

Delivery Address

Talks on the third **Friday** of the month in **St Peter's Hall**, West Street, Shoreham-by-Sea BN43 5WG *unless otherwise stated*. Admission: Members £2, guests £3. *Bar available*.

talks

ShorehamSociety.org.uk



Friday 14th December, 7 for 7.30pm (not the 3rd Friday this time) **CHRISTMAS BUFFET**

Our fork buffet includes some vegetarian and gluten-free items. Just pay **£10** on the night; it includes a 'welcome' drink. Bring your own bottle or buy at the bar. Chat, review the year, plan the future! You **must** phone or text 07837 658552 first to reserve places, or there won't be enough food for you!

Friday 18th January 2019 at 7.30pm **LITERARY SUSSEX**

Chris Hare says his Literary Sussex talk will certainly include Kipling, but also Hilaire Belloc, Richard Jefferies, W.H.Hudson, Sheila K. Smith, Arthur Becket and Tickner Edwardes.

Friday 15th February at 7.30pm **YOUR GARDEN AFTER DARK**

We are working hard to get **Dr. Dawn Scott** of Brighton University to tell us how badgers, foxes and hedgehogs have adapted to our towns and cities, what opportunities and problems can occur and how they interact with us, and each other. (Confirmation on website or 01273 463096).

Friday 15th March at 7.30pm **RED SKY AT NIGHT**

...means... Steyning's on fire! No, seriously, we have all grown up listening to weather lore handed down over generations but is there any real truth in any of it and where has it all

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Journal

Winter 2018-19
Number 101
free to Members
non-members £1
484 members

YES WE DO CARE ABOUT YOUR OPINION ON...

IN a democracy we all get a vote, don't we? We may not like the outcome but (*instead of, as in some countries*) at least we British all respect, and accept, the outcome.

So as a 'Civic Society' should we try and crystallise local opinion on planning issues? There might be some monstrosities erected and some gems demolished, we can't always get it right, but at least we thought about it.

THANK YOU to those who responded to our question about IKEA and the result was, (curiously and conveniently) exactly 100 people voted (21%) and of these:

NO: 92%, YES: 3%, DON'T MIND: 5%.

This season's question is, **should all new flats come with a car parking space?** We don't want to get too ambitious and say a car space

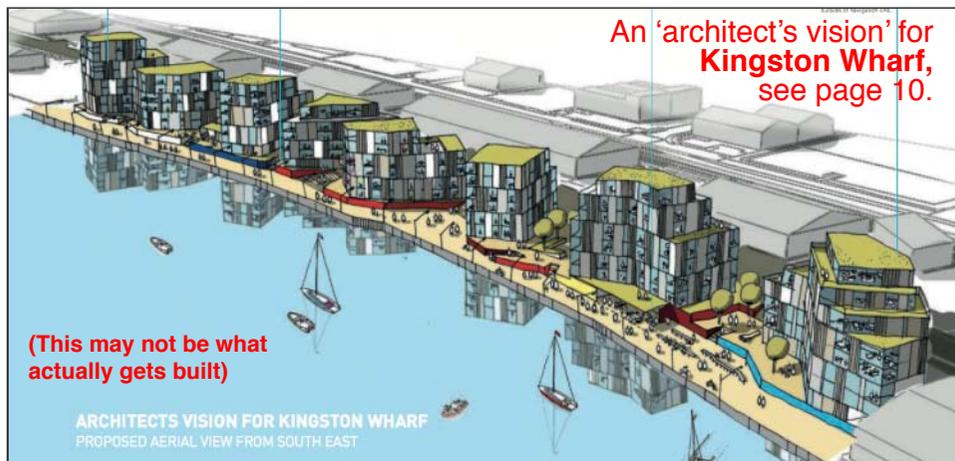
cont. on page 4

KEEPING OUR PROMISES

Here, below, is the proposed Worthing By-Pass for all that through traffic – yes, of 1999 and long-since abandoned. But it did get as far as being printed in a street atlas, which we didn't have room for last time. But there's no hurry, because most of the current Society members are unlikely to see it in their lifetime (including me). Except to say, as I did once before: if the IKEA store gets built and manages to totally clog the A27, strings might be pulled and we might get some action.



