)
Created June 10th 2022

People with interests in nature who work locally; including a mixture of retired individuals

(R112/session 54076; member of public)
Created June 11th 2022

Wildlife is desperate to find a home.

(R94/session 54186; member of public)
Created June 13th 2022

Surely this would be price sensitive. I would not like to see hugely expensive housing but more affordable housing that local people might actually be able to buy!

(R142/session 54348; member of public)

Created **June 14th 2022**

Local people

(R166/session 54370; member of public)

Created **June 15th 2022**

depends entirely on the development

(R78/session 54414; member of public)

Created **June 15th 2022**

That will be determined by the housing design and cost of the houses.

(R135/session 54443; member of public)

Created **June 16th 2022**

Families with cars

(R119/session 54505; member of public)

Created **June 17th 2022**

Families and the elderly population. Don't think it would attract 20-30's

(R209/session 54553; member of public)

Created **June 19th 2022**

few people - it is relatively remote, there are few facilities, services are unavailable and unlikely to be improved as there is little profitability in such investments

(R145/session 54557; member of public)

Created **June 19th 2022**

Early retirees and outdoor activity focused families and individuals

(R134/session 54643; member of public)

Created **June 21st 2022**

All people. But as a father with adult children who will soon want to get onto the housing ladder (and we must accept that house buying is part of British Culture) - I would like housing pitched for young people and 1st time buyers. I would like housing not available for 'buy to let' - perhaps a covenant on the whole site that housing is only available for owner occupiers.

(R164/session 54096; member of public)

Created **June 21st 2022**

Any younger local people if the views and homes were attractive. Difficult for older people

(R129/session 54811; member of public)

Created **June 23rd 2022**

depends on the environment but first time buyer, families, the elderly, - a whole community

(R139/session 54943; member of public)
Created **June 24th 2022**

People with an interest in local history or local wildlife. People who wanted to live in somewhere completely new and different.

(R186/session 55093; member of public)
Created **June 28th 2022**

Downsizers wanting a great mix of rural vs urban living. Renters (build to rent) wanting a long-term rental solution - particularly popular with young professionals. Families looking for property with spectacular space on their doorstep. I also think, as much as you try to avoid it, if you build apartments for private sale they will go to second homers who might not live there for much of the year.

(R219/session 55134; Greening Steyning)
Created **June 29th 2022**

Unfortunately we think the housing development will attract affluent home owners. We would support a creative approach to supporting affordable and shared ownership housing where possible

(R188/session 55268; member of public)
Created **July 4th 2022**

Anyone who needs a home in this area. An essential provision should be a good proportion of truly affordable housing, and I strongly support the proposals of the Adur Collective Community Land Trust.

(R74/session 55269; member of public)
Created **July 4th 2022**

Local families and young professionals who do not want to move out of their home area.

(R205/session 55260; member of public)
Created **July 4th 2022**

Because of the locality it is not suitable for families with children. Retirement accommodation would fit well.

(R83/session 55267; member of public)
Created **July 4th 2022**

n/a

(R179/session 55304; member of public)
Created **July 5th 2022**

Have a look at the new riverside developments on the northern outskirts of Shoreham. It will be the same people who have bought those homes (£500,000-£1m) who would like to live here

(R149/session 55308; member of public)

Created **July 5th 2022**

Families (if school facilities are close by) who are priced out of central shoreham and other areas, first time buyers, professionals working in Brighton, Worthing or London, retirees looking for modern living in a quiet area with facilities close by.

(R146/session 55327; member of public)

Created **July 5th 2022**

Families

(R201/session 55338; member of public)

Created **July 6th 2022**

Lots of people of all types especially those who enjoy views so probably wealthy

(R183/session 55368; member of public)

Created **July 7th 2022**

Anyone who would appreciate living within the Downs national park, particularly those who'd like access to it for walking/access to nature. So young families who value nature, in fact anyone who does. Also, there is proximity to Shoreham, Steyning, even Brighton and Worthing via A283/A27 so I think it would attract a lot of people

(R171/session 55391; member of public)

Created **July 7th 2022**

Someone working nearby or onsite

(R169/session 55398; member of public)

Created **July 7th 2022**

People with a large income, because 'affordable' is only relevant to those who have the money to put down a huge deposit, and pay out a considerable amount every month for many years.

(R133/session 55416; member of public)

Created **July 7th 2022**

Depends what else you put on the site

(R104/session 55482; member of public)

Created **July 9th 2022**

In all honesty I think that housing and accommodation should not be the main priority of this site

(R155/session 55880; member of public)

Created **July 12th 2022**

Use it for emergency housing

(R113/session 55940; member of public)

Created **July 12th 2022**

Londoners! They are buying up much of worthing and Shoreham so it would be a natural choice.

(R98/session 56023; member of public)

Created **July 15th 2022**

This site would be of interest to those who wish to have a prime location ... my concern is that it would be for those who want holiday homes/buy to rent. Very similar to those who have purchased property along the River Adur in Shoreham (near Ropetackle)

(R176/session 56372; member of public)

Created **July 16th 2022**

Many people, would depend on prices and volume of social housing

(R140/session 55534; member of public)

Created **July 17th 2022**

Don't know.

(R136/session 56490; member of public)

Created **July 18th 2022**

Lots of people, if the associated facilities and attractions on site are appropriate.

(R107/session 56637; member of public)

Created **July 19th 2022**

With such enormous pressure on affordable housing, the interest could cover a range of ages and circumstances, but availability of other resources in the vicinity (schools, doctors, pharmacy etc) may be a limiting factor. It is difficult to imagine it being attractive to retired folk.

(R187/session 56735; member of public)

Created **July 20th 2022**

People with their own transport as the road is narrow and public transport poor. Not sure how to answer as it depends on the offer. Far from schools, railway station and major shops would be barriers.

(R75/session 56810; member of public)

Created **July 21st 2022**

No idea. If it is a waste/recycling/energy producing site then nobody with any sense.

