

## HARGREAVES AND THE ADUR VALLEY PARK

THE Upper Beeding Cement Works site is now in the hands of Steve Dudman, the concrete man. In May 2002 when Hargreaves (or rather, Callstone, "a member of the Hargreaves Group") owned the site, they published their proposal, now probably consigned to the dustbin of history. Horsham Council, the planning authority then, wouldn't accept it, and Upper Beeding residents, afraid that a refuse incinerator might be slipped into the plans, objected vigorously. After Ed Carr's 'South Down Project' in the last *Journal* (and see letter on right) it may be interesting to look back.

Callstone had four 'Areas' planned:

**A by the river:** 84 individual houses "appearance and character reflecting local styles" substantially landscaped.

**B main cement works buildings:** hotel, restaurant/ pub, four office/ high tech buildings, landscaped environment.

**C main quarry, further in:** larger-footprint industrial and storage buildings.

**D the more recent quarry, to the east** (even further in): landscaping and further conservation work; chalk grassland, habitat creation, in liaison with local nature conservation groups. *I think this is where, perhaps, people feared an incinerator, or in area C?*

Alternative plans were also listed...

**1. Do nothing:** further decline and delapidation; unauthorised use and access.

**2. Intermittent quarrying** activity. Buildings remain. Noise and dust.

**3. Restoration** options such as significant volumes of inert waste, to create original landform, a valley or coombe. Substantial expense, and would take 20 years or more; traffic, noise and dust created.

**4. Past proposals:** national ski facility, major leisure attraction, stadia. None have progressed "due largely to their inability to attract funding due to inadequate project viability."

**5. Waste-to-energy** site. The West Sussex CC Waste Local Plan was "some way from being adopted" so this "would be premature". *Maybe this was what locals feared the most!*

**6.** "A development similar to that proposed", but with an alternative mix of uses and more floor space had been considered "but this fails to provide an acceptable impact on the environment, specifically in landscape terms."

This 2002 Environmental Impact Assessment concluded that the proposals for 'Adur Valley Park' would not have an unacceptable impact on the environment or other local amenities "and that they will, in a number of respects, deliver significant potential benefits to the landscape of the Sussex Downs AONB, to the environment and the economy of the area".

So what happened? The South Downs National Park happened, became the Planning Authority, insisted on a tourism scheme ... and Hargreaves gave up.

Members will be sad to learn of the death of **Robin Spence** earlier this year. Robin was a highly respected architect and his contributions as a leading member of the Shoreham Society Planning Sub-Committee were extremely valuable in commenting on proposed developments in Shoreham. We will miss him very much and our thoughts are with Delia who, with Robin, worked tirelessly for the character of Shoreham's built environment, including one of the Society's successes, the Adur Ferry Bridge.



## Letters

*After his piece in the last Journal, Ed Carr promised an update re. the South Down Project. This came in September so some things may have changed since he wrote it.*

### STILL A VERY UNCERTAIN FUTURE

THE deserted and abandoned Shoreham Cement Works continues to be a problem looking for a solution. Although there's still a lot of rumour and speculation about what is happening, and what might happen, there are now certain facts emerging (Sept. 2017) well worth sharing.

● **The site has a new owner.** In April 2017 the site was bought outright by Dudman Group Holdings from Callstone Ltd, an associate company of Hargreaves Group. Steve Dudman bought out the Option that he had negotiated with Hargreaves some 10 years ago.

● **The new owner** has engaged the services of ECE Architects to work on a scheme for the site, and also engaged ECE Planning (an associated company to ECE Architects), to make a submission to the National Park.

● **The new owner has also put the site up for sale.** Despite petitioning the National Park to allow changes in the permissions for planning, Dudman Group Holdings have also put the site up for sale through Oakleys Commercial estate agency.

● The National Park are seeking action plans for the site.

● The South Down Project have produced an Arts and Cultural Vision.

● The South Down Project now also have funders.

Ed Carr

Congratulations to AREA in getting the defunct **air monitoring station** outside Hartleys Off-Licence (High Street) removed. And hopefully one that works is coming. The new concrete plinth is already there. **Shoreham Floodbridge** seems to have been better recently although I never got a reply from West Sussex CC. But the local paper, Jan. 18th, reported that Network Rail have "a plan of action" and work is due to start at the end of March.



## Talks & events

All in St Peter's Hall, West Street, Shoreham BN43 5WG at 7.30pm, Members £2, guests £3 (*except May AGM*)

### Friday 16th February at 7.30pm: THE BELL and Smugglers of Lancing

Local historian **Chris Hare** will describe his latest research project on The Bell Memorial Care Home in Lancing. It was closed in 2016 by Guild Care when it needed an expensive new boiler, and demolished for flats, but it has a tale to tell. Plus how smuggling enhanced the lives of local residents in the past.

### Friday 16th March at 7.30pm: THE STORY OF SOUTHWARK

Blue Badge Guide **Sally Botwright** takes us to Southwark in her illustrated talk – a suburb of Roman London 2,000 years ago which later became known as The South Works because of the industry in the area. People going to and from had to cross London Bridge. Later, Southwark became the entertainment centre for London with its theatres, bear-baiting and cock-fighting pits.

### Friday 20th April at 7.30pm: WHY ARE WE PAYING SO MUCH RENT?

A talk by **Rebecca Searle** of the University of Brighton to explore the reasons why rents have become increasingly unaffordable. It will look at the history of housing in Britain in the 20th Century and why housing policy has shifted over the last 100 years. Can alternative policy approaches in the past offer solutions to today's housing crisis?

### Friday 18th May at 7.30pm: 2018 ANNUAL GENERAL MEETING

Members only, no admission charge. Nibbles provided!