The Changing Face of Shoreham-by-Sea



Journal No 101 - Winter 2018-19

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Shoreham Society is an Amenity Society, formed in 1984 and originally registered with The Civic Trust. A **registered Charity, no. 299391**. The Society is an independent voice for the residents of the town on matters concerning town planning, conservation, development and its environs. It is non-political, free of all commercial interests and works for the conservation of Shoreham's historic architecture and the enhancement of the town's environment by encouraging an enlightened approach to planning.

SO, WE'RE IN A CONSERVATION AREA... which means what?

THERE are various ways to protect our lovely built environment but here are three of them.

- Listing, with its varying degrees of grading. English Heritage control this.
- Then being in a 'Conservation Area'. A local authority initiative.
- And in Brighton they have a third system, a 'Local List of Heritage Assets' which I wrote about in the *Journal* of Winter 2015.

The thing is, do you know what a Conservation Area is. I'm not sure I did, but we came across this prepared by another Civic Society and I thought our Members might like to see what it says. So here we go...

Under the terms of the Planning (Listed Buildings and Conservation Areas) Act 1990 a Conservation Area is defined as an "area of special architectural or historical interest, the

Cont. on page 10

"SUBWAY BACK"

Stagnating I'm afraid, and relegated to the back of a cut-out coupon. Perhaps until the New Year and we can tackle the new Chief Exec. of Network Rail. No doubt you heard about the disappointment when Mark Carne was awarded a CBE recently? Mark was no friend of Shoreham when he completely ignored our letter of March 2016 about the subway and the accident to Tommy Ramshaw. Not over yet. Roll on Andrew Haines.

Please Note – OPINIONS expressed in this Journal are those of the authors and not necessarily those of The Shoreham Society

from page 1

with an electric charging point, but that might be the thing for the future. Cecil Norris House will have 15 flats and five parking spaces, so we think people will park in the streets. If a Residents' Parking Scheme comes in, the option will be to pay an annual fee and have a better chance of finding a space.

So please tell us what you think. We have done away with the Voting Number because we think we can trust our members!

Here's what Ray Chandler, one of our Committee, says...

Parking - possible rethink needed?

WE are seeing a rise in planning applications for residential developments that provide little or no parking, and it's a fair bet that these will increase. So organisations like the Shoreham Society need to weigh up the implications and consider having a general position on this.

An instinctive reaction is to criticise such developments as causing street-parking problems and being unrealistic about car ownership. "People will still own cars so it's irresponsible to fail to accommodate this in our planning."

However, given the urgent need to reduce car usage with its associated air pollution and other problems, it can be argued that providing car parking for every new dwelling reinforces the assumption that private cars will forever remain the default means of transport for most people. This in

turn removes the incentive for seeking the major changes that we surely need to avoid total gridlock and public health disaster.

To achieve a sustainable future for our society as the population increases, we need a much smarter approach than lamely perpetuating "more cars, more roads, more parking." The kind of far-reaching changes that are needed will take a long time. But we have to start somewhere – and very soon – so maybe it's time to think again about our assumptions for new-build parking provision.

Do we want a **HERITAGE WEEKEND 2019?** With unusual properties open to the public? Either 14-15 or 21-22 September? We will need help from our Members. So, more next time on this.

Of course allowing residential developments without parking will not prevent or discourage people having cars in the short term, so we'll need to accept that it will add extra pressure on existing parking capacities.

But just carrying on with yesterday's assumptions will guarantee even worse problems

in the long term. We're in a deep hole of car dependency, road gridlock and worsening pollution ... might be time to stop digging!

(See also *Letters*, page 9, for an opinion).

So: What is your view?

Please respond by January 1st
SHOULD ALL NEW FLATS HAVE A PARKING SPACE?