(R148/session 56870; member of public)

Created **July 22nd 2022**

maybe

(R141/session 56885; member of public)
Created **July 22nd 2022**

The views westwards across the river will be special, as will the attraction of living so close to a new amenity and natural habitat. It should be much sought after.

(R168/session 56899; member of public)
Created **July 23rd 2022**

There is well documented need for affordable housing to be available for local people.

(R159/session 56908; member of public)
Created **July 23rd 2022**

that depends on the affordability of the housing! the riverside would be a very desirable location for anyone who doesn't need facilities nearby

(R79/session 56961; member of public)
Created **July 25th 2022**

People who like quiet and nature

(R195/session 56984; member of public)
Created **July 25th 2022**

Those who like a river valley, or a relatively quiet place which is less urban environment.

(R101/session 56990; member of public)
Created **July 25th 2022**

everyone - except of retirement age

(R212/session 57028; member of public)
Created **July 25th 2022**

People who work nearby.

(R182/session 57984; Kingsley Parish Council, Hampshire)
Created **July 25th 2022**

Affordable home are always welcome, however the location necessitates residents having access to transport. It may not be an ideal location for elderly people....

(R184/session 57024; member of public)
Created **July 25th 2022**

Whoever developers market new homes to, if they are given the chance.

(R221/session 57159; member of public)
Created **July 26th 2022**

Probably younger people

(R103/session 56917; member of public)
Created **July 26th 2022**

There is a significant shortfall in land for housing development in the immediate area and the demand for 'affordable' and commercial housing is unmet. Therefore the site would attract many different types particularly as commuting by bike is a possibility as well as employment on site.

(R124/session 57177; member of public)
Created **July 26th 2022**

If the homes built are attractive, energy saving and affordable many people might but with few amenities such as schools and GPs nearby I fear many will need two cars per household unless a light rail option is included

(R165/session 57543; member of public)
Created **July 29th 2022**

Creatives, social housing, start ups, environment champions

(R99/session 57553; Findon Parish Council)
Created **July 29th 2022**

20. Residential development could attract young professionals and 50 plus age groups who would appreciate the qualities and natural environment of the site. The site would not be suitable for young families bearing in mind the lack of infrastructure within reasonable walking distance

(R132/session 57586; member of public)
Created **July 29th 2022**

Anyone, it is a fantastic location if developed well

(R110/session 57734; member of public)
Created **July 30th 2022**

Almost anyone who is looking for a home in an unusual setting.

(R137/session 57747; member of public)
Created **July 30th 2022**

Mixed.

(R82/session 57785; member of public)
Created **July 30th 2022**

Landscape lovers, walkers, joggers, cyclists, character home fetishists, perhaps horsey people, perhaps water-leisure people. But the so-far unspoken elephants in the room are that some of these could be put of by large-scale development, and the redeveloped site may take some time to mature before it's at its best.

(R76/session 57798; member of public)
Created **July 30th 2022**

I wouldn't like any homes to be developed here, please re-wild.

(R222/session 57864; member of public)
Created **July 31st 2022**

Not sure

(R96/session 57924; member of public)
Created **August 1st 2022**

Not an appropriate site for housing!

(R126/session 57939; member of public)
Created **August 1st 2022**

Nothing -other than it will be cheaper than local urban locations, such as Steyning, Beeding or Shoreham as it is isolated and will have no facilities.

(R130/session 57941; member of public)
Created **August 1st 2022**

Young people, young families.

(R87/session 57957; member of public)
Created **August 1st 2022**

Families

(R100/session 57971; member of public)
Created **August 1st 2022**

We note the reference to affordable housing and we would like to understand now the breadth of the likely definition of local connection, as residents and their children would appreciate that such a major site for West Sussex should contribute not just to the immediate locality. Any cascade system of allocation should be widely drawn for residents of the SDNP where greater housing price pressure is pricing residents out of the National Park.

(R202/session 57977; member of public)
Created **August 1st 2022**

I think it should be good quality housing aimed at first homebuyers

(R143/session 57986; member of public)
Created **August 1st 2022**

Local residents and newcomers to the South Coast and South Downs.

(R158/session 57982; member of public)
Created **August 1st 2022**

People that want a river view - couples, older people (wealthier people). I can't imagine families wanting to live there.

(R102/session 57990; member of public)
Created **August 1st 2022**

Young families who would appreciate the natural environment and access to healthy leisure activities.

(R2/session 60855; Adur and Worthing District Council)
Created **August 2nd 2022**

No comments

(R20/session 60856; member of public)
Created **August 2nd 2022**

I personally don't think it's a suitable place to live, there are more appropriate sites. The local village just doesn't have capacity and the infrastructure to accommodate.

(R63/session 60907; Upper Beeding Parish Council)
Created **August 2nd 2022**





There is a shortage of affordable homes in Upper Beeding so there is a demand from local people seeking accommodation. • There will also be a demand for zero carbon homes situated in an eco-friendly environment from outside the UB area and therefore no problem in selling market led homes to people in the surrounding areas of Brighton, Horsham, Shoreham and Worthing.

(R9/session 60920; Campaign to Protect Rural England (CPRE) Sussex)
Created **August 2nd 2022**

Too many people would like to live in a redeveloped SCW with riverside views, particularly urban incomers and those seeking homes in a National Park close to major roads and Shoreham, but this is a precious rural site being reclaimed for nature. This should be neither a major housing development nor an enclave for wealthy residents. More appropriately it would be more appropriate to offer accommodation for Park visitors and users through wild camping, glamping to hostel and hotel facilities rather than permanent residents, possibly with rented accommodation for local workers. However multi modal approaches supporting alternatives to car use need to be a starting point.

