

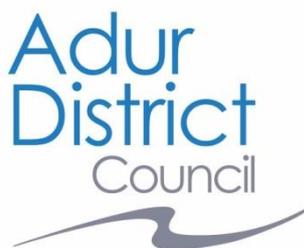
Adur District Council

Strategic Housing Land Availability Assessment (SHLAA) Update

An Assessment of Previously Developed Sites in the Built Up Area

December 2015

(Base Date of Study 01/04/2015)



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Introduction

A Strategic Housing Land Availability Assessment (SHLAA) identifies the housing potential of sites within Adur. It helps to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing. The SHLAA, which is required by the National Planning Policy Framework (NPPF), forms a key component of the evidence base which, alongside other documents, will be used to underpin policies and strategies for housing.

The first Adur SHLAA was published in 2009 following a comprehensive review of all the development opportunities in the District. It has been reviewed and updated regularly through the Annual Monitoring Report and an updated SHLAA was published in 2012 to help inform the emerging Adur Local Plan. In 2014 the Council undertook a full update of the SHLAA which involved a reassessment of all existing sites and the identification of new opportunities which was informed by a 'call for sites'. The 2014 SHLAA document set out the methodology that was used to undertake the review. The methodology used was based on the SHLAA Practice Guidance 2007 together with relevant updates from new Government guidance on housing and economic land availability assessments published in March 2014.

The methodology has not changed since 2014 and as such there is no need to repeat this information in this update document. The full methodology can be found in the published SHLAA 2014 which can be viewed on the Councils' website – <http://www.adur-worthing.gov.uk/planning-policy/adur-background-studies-and-info/housing/#shlaa-2014>

The 2014 SHLAA committed the Council to report any updates annually through a review of the SHLAA and the Annual Monitoring Report (AMR).

This update has reassessed all existing sites together with the addition and assessment of new opportunities. This report includes update on the following appendices as originally set out the published 2014 SHLAA:

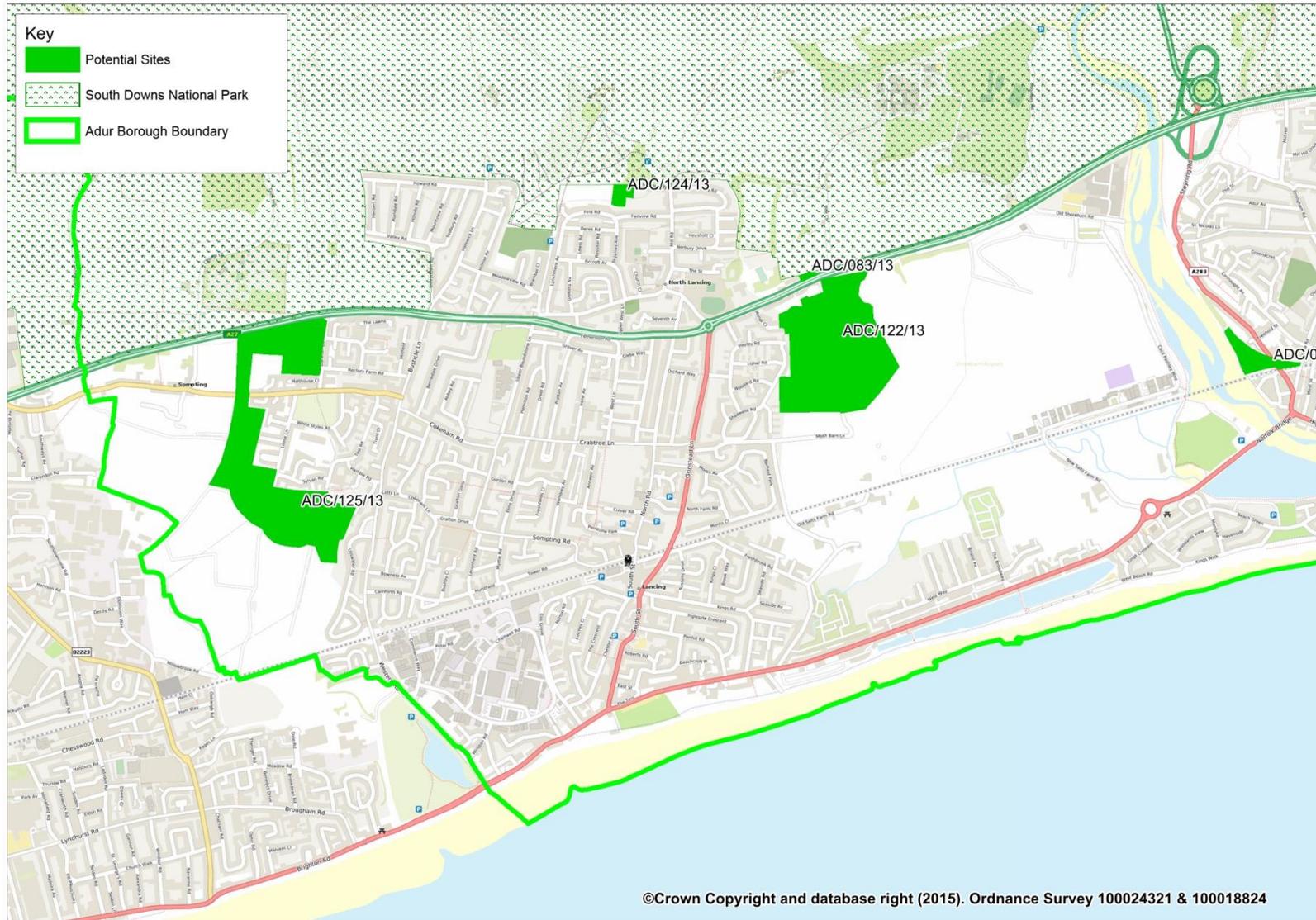
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Appendix 1: Potential Sites