YES – DON'T MIND – NO

Please do one of four things:

- **Send** a blank e-mail to **jaapple59@icloud.com** and in the 'Subject' line, just put three things: CARS, your surname, and response (*yes / don't mind / no*).
 - **Phone 07837 658552** with (as above) CARS, name and your response. If there's no answer, leave a voice message.
 - **Text** the same three things to the same number.
 - **Post** the reply coupon on the left, or just use a piece of your own paper to respond.
- Joint Members** just vote twice, such as "YES & DON'T MIND" or "YES & NO" etc.

REPLY COUPON

Please put in an envelope and post to
Votes, 59 Connaught Avenue,
Shoreham-by-Sea BN43 5WL

CARS: your surname.....

YES - DON'T MIND - NO

(delete as applicable)

2nd Member: YES - DON'T MIND - NO

BIG NEWS

ON THE (Council) HOUSING FRONT

It looks like Adur District Council recently issued a press release about their building plans, probably under the above title. *Shoreham Herald* reported it in the 29th November edition (p.4) and the version here came via Ryan Burrows and the Spirit FM news team (28th Nov.) But in case you didn't catch either, here's the gist of it...

MORE than £20 million is being put into building more affordable and temporary housing in Adur and Worthing.

Adur District Council and Worthing Borough Council are moving back into house building, and the money will go towards buying and developing properties in the area. That's if plans get the green light from the Councils' Joint Strategic Committee next week.

Adur District Council has its own council housing stock under 'Adur Homes' (see p. 6 – ed.) and a recommendation has been made to create a £10m budget which will fund the building of emergency accommodation and also affordable housing to add to the stock.

The Council is working with a local developer on a new scheme for Albion Street in Southwick and will demolish existing houses to build 44 new homes, of which at least 15 will be affordable homes rented to local residents. Fifteen more are to be built at the Cecil Norris House site in Shoreham (picture p.2) and two more at North Road in Lancing.

HIDDEN HOMES

A new team will begin to search for fresh property and land to build more council homes, if the plans to spend money from Adur Homes' housing revenue account get the go-ahead.

Under a scheme called Hidden Homes, the Council has identified 40 potential sites on council-owned pockets of space within the district.

"We are working hard to deal with the in-

creasing number of families who need accommodation and also those looking to find somewhere affordable to live. We have now decided we will build homes to help meet this need. In the long run it will save us money and it means as many people as possible can be housed in their home towns," says Cllr. Carson Albury, executive member for customer services, Adur District Council.

In Worthing, the Borough Council does not own any council house stock but is looking to invest £11m in temporary, emergency and affordable accommodation... (hopes to) buy 32 flats and other properties ... to use as temporary and emergency accommodation.

WHY ARE THEY DOING THIS?

The Borough Council has just bought the old Downview pub in Tarring Road to build at least 13 houses and flats for temporary and emergency accommodation.

The investment comes as the costs of housing families in emergency accommodation is rising rapidly for both councils because of changes in central government funding.

155 families are currently in emergency housing across the two areas ... staff have helped prevent more than 40 families from being evicted. Both councils are also actively leasing 42 flats and five houses on a long-term basis to house those in need of temporary accommodation.

Cllr. Heather Mercer, executive member for Customer Services, Worthing Borough Council, said, "By buying places like Downview and purchasing other units we are taking a lead in dealing with this crisis. I should also add that our housing teams are doing great work intervening to keep families in their homes so they don't experience the misery of homelessness. It is this twin-track approach which is having some effect on this challenging problem."

(Goodonya, we say - ed.)

100+ Club Winners

Annual Prize 2018:
 Mr. Mrs. B & J Veasey
 Summer: 1. Mrs. J. D Gordon
 2. Mrs. M. Goode
 Autumn: 1. M. R. Vaughan
 2. Mrs. D. Gavin
 Winter: 1. Mr. Mrs. J. French
 2. Mr. M.D. Wilkes

Current Developments in Shoreham-by-Sea

Here's our summary of what we think is going on. Plus ongoing interest in the New Monks Farm development in Lancing and the Adur Homes* redevelopment on Albion Street down by the lighthouse guiding light.