(R1 /session 60844; Adur Collective Community Land Trust)
Created **August 2nd 2022**

ACCLT was established to create affordable homes for people living and working in Adur on low to middle incomes and for whom purchasing and renting homes is economically challenging. The high cost of buying or renting in Adur is deeply problematic and can impact anyone at any stage of their life. ACCLT has a range of case studies which highlight difficulties faced across all demographics. For example the older divorced woman who has just enough income to be disqualified from state benefits but insufficient income to continue with a mortgage and who is now in expensive and insecure rented accommodation. Young people unable to move out of the family home. Private sector

landlords who discriminate against families with young children, and families unable to afford to save for a home deposit or have more children because rental costs take up more than 50% of their income. Anyone priced out of the commercial housing market or impacted by the expensive and precarious private rental market would welcome the opportunity to live at Shoreham Cement Works in homes owned and managed by ACCLT because:  When ACCLT owns home for rent, it will act as a not for profit, ethical landlord  ACCLT's long-term goal is to be in a financial position to set rent at living rent levels i.e. 30-35% of annual income  Our commitment is to always set rent for less than the private sector, apply rent controls and offer long tenures ensuring greater affordability and security.  Sustainable design and low energy cost in use are also fundamental aims of the group. Adur and Worthing Council's 2020 Strategic Housing Market Assessment highlighted more that 75% of the affordable housing requirement in Adur was for rental homes. The 2018 Adur Housing Register recorded that 79% of the required accommodation need was for one or two-bedroom rental properties. In addition, Sussex Community Housing Hub's local Housing Needs Surveys regularly find over 75% of respondents are not registered due to the increased difficulty in qualifying. In 2021 the lower quartile of household gross earnings in West Sussex (Adur data not available/reliable) was in the range of £16,500/annual. After tax that is £1240.80/month which when compared to the average market rental for a one-bedroom home of £715 per month would mean 57% of the income would go on rent alone. Since then, rentals have increased as have other living costs while the COVID pandemic has hit the lower income group hardest. Source : Table 8.7a Annual pay - Gross (£) - For all employee jobs a: United Kingdom, 2021 - Annual Survey of Hours and Earnings (ASHE) , Office for National Statistics. <https://www.ons.gov.uk/employmentandlabourmarket/peopleinwork/earningsandworkinghours/datasets/annualsurveyofhoursandearningsasheguidetotables> An average 1 bed rental in Adur now costs 715pcm and a 2 bed has increased to £950pcm demonstrating the very real challenge in housing faced by Adur residents on lower quartile incomes. <https://www.ons.gov.uk/peoplepopulationandcommunity/housing/bulletins/privaterentalmarketsummarystatisticsinengland/april2021tomarch2022>

(R11/session 60846; Cyrrus Brighton City Airport)
Created **August 2nd 2022**

Please see our response to question 5. If it is intended for the site to be redeveloped for residential means then the height of any associated buildings, especially any high-rise buildings, will need to be assessed to ensure no safeguarding impacts.

(R21/session 60857; Greening Steyning)
Created **August 2nd 2022**

Unfortunately we think the housing development will attract affluent home owners. We would support a creative approach to supporting affordable and shared ownership housing where possible, for homeowners seeking a more eco-friendly living situation.

(R211/session 57853; member of public)
Created **August 2nd 2022**

There is a shortage of affordable homes in Upper Beeding so there is a demand from local people seeking accommodation. There will also be a demand for zero carbon homes situated in an eco-friendly environment from outside the UB area and therefore no problem in selling market led homes to people in the surrounding areas of Brighton, Horsham, Shoreham and Worthing.

(R50/session 60893; SDNPA Specialists Team)
Created **August 2nd 2022**

People who adopt and want a greener way of life, people that cannot afford living in

Brighton and surrounding cities/towns, people with entrepreneurial connections with the countryside.

(R69/session 60913; member of public)
Created **August 2nd 2022**

people who want to live and work in a high class community with good jobs in a unique environment that is well connected to essential services such as gigabit, education and sustainable transport - don't get too specific as half the jobs we might think about don't exist yet - excellence is key

(R91/session 55861; member of public)
Created **August 2nd 2022**

Depends on the development - needs good digital and transport (car and cycle) connections to stations and A27. Need to try and ensure the homes are made available to local people.

(R127/session 53652; member of public)
Created **August 2nd 2022**

Those moving out of Brighton/Worthing - downsizing from other places in the National Park. Everyone really!

(R223/session 58070; member of public)
Created **August 2nd 2022**

Young families and professionals

(R224/session 58050; member of public)
Created **August 2nd 2022**

People who may want to be part of a community but want access to the Downs and nature

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

(R85/session 53501; member of public)
Created June 7th 2022

Sports centre,nice restaurants,lake for bird viewing.

(R206/session 53526; member of public)
Created June 7th 2022

Community facilities, bars, cafes etc where people can socialise

(R197/session 53690; member of public)
Created June 8th 2022

Grow your own areas and having the infrastructure to not need a car. Alongside it being self sufficient on the energy front.

(R208/session 53703; member of public)
Created June 8th 2022

Focus on healthy living. Perhaps include a pool, tennis courts, gym facilities for residents only. Even a cinema, cafe, pub and shop creating a community feel.

(R203/session 53949; member of public)
Created June 10th 2022

A tram or rail link to Shoreham

(R153/session 53964; member of public)
Created June 10th 2022

Individuals with the shared interests if enhancing nature

(R90/session 54020; member of public)
Created June 10th 2022

Placemaking rather than development purely for profit. Strong community facilities. Good transport links, local employment opportunities.

(R112/session 54076; member of public)
Created June 11th 2022

Nothing...rewild it now.

(R94/session 54186; member of public)

Created **June 13th 2022**

Good transport infrastructure, perhaps local shopping, better walking and cycling opportunities into both Shoreham and Steyning

(R142/session 54348; member of public)

Created **June 14th 2022**

50% affordable housing

(R78/session 54414; member of public)

Created **June 15th 2022**

Good housing design. The site benefits from being in an outstanding area where people would like to live.