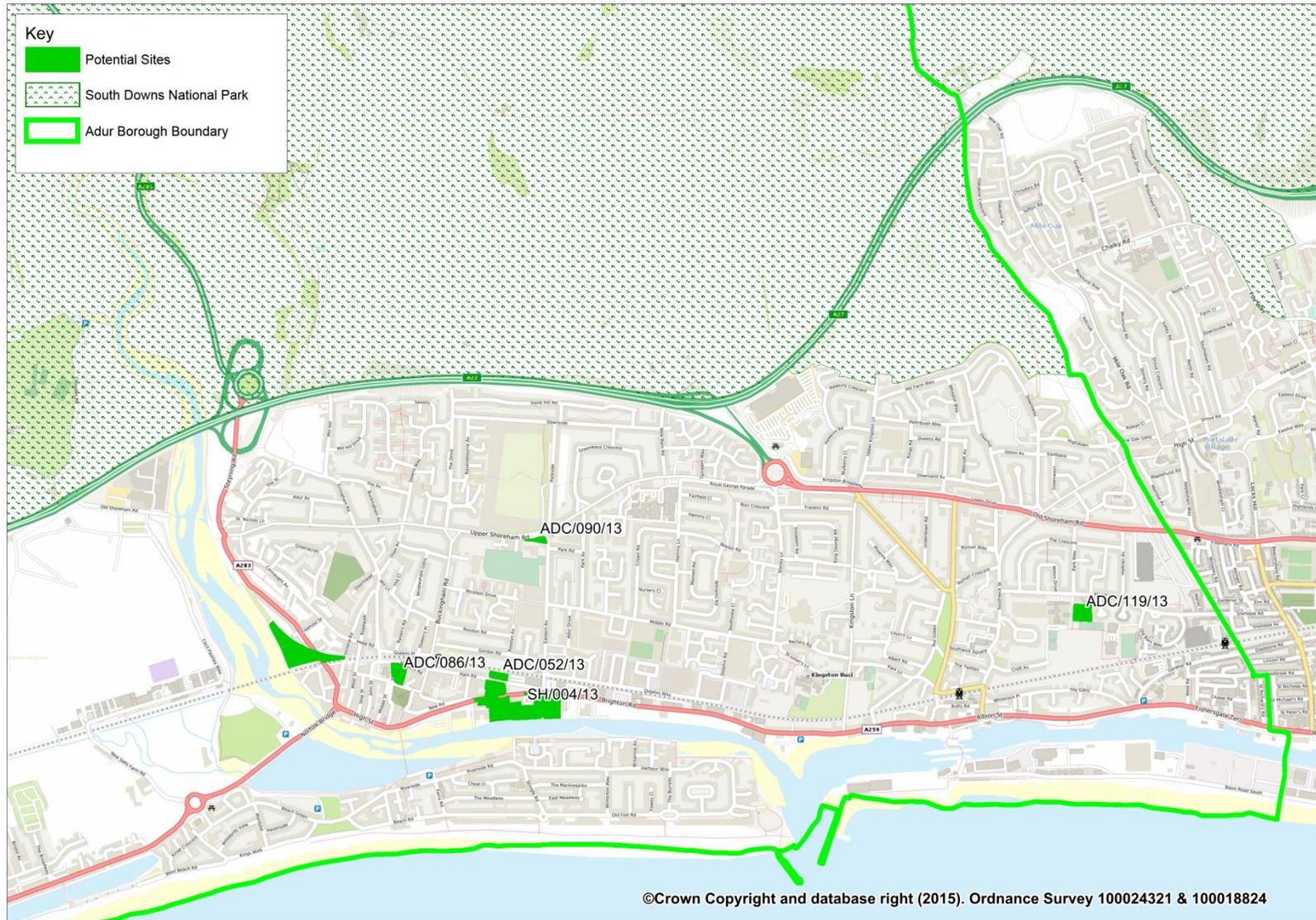
Table 8: Potential Site

SHLAA ID	Site Address	Planning Status
ADC/049/13	Riverbank Business Centre, Old Shoreham Road	PA Submit (awtg S106)
ADC/052/13	Civic Centre Staff Car Park, Ham Road, Shoreham	None
ADC/059/13	Adur Civic Centre, Ham Road, Shoreham	None
ADC/083/13	Lancing Manor Filling Station, Old Shoreham Road	PA Submit
ADC/086/13	Community Buildings, Pond Road, Shoreham	None
ADC/090/13	Northbourne Medical Centre, Eastern Avenue	None
ADC/119/13	Land at Eastbrook Primary School, Manor Hall Road	None
ADC/122/13	New Monks Farm, Lancing	None
ADC/124/13	Land west of Highview, Mount Way, Lancing	None
ADC/125/13	Land at West Sompting	None

Potential Sites – West Adur



Potential Sites – East Adur



SHLAA ID	ADC/049/13	Current Use(s)	
Site Address	Riverbank Business Centre, Old Shoreham Road	B2 - General Industry, B8 - Storage & Distribution, Sui-Generis, Vacant	
Planning Status	PA Submit (awtg S106)	Ward	St. Nicolas
Re-use of Land	Brownfield		

Site Description

Low lying site behind river embankment. Ropetackle development to the south is set at a higher level and is a maximum of 5 storeys in height. Disused railway embankment to the rear of the site. Site fronts the river and overlooks Shoreham Airport on the other side of the river.

Policy Restrictions

Currently designated as an employment area in the adopted but outdated Adur Local Plan 1996. However, the Council accepts that a mixed use development to include residential, is appropriate on this site. A Full Archaeological Investigation is required.

The site falls within the bounds/adjacent to the Adur Estuary SSSI and an assessment of the impact of water pollution would be required. Account should also be taken of the fact that the SSSI is noted for its bird assemblage.

Physical Constraints

Within Flood Zone 3 - mitigation measures required. The Environment Agency has confirmed the draft flood risk strategy proposed is sound. Potential contaminated land - mitigation measures required.

Access obtained via a priority junction and visibility spays are achievable from the approved access.

There is a requirement for a financial contribution towards mitigating the additional traffic impact at the A259/A283 Norfolk Bridge Roundabout.

Potential Impacts

Surveys have indicated the presence of slow worms and lizards - mitigation required. Natural England/WSCC have agreed the translocation of reptiles.

Mitigation will be required to ensure no adverse impacts on the Adur Estuary SSSI.

Suitability Summary

The site does have significant flood risk issues, which are being addressed through the planning application process. The site is suitable for a mixed use development to include residential, employment, retail uses. It is in a sustainable location adjacent to the town centre and its redevelopment would help meet the need for additional housing in the District.

Availability Summary

A planning application has been granted (2nd December 2013) subject to the completion of a S106 Agreement. The majority of the site is vacant with the remaining tenants on short term contracts pending its redevelopment.