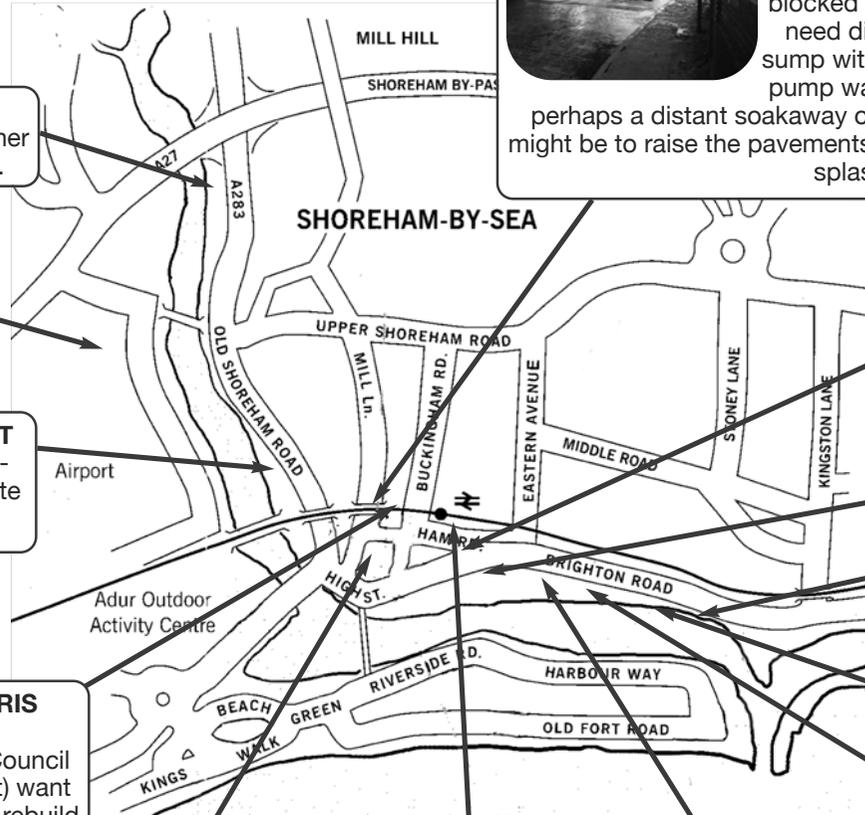
SHOREHAM FLOODBRIDGE

What can we say? Network Rail spent a lot of money improving the drainage, allegedly, and work did take place. But it hasn't worked has it? Maybe the grates get blocked with leaves at this time of year, and need digging out regularly? Or it needs a sump with submersible pump in it to actually pump water out when the sump fills up, to perhaps a distant soakaway or even the river. A cheaper option might be to raise the pavements on both sides to above water (and splash) level.

FIELDS BELOW FLYOVER: Flood defence nearly done. Comments continue about whether houses or industrial units could be put here.

AIRPORT
 Planning permission given for new commercial buildings and a new pumping facility on the River. Subject to the agreement of Secretary of State for Communities. Linked with New Monks Farm development.

SHOREHAM WATERFRONT
 (aka North Ropetackle) Construction continues on this site for houses and flats.



ex-CIVIC CENTRE SITE
 Soon to be vacant when contractors building the nearby office block go

HUMPHREYS GAP FLATS
 will soon be ready.

ex-HOWARD KENT SITE
 New plans awaited.

KINGSTON WHARF
 ex-Stamco site. Hyde New Homes planning to develop it. Plans still to be submitted ('vision' p.2)

EUROPEAN METALS RECYCLING site
 aka Egypt Wharf, may be for sale. More flats likely. See comments page 10

CECIL NORRIS HOUSE
 Adur District Council (see note on left) want to demolish and rebuild a larger building of affordable flats (picture on page 2)

CAXTON HOUSE
 Plans for demolition have been passed because the building is not structurally sound enough for conversion. To be rebuilt in similar style (picture p. 2)

FREE WHARF
 Plans agreed; construction awaited.