(R135/session 54443; member of public)

Created **June 16th 2022**

Green open spaces, limited road space

(R119/session 54505; member of public)

Created **June 17th 2022**

Sustainable transport links - cycling and walking Sustainable energy sources Electric car chargers Non-vehicle residential areas

(R209/session 54553; member of public)

Created **June 19th 2022**

totally off grid self supporting self sufficient community

(R145/session 54557; member of public)

Created **June 19th 2022**

Having businesses that generate employment and trade

(R134/session 54643; member of public)

Created **June 21st 2022**

Not necessarily mixed use buildings, but a mixed use environment to include leisure, schools, shops, employment and housing.

(R164/session 54096; member of public)

Created **June 21st 2022**

Meeting places, village green etc

(R129/session 54811; member of public)

Created **June 23rd 2022**

a wilded environment, totally carbon neutral, total renewables in build and total green

energy, a wooded environment to enhance biodiversity

(R139/session 54943; member of public)

Created **June 24th 2022**

There needs to be mixed housing, some shops, some employment and some recreational space

(R186/session 55093; member of public)

Created **June 28th 2022**

It needs to be a truly mixed-use space with facilities and amenities for people to access, given that Shoreham town isn't walking distance (50 mins too long for a loaf of bread). The site should therefore include FBLR units as well as retail but with a focus on local suppliers.

(R219/session 55134; Greening Steyning)

Created **June 29th 2022**

A reliable, affordable (?free) and frequent green energy public transport service from Shoreham station with its schools, doctors, dentists, optometrists and shops to Steyning and Henfield for shops, schools, doctors, dentists and optometrists

(R172/session 55230; member of public)

Created **July 2nd 2022**

Safe cycle and pedestrian access for all ages and abilities to the Downs Link

(R117/session 55250; member of public)

Created **July 3rd 2022**

More bus links and frequent buses. Allotments and gardens. safe spaces for children. Safe cycle routes.

(R188/session 55268; member of public)

Created **July 4th 2022**

Good design and affordability.

(R74/session 55269; member of public)

Created **July 4th 2022**

Mixed use site with lots of affordable housing cafes shops recreation areas for people to play good transport links

(R205/session 55260; member of public)

Created **July 4th 2022**

Making the accommodation subservient to the needs of the National Park and not the other way around. Residents need to be bought in to the issues of the biodiversity and climate crises. Therefore the accommodation should not try and be all things to all people.

(R83/session 55267; member of public)

Created **July 4th 2022**
n/a

(R179/session 55304; member of public)
Created **July 5th 2022**

Train link to Shoreham. Much improved bus links north and south. Safe cycling. Local shopping

(R149/session 55308; member of public)
Created **July 5th 2022**

Eco friendly building materials, solar panels on housing and public lighting areas. Adur & Worthing council to offer food composting options for residents.

(R146/session 55327; member of public)
Created **July 5th 2022**

Transport links and services

(R201/session 55338; member of public)
Created **July 6th 2022**

Loads of things but I don't want to see any development or housing

(R183/session 55368; member of public)
Created **July 7th 2022**

I don't think you'll have a problem attracting people - town amenities are really close by and the Downs location is attractive. If anything, creating a village-like feel would probably make it most sustainable

(R171/session 55391; member of public)
Created **July 7th 2022**

Exemplar housing eg Passivhaus with a reasonable quantum of supported dwellings

(R175/session 55405; member of public)
Created **July 7th 2022**

return it to nature

(R169/session 55398; member of public)
Created **July 7th 2022**

Unlike most new housing developments today, a really good and useful infrastructure would help. Such things as a hospital, GP and dentist practises, schools, solar roof panels already installed on houses, a good water supply. Also decent spaces between houses for green areas with planted trees and shrubs.

(R133/session 55416; member of public)
Created **July 7th 2022**

Affordability across all sections of the park

(R104/session 55482; member of public)
Created July 9th 2022

Maybe housing and accommodation could be somehow linked to employment within the new development. I think it would be a mistake to make accommodation available for private purchase.

(R155/session 55880; member of public)
Created July 12th 2022

You reportedly have huge need for emergency housing, so use this site. Most people do not want the general type of people using emergency housing in their local area. Using this brown site wisely would solve the issue of the shortage, and ensure existing residents in Worthing and Adur are not affected.

(R113/session 55940; member of public)
Created July 12th 2022

Schools, hospitals, GPs. All the desperately under funded areas.

(R176/session 56372; member of public)
Created July 16th 2022

Local shops and a pub.

(R140/session 55534; member of public)
Created July 17th 2022

Don't know.

(R136/session 56490; member of public)
Created July 18th 2022

- Good transport links (needs that roundabout, plus consideration of linkage to excellent local cycle paths, plus bus stops added to the main road to service this area). - Attractive dwellings, in a beautiful place. - sufficient parking to support the other attractions/commercial development. - less houses/gardens, more highly energy efficient shared accommodation blocks with roof gardens and solar. - creating housing with solar already plumbed into mains for feed in tariffs etc. - sufficient paths etc to access the rest of the site (and link to wider network).

(R107/session 56637; member of public)
Created July 19th 2022

Without supporting infrastructure (shops etc) it is hard to imagine that this could become a recognisable community, given its relative isolation. There may be a danger it would simply become a base for people commuting elsewhere for work and access to other facilities. That said, presumably the people already living in Dacre Gardens have had the same issues and have found ways to manage the situation, but they must be heavily reliant on their cars to do so.

(R187/session 56735; member of public)

Created **July 20th 2022**

Mix of owner occupier and rental, self build as suggested could work. Local amenities such as shops, post office, cafes ie a Local Centre. Community Centre. Supermarket. Shared transport facilities or minibus.

(R75/session 56810; member of public)

Created **July 21st 2022**

N/A

(R148/session 56870; member of public)

Created **July 22nd 2022**

Build quality & access to open spaces

(R141/session 56885; member of public)

Created **July 22nd 2022**

The balanced mixture of private and public investment, asnd offering, along with excellent public transport links to Chichester, Shoreham and Brighton. The current housing along the A283 can be added to create a new sub-village south of Beeding and Falmer.

(R168/session 56899; member of public)

Created **July 23rd 2022**

A mix of rentable social housing, shared ownership to help young people onto the home purchase ladder, and housing for older people wishing to downsize. No executive style home development!