Achievability Summary

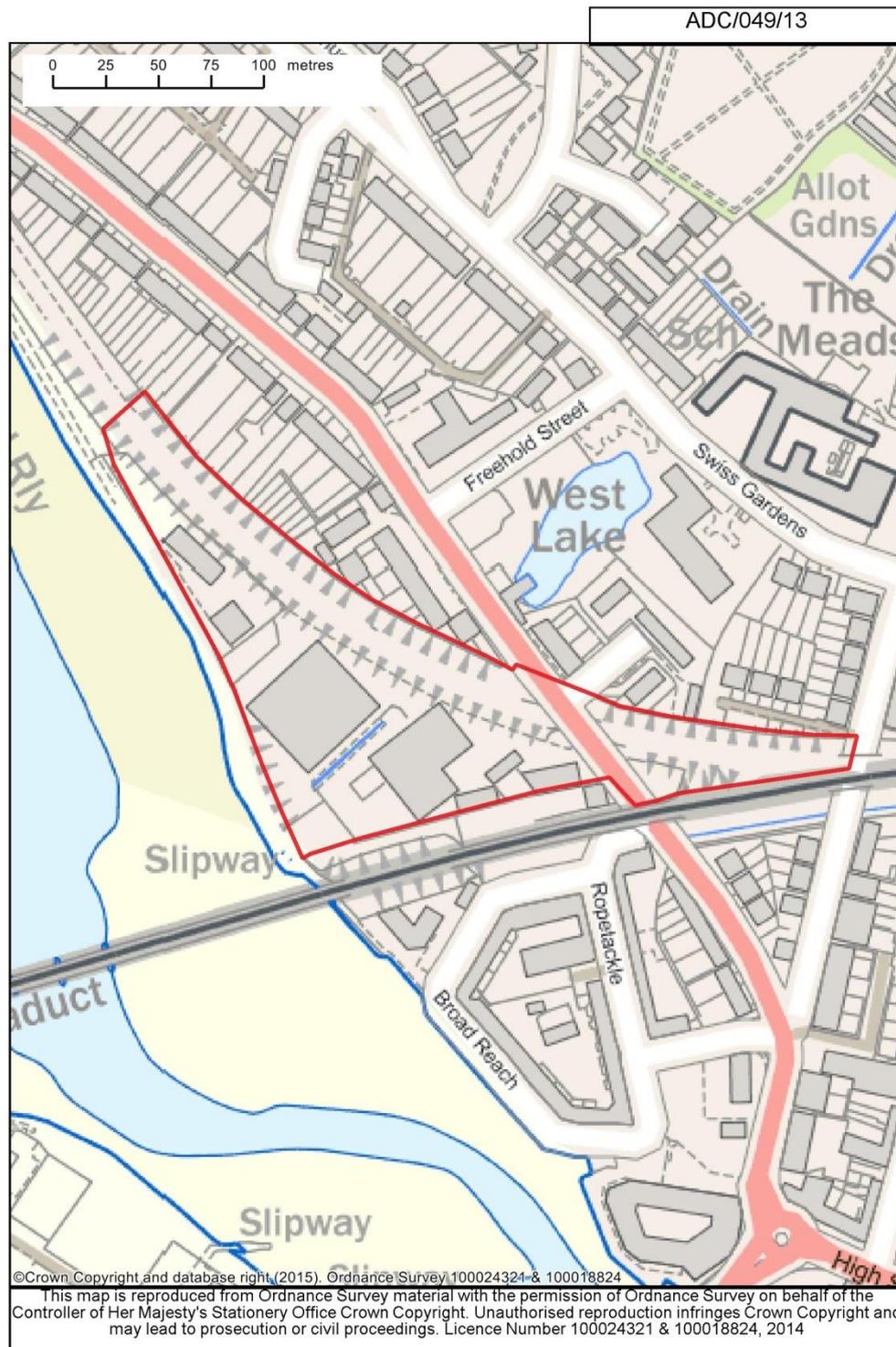
The site has planning consent (subject to the S.106 agreement being signed) for a mixed use development to include residential. There is a requirement for the site to provide enhanced pedestrian/cycle facilities along the western boundary adjacent to the river to provide a connection between Shoreham Town Centre and the Downs Link. There is also a requirement for a financial contribution towards mitigating the additional traffic impact at the A259/A283 Norfolk Bridge Roundabout. A Viability Statement was provided as part of the application which concluded that the scheme was not viable if affordable housing and s.106 contributions are provided at "policy compliant " levels due to the unavoidable abnormalities which include providing a flood defence wall (which would also benefit the wider community). The District Valuer has assessed the report and suggests a lower affordable housing contribution (of 22%) would make the scheme viable.

SHLAA Status Conclusion

The site was considered in 2009 and 2012 as part of the SHLAA review. At that time, it was rejected as it was concluded that, given the abnormal costs of providing a flood defence wall, the proposed scheme was not viable. However, given that planning permission has been granted for a scheme that the District Valuer suggests is viable it is concluded that the site should be taken forward in this study as being suitable, available and achievable. A planning application has now been approved for this site. The approval notice will be issued once the Section 106 Agreement has been signed.