10 JOHN STREET
 3 houses approved in Aug. 2018

*** ADUR HOMES**

(not to be confused with Worthing Homes) is the brand name for Adur District Council's local authority council housing service.

They own and manage 3,136 properties (2,644 rented and 492 leasehold), and also have a portfolio of over 1,000 garages. In terms of tenure, 76% of their homes are general needs properties for rent, 9% are sheltered housing and 16% leaseholder.

Adur Homes owns 52% of social sector housing within the district, and are starting to work in partnership with developers to build more housing in the area. Among current developments are Cecil Norris House and Albion Street in Southwick. See page 5.

WHAT IS



UP TO?

www.area-adur.co.uk

WE ARE offering assistance to the local group

AREA in various small ways, without wishing to compromise our non-political status. They are trying to reduce air pollution, mainly from traffic, in our district. AREA stands for Adur Residents' Environmental Action. We thought our members might like to know what they are doing, so below are some edited items...

From October Newsletter

THANKS to all those who have sent in their call-in letters (*re. the Planning decision on IKEA*).... So far, out of 250 AREA supporters there have been 45-50 letters sent in. The Lancing group have sent in 40 letters and Brighton & Hove Friends of the Earth over 130! Sussex Wildlife Trust will be asking their supporters.

We have also been busy with the following:

1. **Letters of complaint** about the T-shirt episode at the October 3rd Planning Meeting and the shouting behaviour of Cllr.

Beresford, which contravened the council code of conduct about treating people with respect. Security ... could not ask those wearing the T-shirts to remove them – the implication was that the wearers had nothing on underneath!

2. **Letters to** Caroline Lucas, Peter Kyle and Lloyd Russell-Moyle asking for their support.

3. **Letter to Tim Loughton** asking if he has met with the Secretary of State.

4. **Meeting with other groups** – Shoreham Society, Withy Patch community, a previous owner of a business that ran out of the airport, and Sussex Wildlife Trust.

We discussed the way forward and what the possibilities are if the Secretary of

State does not call-in the two developments for a second public

consultation.

5. **Investigating** the track record of CALA Homes, the builders for the New Monks Farm development.

6. We have two new members on the Committee – Judie and Pattie, both of whom have been doing lots of work.

7. **Flyer** for the November Farmer's Market, and...

8. Do we need a new carol for the December Farmers Market – anyone feel inspired?

9. **AREA has been invited** to be part of the Council's *Joint Overview Scrutiny Committee* investigation into traffic and pollution. If you have concerns about street parking etc. and any ideas... please let us know (*meeting was towards the end of November*).

10. **We have been in communication** with the Environmental Law Foundation who have been advising us on our options. More later on this.

11. **LETTERS TO IKEA – WE URGE YOU TO WRITE** expressing your opposition... they pride themselves on being environmentally aware.

There is information on pollution in the booklet sent (*to members*) already and I have attached some traffic information which was not covered in the booklet. Write to: CEO Javier Quinones, Kingston Park, Fletton, Peterborough PE2 9ET – javier.quinones@ikea.com

Don't feel the letter must be long or detailed so long as it highlights: your horror at the plans of further road pollution through increased traffic gridlock... the relocation of the Withy Patch community... there are 28 children in the community... can you include photos of the traffic queues! ... mention the A259, Shoreham High Street which will also be affected.

We so appreciate your support.

AREA Committee

Letters

CAXTON HOUSE, AND THE HIGH STREET

(THE demolition and rebuilding of Caxton House)... is difficult.

Could a completely new design be better than replicating the old one? Why demolish the old building other than for convenience; why has the Society not already responded to these plans?