(R159/session 56908; member of public)

Created **July 23rd 2022**

rethink whether housing is needed at all - but if unavoidable then keep it small!!!

(R79/session 56961; member of public)

Created **July 25th 2022**

not to be over developed and have houses of decent size-not crammed in boxes

(R195/session 56984; member of public)

Created **July 25th 2022**

Local shop, pleasant greening features, areas for children.

(R101/session 56990; member of public)

Created **July 25th 2022**

It could have all the amenities and facilities provided immediately adjacent the housing stock - it could be in some ways self contained

(R212/session 57028; member of public)

Created **July 25th 2022**

Good architecture and sensible scale.

(R182/session 57984; Kingsley Parish Council, Hampshire)

Created **July 25th 2022**

Reasonable priced housing (not 5 bed properties) set in a glorious parkland

(R184/session 57024; member of public)

Created **July 25th 2022**

A remote site, way outside the development boundaries of settlements is never going to be truly "sustainable".

(R221/session 57159; member of public)

Created **July 26th 2022**

Good environment

(R103/session 56917; member of public)

Created **July 26th 2022**

A sustainable community would require a small supermarket, pub, restaurant(s), cafe(s), multi-sports area and so on. The close proximity of Lancing, Shoreham-by-Sea, Upper Beeding, Bramber and Steyning would provide the main outlets for entertainment and shopping.

(R124/session 57177; member of public)

Created **July 26th 2022**

More public transport including light rail

(R156/session 57287; member of public)

Created **July 27th 2022**

Good quality transport links including ability to live there without needing a car

(R165/session 57543; member of public)

Created **July 29th 2022**

Greenery and sustainability credentials to make it a place to want to live and socialise. Key public realm.

(R99/session 57553; Findon Parish Council)

Created **July 29th 2022**

Good access routes, appropriate infrastructure and suitable employment opportunities. A self-contained retirement village may be one option to aid development of a sustainable community. Low rise apartment blocks with communal open green spaces and a central hub incorporating shop, café and community centre would be another.

(R132/session 57586; member of public)

Created **July 29th 2022**

Schools, medical facilities, shopping, park and recreation areas. An innovative eco friendly design.

(R110/session 57734; member of public)

Created **July 30th 2022**

A village look and feel in the main site, incorporating businesses and maybe light industrial units, a more contemporary look at the riverside location, with opportunities for riverside activities. Some shops, incorporating a small well designed supermarket with no huge flashy signs, in either location.

(R137/session 57747; member of public)

Created **July 30th 2022**

Plenty of green, open spaces for children to play and people and sit and enjoy the area.

(R82/session 57785; member of public)

Created **July 30th 2022**

Above all, sensitivity in the design. Also not overstretching the civic infrastructure regarding utilities, schools, doctors, transport, shops, etc.

(R76/session 57798; member of public)

Created **July 30th 2022**

I wouldn't like any homes to be developed here, please re-wild.

(R222/session 57864; member of public)

Created **July 31st 2022**

Carbon-neutral and well-designed eco houses. Better public transport links to Shoreham

(R96/session 57924; member of public)

Created **August 1st 2022**

Not an appropriate site for a sustainable community given the extra traffic generation

(R126/session 57939; member of public)

Created **August 1st 2022**

Nothing. by its very nature it is not a sustainable location.

(R130/session 57941; member of public)

Created **August 1st 2022**

Flats and houses of divers sizes. Supermarket (small), some light industry. Access to transport. Community facilities.

(R87/session 57957; member of public)

Created **August 1st 2022**
Safe environment, green areas, not monotonous

(R163/session 57979; member of public)
Created **August 1st 2022**

Affordable homes with a contractual responsibility for the surrounding area.

(R202/session 57977; member of public)
Created **August 1st 2022**

I think the whole development needs to be cohesive and therefore a mixed use national park focusing on being developed at net zero with an open air amphitheatre for entertainment would be best but the traffic on the Steyning Road is a barrier to all of this without a serious expansion of thinking beyond a roundabout at the entrance in terms of impact

(R143/session 57986; member of public)
Created **August 1st 2022**

A good mixture of housing that is high quality. The area needs to be safe, built with high quality materials, low density, easy to maintain, and avoid falling into the trap of looking like a run down estate in 5 years time. It needs to be aimed at all ages, with community at the heart of the design.

(R158/session 57982; member of public)
Created **August 1st 2022**

I think it would be very difficult to create a sustainable community - there would be pressure on the local infrastructure - schools, doctors etc (not to mention, water and sewage!). There is no local shop (if one was added to the development, this would create traffic issues - though would be good for the Dacre Gardens residents!). Don't forget that there is already a small community in the vicinity!

(R102/session 57990; member of public)
Created **August 1st 2022**

A good balance of affordable housing and service facilities. Holistic Health centre. Employment opportunities very important - leisure orientated. Modest retail facilities - NOT yet another massive tesco please!

(R67/session 60911; Whaleback)
Created **August 2nd 2022**

By providing a range of housing types, decent community facilities such as a community hub, public house, meeting spaces etc and excellent transport connections to nearby towns and places of work to minimise reliance on private cars. Residents should have direct engagement with nature conservation on the site (i.e on the clifflands and bowl), food growing areas (if possible- mindful of contamination) and access to the river.

(R2/session 60855; Adur and Worthing District Council)
Created **August 2nd 2022**

No comments

(R20/session 60856; member of public)

Created **August 2nd 2022**

As above

(R63/session 60907; Upper Beeding Parish Council)

Created **August 2nd 2022**

The SDNP can use the Cement Works site to promote a greener eco-friendly community that is aware of the current Climate Change issues and encourage people of a similar view to come and live here. • People would be encouraged to join in activities promoted within the site and lead on a new way to live that can be showcased and adopted nationally.




(R9/session 60920; Campaign to Protect Rural England (CPRE) Sussex)

Created **August 2nd 2022**

CPRE does not prioritise a sustainable community other than for the visitors, workers and facilities there. It should not be an ambition to develop a 'sustainable' community if you mean by this, a new village, town or even neighbourhood. This should not be a major new housing development.