Density (dwg / ha)	Mixed Use	Potential Gross Yield (dwellings)	120
Site Area (ha)	2.4	Potential Net Yield (dwellings)	120

Riverbank Business Centre, Old Shoreham Road, Shoreham-by-Sea



SHLAA ID	ADC/052/13	Current Use(s)	
Site Address	Civic Centre Staff Car Park, Ham Road, Shoreham	Car Park	
Planning Status	None		
Re-use of Land	Brownfield	Ward	St. Mary's

Site Description

Flat surfaced car park set higher than road. Railway line abuts the site to the north, residential development to the west, offices to the south and retail with associated car parking to the east.

Policy Restrictions

There are no policy restrictions associated with this site.

Physical Constraints

Land is potentially contaminated and mitigation may be required as there would be potential noise disturbance from the railway line adjacent the site. A mains sewer crosses the site and this may affect the layout of houses unless it can be diverted.

A small area in the western corner of the site is located in Flood Zone 2.

Access is achieved via the existing access to west of the site, which is shared with the neighbouring residential properties. While the junction is within the public highway, the access road is in private ownership. The site is reasonably accessible by sustainable modes of transport but consideration should be given to the findings of the Shoreham Town Centre Transport Study.

Potential Impacts

There are no potential impacts identified which may affect the development of this site.

Suitability Summary

The site is suitable for residential development provided appropriate mitigation measures are provided. It is in a sustainable location within the town centre and its redevelopment would help meet the need for additional housing in the District.

Availability Summary

The site is surplus to requirements. The associated building will be vacated by the end of 2015 and the car park will be available for redevelopment once the extension to the Shoreham Centre, which will house the new Civic offices, has been completed.

Achievability Summary

The proposed residential use of this Council owned site has been considered and agreed by Members (6th August 2013). The main issues affecting the redevelopment of this site are potential contamination associated with its former railway engineering use and the location of the sewer crossing the site, which may restrict any potential layout unless it can be diverted. Indications are that the costs of remedial work and diverting the sewer would not affect the viability of this site for residential use. Consideration is currently being given to Adur Homes developing the site to help meet Adur's housing needs. The site has been marketed and a planning application is anticipated late 2015. The Council, as landowner, will look to encourage an early development of this site.

SHLAA Status Conclusion

This site, that was not previously considered as part of the 2009 and 2012 SHLAA review, is considered to be suitable, available and achievable. The site has been marketed and a number of bids received - primarily redevelopment with a high density led scheme. It is anticipated that the sale to be completed by end March 2015.

Density (dwg / ha)	33	Potential Gross Yield (dwellings)	10
Site Area (ha)	0.3	Potential Net Yield (dwellings)	10

SHLAA ID	ADC/059/13	Current Use(s)	
Site Address	Adur Civic Centre, Ham Road, Shoreham	B1a - Offices, Vacant	
Planning Status	None		
Re-use of Land	Brownfield	Ward	St. Mary's

Site Description

Three storey brick building and associated car parking. Residential flats to the west, employment uses to the south, public open space to the east and car parking to the north.

Policy Restrictions

There are no policy restrictions associated with this site.

Physical Constraints

The site lies wholly within Flood Zone 3 which would restrict ground floor uses to non residential. A mains sewer crosses the site and this may affect the layout of houses unless it can be diverted. Consideration should be given to the capacity implications on the local road network (particularly the junction with the A259 and the level railway crossing) and mitigation measures may be required. . The site is reasonably accessible by sustainable modes of transport, but consideration should be given to the findings of the Shoreham Town Centre Study. Whilst the proposal of 75 dwellings is fractionally below the threshold the Local Highway Authority would recommend a Transport Assessment and Travel Plan to be provided with any planning application. A Road Safety Audit: Stage 1 would be required in support of any works proposed in the highway. The site is located adjacent an Air Quality Management Area. The eastern part of the site has potential for land contamination and further investigation and possible remediation may be required.

Potential Impacts

There are no potential impacts identified which may affect the development of this scheme.

Suitability Summary

The site is suitable for a mixed use development with residential above ground floor level. It is in a sustainable location within the town centre and its redevelopment would help meet the need for additional housing in the District.

Availability Summary

The site is surplus to requirements. The Council, as landowner, is keen to see the site developed at the earliest opportunity and the building is likely to be vacated by the end of 2015 when the extension to the Shoreham Centre, which will house the new Civic offices has been completed . It is reasonable to assume delivery of a mixed use development on this site is likely to be in the medium term.

