

Shoreham Cement Works Area Action Plan Issues & Options

Summary of Responses

Chapter 5I: A Place to Live

There were a total of 277 responses to this chapter. These consisted of 6 general comments on the chapter and 271 responses to the questions.

There were a total of 6 general comments on this chapter. These are summarised below.

District, Borough, City and County Councils

West Sussex County Council commented that under all development scenarios, contributions would be needed towards education provision.

A Horsham District Councillor stated they welcomed reference to unmet housing need arising from nearby urban areas along the south coast and nearby villages in the south of Horsham District. It is considered by the Council, that addressing local housing needs, in particular affordable housing needs should be the priority for development. The Councillor states it is understood that a high level of housing could assist with viability given the contamination and restoration cost of the site. It is suggested that a further intermediate development option of 300-350 homes is considered. It is understood that any housing provided at the site will not count towards the Horsham District Council housing target. The Councillor goes on to state that it is recognised that the level of development at the site will be insufficient in itself to provide new infrastructure e.g. primary school / GP surgery, and hence expansion of existing facilities will be needed. Residents of Upper Beeding currently use Steyning Health Centre and it is understood that the local primary school is near capacity.

A Councillor from Mid Sussex District Council (MSDC) stated MSDC are concerned that the scale of development will be insufficient to create a new sustainable community, including viable transport improvements or basic services. There is a danger of creating an isolated community reliant on private car trips to access basic services.

Other Organisations

Adur Collective Community Land Trust request that policy enables community led housing to be delivered and provide genuinely affordable homes for local people.

Individuals

One individual commented that the wider site has potential to create a small village.

One individual raised concerns that housing would lead to further traffic in addition to the congestion generated by development nearby (New Monks Farm).

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

There were a total of 87 responses to this question. These are summarised below.

Parish and Town Councils

Kingsley Parish Council would welcome affordable homes, but transport would be needed. Not considered a good location for elderly people. **Findon Parish Council** thought young professionals and the 50 plus age group would be attracted to the location for its natural environment. Not considered suitable for young families given lack of facilities within walking distance.

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Upper Beeding Parish Council stated there is a shortage of affordable homes locally and demand for zero-carbon homes. The Parish Council felt the homes would be attractive to people living in Brighton, Horsham, Shoreham and Worthing. **Adur CLT** state anyone priced out the commercial market would be interested in living at SCW in CLT run homes. The CLT also reference Adur Housing Register, with 79% requiring one or two bedroom rented homes. In addition, the Sussex Community Housing Hub's local Housing Needs Surveys regularly find 75% of respondents are not registered on a housing register due to increased difficulty in qualifying, but nevertheless are unable to afford a market home.

Other Organisations

Greening Steyning felt unfortunately the development will attract affluent home owners, but would support measures to support affordable and shared ownership housing where possible. **CPRE Sussex** felt the development would be attractive to urban incomers, but should instead be focused on providing affordable visitor accommodation or rented accommodation for local workers.

Individuals

Several individuals answered this question with who they felt should be provided for, primarily those needing affordable homes, with one mention of emergency housing. 4 respondees felt homes shouldn't be a priority for the site at all, whereas several others felt the other facilities made available on the site and the price of homes would determine who would want to live there. Of those individuals who did directly respond to the question, a summary of their responses is below:

- 13 individuals said families, although 2 individuals said it would not be suitable for families with children and 3 individuals said families would need cars
- 10 individuals said retirees / downsizers, there was also specific mention of the site being attractive to the 50 plus age group
- 2 individuals said it would not be a suitable location for older people
- 7 individuals said younger people and 4 individuals said first time buyers
- 1 individual said renters wanting a long-term rental solution, particularly young professionals
- 1 individual said it would not be attractive to 20-30 year olds
- 14 individuals said people with interests in nature, outdoor activities,
- 6 individual said people wanting to live between Brighton and Worthing
- 3 individual said people wanting to leave cities
- 6 individuals said people with large incomes
- 2 individuals said it would be attractive to second home owners
- 1 individual said few people would be interested living at SCW due to the lack of facilities
- 4 individuals did not know

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

There were a total of 90 responses to this question. These are summarised below.