(R1 /session 60844; Adur Collective Community Land Trust)

Created **August 2nd 2022**

Affordable rents, secure tenancies, rent controls and low energy in use costs would all contribute to people being able to feel secure and put down roots because thriving communities must have decent, secure homes that everyone can afford. A thriving community is a sustainable community. In addition to affordable and low energy eco homes, a sustainable community where people would like to live would need:  Frequent connective public transport links because communities need to be designed around people with minimal harm to the environment and not cars  Good open public spaces  Easy and transparent ways for residents to participate in what community and employment opportunities might arise

(R21/session 60857; Greening Steyning)

Created **August 2nd 2022**

A reliable , affordable (?free) and frequent green energy public transport service from Shoreham station with its schools, doctors, dentists, optometrists and shops to Steyning and Henfield for shops, schools, doctors, dentists and optometrists. A net zero carbon rating.

(R211/session 57853; member of public)

Created **August 2nd 2022**

The SDNP can use this site to promote a greener eco-friendly community that is aware of the current Climate Change issues and encourage people of a similar view to come and live here. People would be encouraged to join in activities promoted within the site and lead on a new way to live that can be showcased and adopted Nationally.

(R50/session 60893; SDNPA Specialists Team)

Created **August 2nd 2022**

Exemplar zero carbon development. A mix of uses with facilities, easy sustainable access.

(R69/session 60913; member of public)

Created **August 2nd 2022**

design, connectivity, build quality. exemplary lifecycle carbon footprint, opportunity to be part of a circular economy

(R91/session 55861; member of public)

Created **August 2nd 2022**

True engagement with the local communities and future generations - so talking to children in schools and colleges as well as adults. Giving those communities the opportunity to design the place. Not just through consultations - but through creative projects - for example asking local secondary school children to come up with a design for housing. Or what they would like to see in a housing development or park spaces.

(R127/session 53652; member of public)

Created **August 2nd 2022**

That people and nature have really been represented at the beginning decision making stages. That new ideas are discussed and not pushed aside. Sometimes it just takes a small amount of innovation. As once a development has gone up, changing it is extremely difficult. So things like climate change have really been truly considered, what are the needs of the local people and businesses. Community areas that can be shared, and outside areas - as green as possible!

(R223/session 58070; member of public)

Created **August 2nd 2022**

Providing good transport links to shoreham and upper beeding /steyning area. Amenities such as shops, chemist so people don't always have to travel for basics. Hubs for community such as cafes and parks

(R224/session 58050; member of public)

Created **August 2nd 2022**

Not just a single minded focus on houses, but facilities to support the community

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

(R85/session 53501; member of public)
Created June 7th 2022

No.

(R206/session 53526; member of public)
Created June 7th 2022

Mixture

(R197/session 53690; member of public)
Created June 8th 2022

I'd think cool apartments in the deco-style buildings. Unless you get an awesome architect in. But not the [REDACTED] soulless estates - please no! There's enough of those eyesores in the area already. Apply your domestic polices to industries and don't be shy about it.

(R208/session 53703; member of public)
Created June 8th 2022

Houses with gardens provide more natural space and less buildings but you will probably be under pressure to build flats and low cost housing.

(R203/session 53949; member of public)
Created June 10th 2022

Don't create another dormitory village Houses with gardens would mean a lot of energy intensive excavations to deal with contamination

(R153/session 53964; member of public)
Created June 10th 2022

A mixture of dwellings with around 25% affordable homes

(R90/session 54020; member of public)
Created June 10th 2022

Mixture, including elder facilities and disabled accessible homes

(R112/session 54076; member of public)
Created June 11th 2022

Rewild this site as the SDNP is so wildlife depleted. No housing, no shops, just wildlife.

(R94/session 54186; member of public)

Created **June 13th 2022**

A mixture but with the emphasis on pricing for local people

(R142/session 54348; member of public)

Created **June 14th 2022**

Mix

(R166/session 54370; member of public)

Created **June 15th 2022**

Either type of building but should have gardens

(R216/session 54416; member of public)

Created **June 15th 2022**

None

(R78/session 54414; member of public)

Created **June 15th 2022**

A mixture of both. The focus should be on building many small houses and flats rather than a small number of large executive houses. In particular, let's offer options for young people across West and East Sussex to get on the property ladder.

(R135/session 54443; member of public)

Created **June 16th 2022**

Mixture

(R119/session 54505; member of public)

Created **June 17th 2022**

Mixture, more flats than houses with gardens

(R209/session 54553; member of public)

Created **June 19th 2022**

neither

(R145/session 54557; member of public)

Created **June 19th 2022**

A mixture of Maisonettes and flats

(R134/session 54643; member of public)

Created **June 21st 2022**

I'd like to see housing development where all garden space is shared space. Where physical boundaries are necessary, then these should be designed, and appreciate everyone wants somewhere to dry their washing! - But, for example; brunswick square in

hove is an example where there are lots of flats surrounding a large open space (brunswick square and lawns) that surrounding residents use as their own garden. I would like to see the development of the cement works to have a 'park land setting' where individual houses or flats have little outdoor personal space and greater emphasis on public open space - Southwick green, Shoreham Beach, Lancing green - these are publicly accessible open spaces that everyone in the surrounding area can enjoy.

(R164/session 54096; member of public)
Created **June 21st 2022**

House with gardens

(R129/session 54811; member of public)
Created **June 23rd 2022**

a mixture, communal gardens, balcony gardens and private gardens, roof gardens.

(R139/session 54943; member of public)
Created **June 24th 2022**

A mixture, but mainly houses with gardens

(R186/session 55093; member of public)
Created **June 28th 2022**

A mixture would probably be the only viable option for a developer.

(R219/session 55134; Greening Steyning)
Created **June 29th 2022**

Communal gardens that supported wildlife would create a sense of community and lend itself to a mixture of housing styles

(R172/session 55230; member of public)
Created **July 2nd 2022**

In this case, flats seem the most appropriate.