### VISITS

Would you like to visit a National Garden Scheme Garden in June? The booklet lists **Old Erringham Cottage** (Steyning Rd. Shoreham, p.57) only for groups of 10+, cost £5 each. If ten or more are interested I'll arrange a date in June. Please e-mail [adrian.towler@waitrose.com](mailto:adrian.towler@waitrose.com) saying which are your best days in the week, if any, or tel. 01273 463096 in the evening.

We are not going to Zywiec again this year, and a few members expressed interest in going to Riom (our other 'twin'). But I have to say the driving force from Cllr. Anne Bridges seems to have dissolved; she is extremely busy now. So this looks unlikely.

## Building for our Future

– What does it look like to you? **Jenny Towler** (Vice-Chair) writes...

**W**ITH the granting of the planning application for 540 dwellings on Free Wharf, a precedent has now been set for the type of building and height.

Apart from the increased traffic, call on social infrastructure, doctor's surgeries, schools and the physical aspect of more people in a small space, the character of the town will inevitably change.

Do developers consider the culture of the area in which they are building? From observation, I would say not greatly.

Developers have other considerations which take precedent, as do central government and local authorities. If you want to influence what happens in your town, you need to decide what is important to you and make your views known. Which is why the Shoreham Society has as its motto

### Your Town, Your Voice.

But change is inevitable and not all development is bad. More housing is needed for an increasing population and new technology in engineering, building and how we live our lives is rapidly coming on at a pace. How we lived 30 years ago is not the same now both personally and as a community. Many things remain the same but we grow up, have single lives, have families, grow old and all these should be considered when thinking about building for our future.

Shoreham will change and development on the Western Harbour Arm alters what once was a working area into a residential area. Should we accept the change and focus on making that area into a new 'quarter' of Shoreham – the Harbour Quarter – to be added to the communities of 'The Town', 'The Beach', 'North Shoreham' and 'Old Shoreham'?

But we should be able to address the things that concern us and make sure that the effects of large developments don't change the character of our town too much, or overstretch the infrastructure to make our lives worse.

This is where you come in. If you care about **Your Town**, use **Your Voice** by engaging with those people who have responsibly and influence: local councillors, county councillors, local groups and your neighbours. Make your individual voice heard; you might even like the new harbour development, so say so and why. You could even encourage your neighbours to join the Shoreham Society... [www.shorehamsociety.org.uk](http://www.shorehamsociety.org.uk)

## RIVERSIDE RESIDENCES – so what do you expect?

**A** LONGSIDE the river where industrial sites used to be, it has been prioritised for housing. Industry is leaving 'The Western Arm'. The river isn't used much on this stretch. It's not really a 'harbour' now along this bank. Landowners (apart from EMR) put their sites up for sale to the highest bidders. And are being encouraged to do so. Even EMR (that's the heap of metal) may now have been found another site, in nearby Worthing.

What are we likely to get on the riverside? A shopping mall? A quaint craft village with shops, boutiques and cafes? Nice family homes with gardens? A beautiful riverside park? It's not very likely, is it, when owners want the most for their sites. These are not going to get most value from the land.

The answer is FLATS. Blocks of flats with river views – perhaps even sea views. And government housing targets push for that too. That's what will make most money. The view of water means money. It doesn't matter much which developer. They've all had to pay a lot for these sites to get them and briefed their architects to squeeze as many units in as they can get planning permission for (five, six, seven floors or more?)

Also cunningly angled so most flats get a look at the River Adur, even if it's a sideways view. Nobody wants a back view of Brighton Road, really. At Caravel Court, these with a back view are the 'affordable' flats.

The first block you'll see, on entering Shoreham by the harbour entrance and 'guiding' lighthouse, has three slabs angled sideways, for the views. And it sticks out on stilts over the river... plus over the pavement at the back for maximum floor-space. It's the old Howard Kent site. You've seen this technique in other places like London but not in Shoreham, yet.

The Kingston Beach Residents Association are up in arms for several reasons, one being loss of sunlight as there will be a large shadow cast on their terrace houses by the tall blocks.

I noticed this in a January *Evening Standard*: "Nicholas and Lucinda Crosthwaite, who have lived in a cottage next to [Chelsea FC's] Stamford Bridge Stadium for 50 years, claim the proposed new 60,000 capacity venue will cast a permanent shadow over parts of their home." They want the east stand cut back or redesigned so as not to cause interference and have taken out an injunction, so the new development, which has planning permission, is on hold. Together with their children, Louis and Rose, they "remain defiant despite reportedly being offered a six-figure sum to waive their claim".

It says, "Other homeowners affected by a loss of light have been compensated". Perhaps we'll see more of this in the future, in our town?

**N**OT MUCH is happening about our SUBWAY. Sadly, Allan Spence (Network Rail's Director of Safety Strategy) has not come up with anything (*no surprise there, really*). His last communication, on January 3rd, was "Good morning Adrian, and a very Happy New Year to you.

I will discuss with South East route colleagues. Given the station is operated by Southern Railway Ltd, it may be that this can best be explored with their help too. Regards, Allan"



Nothing since. Rubbish really. Round and round the garden; stringing us along. Unfortunately we don't want to start delaying trains at the crossing to make our point, as Southern's trains are often delayed anyway, or cancelled, and our beef is not with them. They don't own the infrastructure. I am concentrating on local authority and West Sussex CC pressure now. If anyone wants to help please contact me (01273 463096).

In the picture (*Shoreham Herald*, 8/2/18 p.6) I note that NR can spend huge amounts on a new footbridge at Fishergate halt because the current, quite serviceable one, has "a couple of issues". Well, we have had 'a couple of issues' about our level crossing for many years, and someone died. What about us?