Parish and Town Councils

Kingsley Parish Council responded reasonably priced homes (not 5 beds) in attractive parkland.

Findon Parish Council responded that good access routes, infrastructure and employment opportunities are needed. Suggestion also of a self-contained retirement village and low rise apartment blocks with communal green space and central hub with shop, café and community hub.

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Upper Beeding Parish Council commented that the site could be used to promote a green eco-friendly community.

Other Organisations

Greening Steyning responded reliable, affordable and frequent green energy public transport from Shoreham Station and connecting to facilities in Steyning and Henfield.

CPRE Sussex do not consider the site should be developed as a major housing site.

Adur CLT responded that affordable and secure rents would be needed. Homes should also be low energy with frequent public transport to the site. There needs to be good open public spaces and opportunities for the community to engage in local employment.

Individuals

Several respondents emphasised a need for mixed use development including homes, employment opportunities, shop and socialising, several highlighted need for adequate wider facilities e.g. schools, GPs and hospitals, 3 respondents felt the site should be rewilded, and further 3 stated no housing should be developed as the location could not be considered 'sustainable'

- 18 individuals stated excellent public transport, including more bus links and frequent buses.
- 15 individuals stated a local shop or small supermarket.
- 13 individuals stated energy efficient homes, potentially entirely off grid and self-sufficient.
- 11 individuals said a mix of homes (size and tenure), including affordable homes.
- 9 individuals stated restaurants, bars, pub, cafes.
- 9 individual said good design.
- 8 individuals stated local employment opportunities on site.
- 8 individuals said parks, green open spaces, recreational space or village greens.
- 8 individuals said greening measures for biodiversity (woodland, re-wilding, landscaping, lake)
- 6 suggestions of better walking and cycling to Shoreham and Steyning.
- 5 individuals stated community facilities.
- 4 individuals stated sports centre or sports facilities (swimming pool, tennis courts, gym for residents only)
- 4 individuals stated space to grown your own or allotments (subject to contamination issues)
- 4 suggestions for safe spaces for children, also engagement with children and young people in the design of the development.
- 3 individuals said meeting places and places to socialise.
- 3 suggestions of a tram or rail link to Shoreham
- 2 suggestions of access to the river and river based activities.
- 2 suggestions of a chemist.
- 1 suggestion of EV charging.
- 1 suggestion of non-vehicle residential areas.
- 1 mention of water supply.
- 1 suggestion of an open air amphitheatre.
- 1 individual suggested a cinema.

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

There were a total of 94 responses to this question. These are summarised below.

District, Borough, City and County Councils

Adur District Council commented that development should incorporate a range of dwelling types, tenures and sizes including the provision of affordable housing, although they acknowledge that the extent to which this will be deliverable is influenced by the services/facilities available on the site and viability. They suggest there may be opportunities for first homes or shared ownership homes to be delivered.

Parish and Town Councils

Findon Parish Council would like to see a mix of houses and flats in low rise blocks. **Kingsley Parish Council** say there should only be homes with gardens. **Upper Beeding Parish Council** would like to see a mix of homes.

Other Organisations

Adur CLT state the most pressing need in Adur is for 1-2 bedroom homes to rent, which could be addressed with small eco homes on the riverside and flats elsewhere on the site.

Greening Steyning would like communal gardens as these support wildlife and create a sense of community.

CPRE consider the question inappropriate – no housing supported.

Brighton City Airport state any high buildings will need to be assessed to ensure no safeguarding impacts on the airport.

Individuals

The following themes were repeated in response to this question; low height on riverside, max 3 storeys (particularly on riverside), flats are more affordable, roof top gardens would overcome contamination issues, benefits of communal gardens

- 39 individuals favoured a mix of flats / homes with garden
- 8 individuals favoured homes with gardens
- 7 individuals favoured flats (more affordable)
- 9 individuals stated neither or no homes
- 2 individual would like to see communal gardens