(R117/session 55250; member of public)
Created **July 3rd 2022**

a mix - but flats should have communal gardens

(R74/session 55269; member of public)
Created **July 4th 2022**

A mixture would be best to ensure a diversity of people can make up an interesting community.

(R205/session 55260; member of public)
Created **July 4th 2022**

There is no need for gardens if you live in a National Park.

(R83/session 55267; member of public)
Created **July 4th 2022**

I think any residential development will be a complete disaster for the area and its ruination. I find it hard to believe the SDNPA would countenance a modern residential development within the national park. Surely it would be far better to just leave the site for nature to reclaim than to contemplate a new residential development which would probably be the thin end of the wedge leading to further developments elsewhere.

(R179/session 55304; member of public)
Created **July 5th 2022**

It depends on the percentage of affordable homes or social housing you are targetted to produce

(R149/session 55308; member of public)
Created **July 5th 2022**

Mostly houses WITH gardens (80%) but also some flats (20%) It needs to be an area that people want to stay in long term and by building lots of flats you are just encouraging a high turnover of residents.

(R146/session 55327; member of public)
Created **July 5th 2022**

Houses with gardens

(R201/session 55338; member of public)
Created **July 6th 2022**

Neither. No housing

(R183/session 55368; member of public)
Created **July 7th 2022**

Mixture, whatever the greatest housing need is. Social housing a must of course.

(R171/session 55391; member of public)
Created **July 7th 2022**

Mixture

(R175/session 55405; member of public)
Created **July 7th 2022**

low height buildings on the riverside

(R169/session 55398; member of public)
Created **July 7th 2022**

Houses, bungalows, definitely not high rise flat complexes.

(R133/session 55416; member of public)

Created **July 7th 2022**

Mixture

(R104/session 55482; member of public)

Created **July 9th 2022**

I think it's important to provide Gardens, although as mentioned above I think centring the development around accommodation would be a mistake

(R155/session 55880; member of public)

Created **July 12th 2022**

Mixture - but you **MUST** ensure gardens are not just grass. Trees and shrubs must be a requirement of planning - as well as maintenance until they are sufficiently developed - in gardens and the surrounding area.

(R113/session 55940; member of public)

Created **July 12th 2022**

Decent size gardens, think garden city if you're going to build houses. Solar panels!!

(R98/session 56023; member of public)

Created **July 15th 2022**

A mixture - otherwise you are limiting the affordability for the area.

(R176/session 56372; member of public)

Created **July 16th 2022**

Mixture, low rise (only 3 levels max please)

(R140/session 55534; member of public)

Created **July 17th 2022**

A mixture. Definitely not all flats.

(R136/session 56490; member of public)

Created **July 18th 2022**

Flats, shared roof gardens. More energy efficient, and would attract a younger crowd, and are more affordable.

(R107/session 56637; member of public)

Created **July 19th 2022**

Given the nature of the landscape and the levels of contamination, it strikes me now that blocks of apartments / flats, perhaps with rooftop green space, would create a higher density of accommodation, leaving surrounding space for the inevitable need for parking. Local green spaces could be created as well where the landscape supports it to break it up and offer amenity space to people living there. However flats may not be ideal for young families, so a mix with some conventional housing in selected areas might be necessary. Thought would need to be given to on site facilities to support residential use, if only to

shop for basic needs. Access to other important elements such as schools, doctors and so must also be taken into account. It seems unlikely that this can be addressed within the site and therefore additional car use to other nearby locations seems inevitable. Blocks of flats should likely be kept relatively low level (three floors perhaps) on the riverside plot, but could be more substantial if included within the area to the east of the A283.

(R187/session 56735; member of public)
Created July 20th 2022

Mixture but low rise and able to blend in with the vernacular and shape of downs. If Riverside please learn from the mistakes of Riverbank development in Shoreham. Eg. High rise, unattractive, not affordable. Please retain trees. Mix of rental and owner occupier. Self build to buy could work.

(R75/session 56810; member of public)
Created July 21st 2022

Neither.

(R148/session 56870; member of public)
Created July 22nd 2022

Mixture including affordable homes

(R141/session 56885; member of public)
Created July 22nd 2022

It is absolutely VITAL that there is a mix of houses within a range of prices and affordability. This will be essential - houses on the Riverside, flats and apartments on the works or in the bowl - and also maybe senior citizen secure self-living provision, to ensure a mixed demographic.

(R168/session 56899; member of public)
Created July 23rd 2022

From a sustainability and best use of land viewpoint, flats would be preferable.

(R159/session 56908; member of public)
Created July 23rd 2022

the smallest number of high value houses as possible

(R79/session 56961; member of public)
Created July 25th 2022

mixture but low story flats and mostly houses- some terraced, some detached, some semis not all the same

(R195/session 56984; member of public)
Created July 25th 2022

Both

(R101/session 56990; member of public)

Created **July 25th 2022**

a mixture should be built

(R212/session 57028; member of public)

Created **July 25th 2022**

A mixture.

(R182/session 57984; Kingsley Parish Council, Hampshire)

Created **July 25th 2022**

Only properties with gardens

(R184/session 57024; member of public)

Created **July 25th 2022**

Neither

(R221/session 57159; member of public)

Created **July 26th 2022**

Mixture

(R103/session 56917; member of public)

Created **July 26th 2022**

On the Riverside houses should be restricted in height to two stories but within the Cement Works multi-story flats would be more appropriate because of the natural screening of the cliffs to the north, east and south. The height of the flats might increase from the main road inland to reflect the contours of the site and allow a natural progression when viewed from the west.

(R124/session 57177; member of public)

Created **July 26th 2022**

Mixture but the emphasis must be on sensitive design to enhance the landscape with restrictions on the number of vehicles permitted on site

(R156/session 57287; member of public)

Created **July 27th 2022**

Mixture

(R84/session 57491; member of public)

Created **July 29th 2022**

no houses should be built

(R165/session 57543; member of public)

Created **July 29th 2022**

Communal gardens throughout, see examples from Netherlands. Whatever minimises carbon footprint and maximises ecological value.