Does the Society need to review its aims ... to encourage a thriving town centre? What is the Society doing about the changing nature of shops and shopping in Shoreham; how come the rent on the Factory Shop increased by so much that it is closing here and in Brighton or Worthing? What action did you take when Malcolm Hardy's threatened rent rise (*Framing Shop, East St.*) forced him to close?

Barbers, nail bars, cafes, card shops, tattooists, estate agents... what makes a great town? Is Shoreham improving or going down hill? Why not ask your members to comment and suggest solutions?

David Johnson, CPRE Sussex

● *OK Members – over to you! This is far too big a topic for our simple surveys as on page 4, but we're open to letters and e-mails – ed.*

THE CAR SPACES DEBATE

(FROM ONE OF OUR CONSULTANT ARCHITECTS)

YOU cannot look at developments individually

or together, without formulating a principle on parking and transport generally. A few observations:

> Commuters park in residential roads, taking up free spaces from both residents and visitors to the town. Discourage them by having resident parking in the centre. There is a perfectly good car park at the station.

> Encourage bicycle, bus and train usage – make it easier and more pleasant by making streets more pedestrian and bicycle focussed. This could mean more trees and planting which would benefit the area greatly.

> Put all the cars together – make the existing car parks more dense (e.g. taller) – but make people pay for parking, on a monthly or yearly basis.

My point is that if you don't provide free spaces in the centre of town for people to park in they will think twice about having a primary, or more importantly a second, car. This will free up the roads, potentially making the buses run better, meaning more people will use them with the side effect of reducing pollution.

Without a unified approach talking all aspects, Gerry's points* are valid and the situation becomes worse.

Dan Jenkins

● **Gerry's point was, "I'm sorry to say that giving planning permission to schemes without parking does not prevent or discourage people having cars. It just piles extra pressure on existing parking facilities".*



WHAT'S WHAT ON THE RIVERSIDE >

YOU must be wondering, as I was, what all these riverside development sites are and how they connect to each other. Shoreham Harbour, the actual Port, has gone east into 'The Canal' behind the lock gates. That's where steel and timber etc. comes in and goes out.

The bit of river leading into Shoreham, which did have wharves and shipbuilding, has gone quiet, apart from pleasure craft (Shoreham Yacht Club) and houseboats. That's progress. So most of the industries on that strip of land – metal scrapyards, builders merchants, mineral processing – don't need the river because their materials come and go by road now (with bigger and more efficient trucks) not by water.

These sites are really attractive to housing developers as they have river views and are being sold on for the maximum price. A couple more have to go, Egypt Wharf (European Metals Recycling) and Lennards Wharf, then the Shoreham Strip will be almost complete. Do these names mean anything to you? They didn't to me – but see the map alongside and it may help.

Will they all be joined up by a riverside cycle route? Probably, that's the plan. But because they've all been sold off to different developers, it takes a bit more organising than if one company had the lot.

So if you fancy moving to a riverside flat, or buying one to let off (airbnb, holiday flat, second homes, students even!) then choose your site, nearer to Shoreham or to Lidl or Southwick as you prefer, and wait for your chosen developer to start selling. The other side of the road, the A259, will surely stay as industrial/retail for a bit longer as there are no river views. Unless of course high-rise blocks will eventually be allowed there!

To quote that well-used expression... Watch This Space. Exciting times we live in. "Yes, son, I remember the time when, where you live was just a pile of scrap metal!"

CONSERVATION AREAS cont.

character or appearance of which it is desirable to preserve or enhance".

It's the buildings mainly, but the interaction with the adjoining areas and landscape, the quality of trees, boundary treatments, advertisements matter, road signage, street furniture and hard surfaces are also important features which can add to or detract from the Conservation Area.

