



ADUR DISTRICT
COUNCIL

Cabinet Member for Regeneration and
Strategic Planning

Date - 13 September 2022

Decision to be taken on or after
22 September 2022

Key Decision: A/REG/002/22-23

Ward(s) Affected: Buckingham

Shoreham Cement Works Issues & Options Area Action Plan

Report by the Director for Economy

Cabinet Summary

1. Purpose

1.1 The South Downs National Park Authority published its Regulation 18 Shoreham Cement Works Issues and Options Area Action Plan (AAP) for public consultation on 7 June 2022. This report proposes a formal response from Adur District Council to the document.

2. Recommendations

2.1 To endorse comments for formal submission to the South Downs National Park Authority.

3. Context

3.1 The Area Action Plan is a “mini local plan” for the Shoreham Cement Works site. The final adopted version will have specific planning policies to guide the redevelopment of this site and help deliver a mixed use development. The AAP will sit alongside the South Downs Local Plan (2019) and thus build upon Strategic Site Policy SD56: Shoreham Cement Works.

3.2 For the purpose of the AAP, the site has been divided into four main

sub-areas. Adur District Council (ADC) has a particular interest in the sub-area labelled as 'Riverside' as this falls within Adur District (although ADC is not the responsible Planning Authority for the SDNPA is the responsible planning authority). The remaining sub-areas fall within Horsham District Council.

3.3 The Issues and Options consultation document considers a number of potential development scenarios. All the development scenarios are for a mixture of different land uses, which vary in viability and impact on the landscape. The headlines for the four scenarios are as follows:

- 3.4
1. Mixed use scheme with employment and 400 new homes
 2. Mixed use scheme with employment and 240 new homes
 3. Mixed use leisure led scheme and 200 new homes
 4. Mixed use scheme with employment and 84 new homes (dismissed appeal scheme)

4. Issues for consideration

4.1 Given the strategic nature of the site, its location, industrial cultural heritage and the current review of the adopted Adur Local Plan, it is proposed that Adur District Council formally responds to the consultation. It is important that detailed comments are submitted at this stage (Regulation 18) of the AAP making-process to help shape the nature of development proposals / policies. The next statutory consultation stage, which is known as Regulation 19, takes the format of the 'final draft' AAP (prior to formal submission for examination by a Planning Inspector) and only allows for comments to be made within a specific remit the 'Tests of Soundness' and also includes legal compliance, as set out in National Planning Policy Framework).

4.2 Most notable issues include:

- Adur River Recovery Landscape Project - the area classed as Riverside falls within the project area and therefore the AAP could potentially conflict with the Landscape Recovery Project.
- The Council notes that significant highway improvements are needed and is keen to ensure that there are no adverse impacts in the road network within Adur District or the vicinity, including the A27.
- Due to the site being heavily contaminated, there are significant remediation costs which impacts on development viability.

- Redevelopment of the site has the potential to link with ongoing work around the Adur Estuary / Sussex Bay and emerging Green Infrastructure Strategy.

4.3 Officer level comments have already been submitted to SDNPA in order to meet the consultation deadline; however the SDNPA has confirmed they will accept a formal response from the Council after this date.

5. Engagement and Communication

5.1 Given the range of issues covered by the Area Action Plan, a response has been co-ordinated with contributions from officers from the Planning Policy, Sustainability, Housing, Engineering, Environmental Protection and Place & Economy Teams.

6. Financial Implications

6.1 There are no unbudgeted costs associated with responding to the consultation.

7. Legal Implications

7.1 There are no legal implications associated with responding to the consultation.

Background Papers

- [SDNPA Issues & Options Area Action Plan](#)
- [SDNPA Local Plan \(July 2019\)](#)

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Sustainability & Risk Assessment

1. Economic

- The Issues & Options AAP seeks to provide a mixed use development which include leisure & recreation and employment uses.

2. Social

2.1 Social Value

- Residential development will allow for the creation of a new community as well as providing much needed housing.

2.2 Equality Issues

- See Social Value

2.3 Community Safety Issues (Section 17)

- Matter considered and no issues identified.

2.4 Human Rights Issues

- Matter considered and no issues identified.

3. Environmental

- The AAP considers climate change aspects and explores the potential for onsite renewable energy generation and nature recovery opportunities.

4. Governance

- Matter considered and no issues identified.