

PRE-APP ADVICE REPORT - NC/26/0019 / SDNP/26/02786/SCOPE

Description:

The consultation request relates to a South Downs National Park Authority Scoping Opinion for a mixed use development on land at Shoreham Cement Works including up to 521 dwellings, 45,104 sqm employment floorspace and 3,716 sqm commercial floorspace.

Advice Letter Content:

Having reviewed the submitted scoping requests Officers have the following comments to make:

Cumulative Effects

- The scoping request sets out a number of committed / live applications to be considered cumulatively. It is noted that this includes only application within the SDNP.
- Any assessment should broaden this scope to take account of major applications within a wider catchment, including committed / planned development within Horsham and Adur District Councils and WSCC County planning applications. The scope of this should be agreed with SDNPA. Indicatively this may include the below, however, a full assessment should be made.
 - o Draft / Emerging Steyning Allocations under Strategic Policy HA17 (265 dwellings) (HDC Ref: DC/21/2233)
 - o Draft / Emerging Small Dole Allocations under Strategic Policy HA16 (50 dwellings)
 - o Draft / Emerging Allocations in Henfield under Strategic Policy HA9 (696 dwellings)
 - o WSCC/004/26 - Cemex Small Dole Landfill

Socio Economics

- It is welcomed that local infrastructure capacity scoped in including education, healthcare etc.

Traffic and Transport

- It is noted that the proposal has the potential to increase traffic within the Horsham District including additional construction traffic.
- This would be notable along the A283, A24, and B2135 where construction traffic may be routed through settlements within the Horsham District.
- The impact of this traffic should be considered cumulative with other committed / live applications including where reliance would be placed on the same road network.

Human Health

- Human Health has presently been scoped out.
- The Councils Environmental Health and Licensing team have provided a detailed comments under a separate cover which should also be taken into consideration.

Heritage and Archaeology

- Heritage and Archaeology has presently been scoped out.
- Whilst it is noted that the site has no formal heritage designation in itself the sites industrial heritage and setting within the landscape is considered to have value.
- The proposal would also have the potential to impact the setting of heritage assets.
- It is noted that the site falls within a WSCC Archaeological Notification Area related to 'Earthwork and Cropmark remains at Anchor Bottom' and 'Early Medieval Settlement and Medieval Saltworking, Deserted Medieval Village and St. Botolphs Church, Bramber.'
- It is noted that the SDNPA Conservation Officer and Historic England have not objected to scoping out Heritage and Archaeology. HDC are therefore in agreement on the basis that heritage impacts are fully assessed within any forthcoming application.

Case Officer sign/initial Sam Whitehouse Date: 13.08.2026

Authorising Officer sign/initial J Hawkes

Date: 13.08.2026