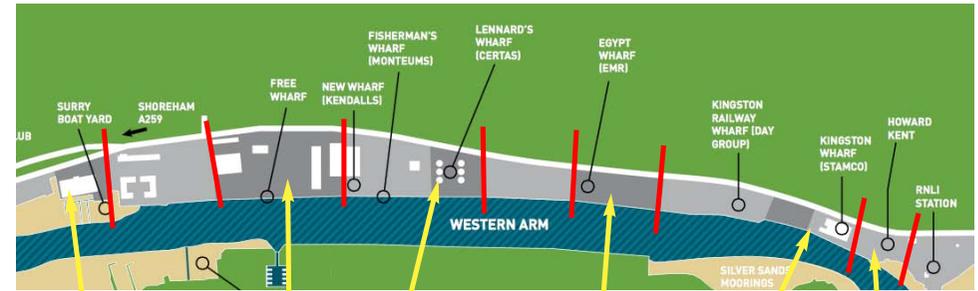
Conservation Area status gives the local authority some extra control over development to encourage enhancement of the area but it is not meant to stifle development. The local authority has a duty to ensure that the character or appearance of a Conservation Area is preserved or enhanced when considering applications for development. This includes development which affects the setting of a Conservation Area.

Designation is an enormously flexible tool and areas vary enormously in scale and character. As well as for obvious historic towns and villages, Conservation Areas have been designated for, for example, inter- and post-war housing estates, industrial areas, transport networks, and historic parks and gardens.

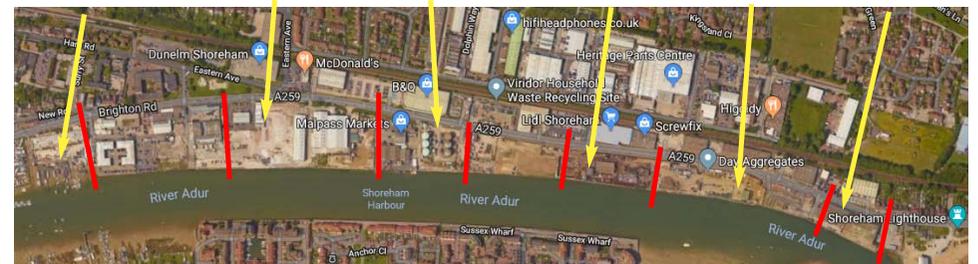
English Heritage have concluded that Conservation Area status adds significant value to residential property. The more distinctive and attractive the area is perceived to be, the stronger its coherence and identity is and the stronger its 'Town Pride'.

Conservation Areas have a number of positive advantages. Demolition is brought within planning control, proposed work to trees has to be notified and more restricted 'permitted developments' will apply.

To be concluded... next time.



Ex-Parcellforce: CARAVEL COURT & MARINERS POINT **FREE WHARF - SOUTHERN HOUSING** **LENNARDS WHARF: Certas Oil, to be sold?** **EGYPT WHARF: European Metal Recycling, to be sold soon?** **KINGSTON WHARF - HYDE NEW HOMES** **Ex-Howard Kent site - Liam Russell Architects**



SHOREHAM STRIP is a bit of a work-in-progress. We'll check these boundaries later, and amend as sites are sold and developed. If you've got corrections, please let us know (page 3).

Talks continued, from back cover

come from? **Bill Avenell** will try to separate science from superstition in this illustrated talk.

Friday 12th April at 7.30pm (not the 3rd Friday, due to Easter)
LONDON ODDITIES & CURIOSITIES – 2

with **Sally Botwright**, a London Blue Badge guide who now lives in West Sussex. What is the story behind the Eleanor Cross? Why was Mr Sullivan's new statue a point of discussion, and where was the first Texas Embassy? These and many more will be answered in part 2 of "London Oddities..."



Friday 17th May at 7.30pm
ANNUAL GENERAL MEETING

After which we'll show **Sell-Off**, a 57-minute film about the privatisation of the NHS. You can watch it on YouTube but it might be nicer in a group.

Friday 21st June at 7.30pm
PLASTIC-FREE SHOREHAM?

Well not exactly **all** plastic, because it's far too useful. But single-use plastic, the 'disposable' stuff and how we can adjust our habits to stop messing up the environment and the oceans. Speaker tbc.