(R99/session 57553; Findon Parish Council)
Created **July 29th 2022**

22. Ideally residential development should be a mix of houses and flats within low rise blocks.

(R132/session 57586; member of public)
Created **July 29th 2022**

The site should be kept low and flats above four floors excluded. Bungalows should also be incorporated as well as social housing and alms housing for long term locals.

(R110/session 57734; member of public)
Created **July 30th 2022**

Mixture, but no high rise flats. Gardens for houses and communal areas round 'sociable' flats.

(R137/session 57747; member of public)
Created **July 30th 2022**

Houses with garden and green roofs...NO HIGH RISE flats, we have enough of them already along the A259. Please make this development something that Shoreham can be proud of, rather than another hideously dense cramming in of flats, houses.

(R82/session 57785; member of public)
Created **July 30th 2022**

To be fair, a mixture.

(R76/session 57798; member of public)
Created **July 30th 2022**

I wouldn't like any homes to be developed here, please re-wild.

(R220/session 57858; member of public)
Created **July 31st 2022**

A mixture of both.

(R222/session 57864; member of public)
Created **July 31st 2022**

A mixture ...if there is to be parkland/open space incorporated into the overall design, then those living there could have a discount to access the facilities. Those without their own outdoor space could access for free.

(R96/session 57924; member of public)
Created **August 1st 2022**

Not an appropriate site for housing

(R126/session 57939; member of public)
Created **August 1st 2022**

None

(R130/session 57941; member of public)
Created **August 1st 2022**

Both

(R87/session 57957; member of public)
Created **August 1st 2022**

Mixture

(R163/session 57979; member of public)
Created **August 1st 2022**

Flats should be no more than 3 stories high with communal gardens.

(R202/session 57977; member of public)
Created **August 1st 2022**

I think flats with communal gardens would make the best use of the space but the flats would need to be good quality

(R143/session 57986; member of public)
Created **August 1st 2022**

Predominantly houses with gardens, with a small number of low-rise flats with either gardens, balconies and roof terraces within the Bowl.

(R158/session 57982; member of public)
Created **August 1st 2022**

Flats, or low-level houses with green roofs / walls that don't impact too much on the river views.

(R102/session 57990; member of public)
Created **August 1st 2022**

Mixture.

(R2/session 60855; Adur and Worthing District Council)
Created **August 2nd 2022**

The Council acknowledges paragraph 2.9 of the Issues and Options document which recognises the many interdependencies and connections that exist across the boundary, including the unmet housing need to both the south and north in Adur and Horsham Districts outside the National Park. The National Park will be aware of the significant constraints to growth experienced by Adur DC. A Statement of Common Ground was

agreed between Adur District Council, Worthing Borough Council and the South Downs National Park in March 2018 which indicates that given the role and functions of the National Park, it is not in a position to meet unmet housing needs of other local authorities. As a general principle, new residential development should incorporate a range of dwelling types, tenures and sizes including the provision of affordable housing. Development in the AAP area should take account of identified housing needs. The Adur Strategic Housing Market Assessment published in 2020 sets out the needs for various type and tenures in Adur and identifies an annual need for 309 affordable homes in Adur.<https://www.adur-worthing.gov.uk/media/Media,157227,smxx.pdf> It is acknowledged that the location of the site may not make it appropriate for all forms of affordable housing, as it lacks services and facilities. In addition, the viability issues affecting the site may result in a reduced ability to provide affordable homes. However, there may be an opportunity for some tenures described as affordable in planning policy terms (First Homes or shared ownership) to be delivered on this site. This should be reflected within the AAP.

(R20/session 60856; member of public)
Created **August 2nd 2022**

Neither

(R63/session 60907; Upper Beeding Parish Council)
Created **August 2nd 2022**

We would like to see a mix of development.

(R9/session 60920; Campaign to Protect Rural England (CPRE) Sussex)
Created **August 2nd 2022**

This is an inappropriate question; without much better knowledge of, and access to, the site any response comes down to personal prejudice. Why not a mini hospital, 'step down' convalescent beds and facilities for senior citizens or community groups or almost anything else if there is no vision?

(R1 /session 60844; Adur Collective Community Land Trust)
Created **August 2nd 2022**

The most pressing housing need in Adur is for 1-2 bedroom properties for rent. ACCLT's considers this could best be met with a development of small eco houses on the land within Riverside that falls under the ADC boundary. Sympathetically designed flats could be appropriate for other areas of the site.

(R11/session 60846; Cyrrus Brighton City Airport)
Created **August 2nd 2022**

Please see our response to question 5 & 20.

(R21/session 60857; Greening Steyning)
Created **August 2nd 2022**

Communal gardens that supported wildlife would create a sense of community and lend itself to a mixture of housing styles, maximising the use of the space.

(R211/session 57853; member of public)
Created **August 2nd 2022**

We would like to see a mix of developments

(R50/session 60893; SDNPA Specialists Team)
Created **August 2nd 2022**

Perhaps a mix of both, but designed ad hoc for the site's character.

(R69/session 60913; member of public)
Created **August 2nd 2022**

a few flats, house essential - communal gardens might be needed

(R91/session 55861; member of public)
Created **August 2nd 2022**

This question needs to be framed in the context of green building and renewable energy generation from the development. If there is the possibility of shared outdoor spaces and gardens - perhaps it would be possible to promote vertical residential development (flats) to enable more space for natural settings and rewilding.

(R127/session 53652; member of public)
Created **August 2nd 2022**

Mixture as everyone's needs are different. But flats will definitely need that outdoor green space. And links to the national park is a must. Especially with the south downs way so nearby.

(R223/session 58070; member of public)
Created **August 2nd 2022**

A mixture but with emphasis on affordable housing that is environmentally future proof. This could showcase good design!

(R224/session 58050; member of public)
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Houses with gardens