Achievability Summary

The proposed residential led mixed use of this Council owned site has been considered and agreed by Members (6th August 2013). The main issues affecting the redevelopment of this site are flood risk and the location of the sewer crossing the site, which may restrict any potential layout unless it can be diverted. Indications are that the cost diverting the sewer would not affect the viability of this site for residential use. The site has been marketed and a planning application is anticipated late 2015. The Council, as landowner, will look to encourage an early development of this site in the medium term. Non residential use at ground floor level will help to overcome the floor risk issue.

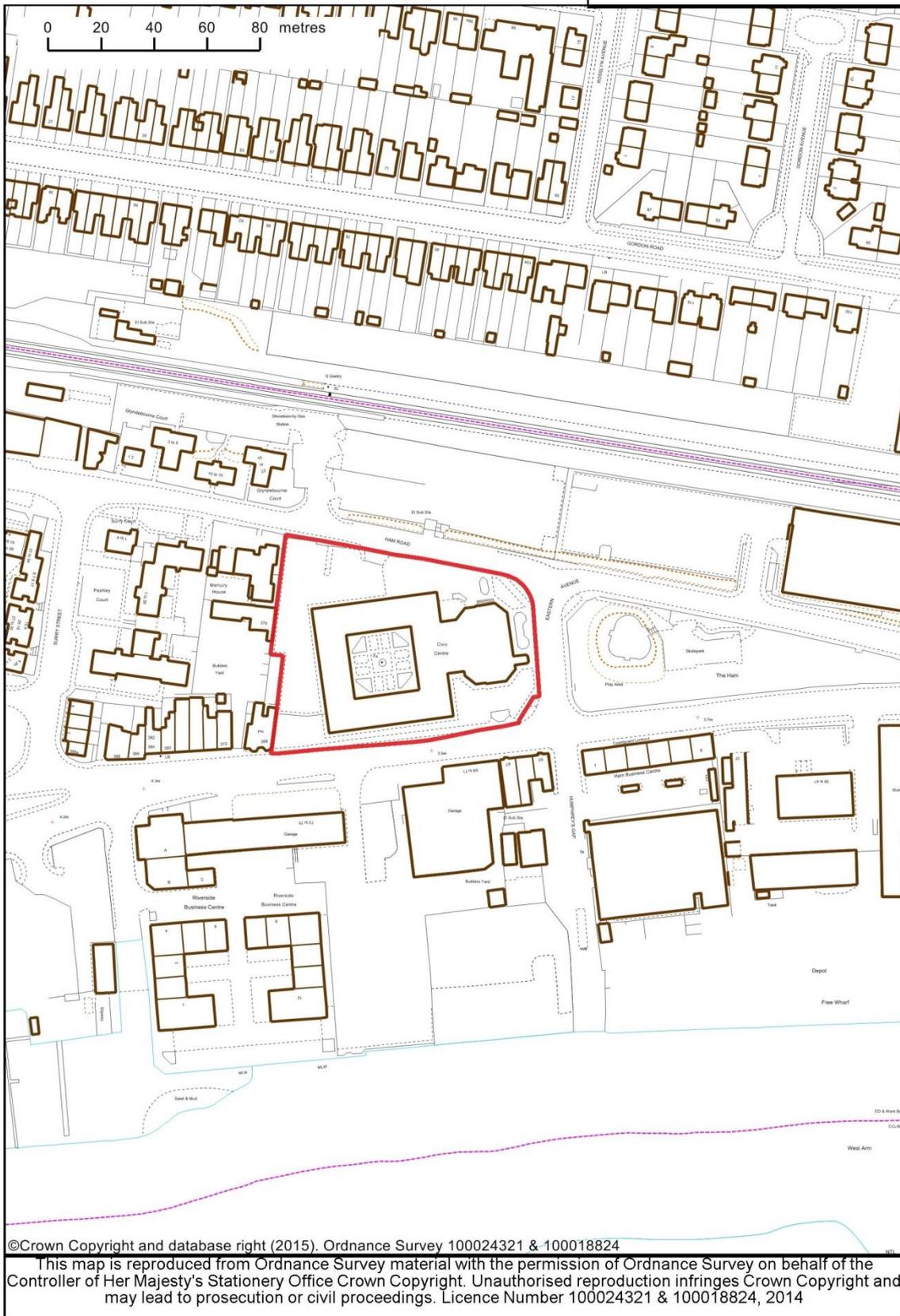
SHLAA Status Conclusion

This site, that was not previously considered as part of the 2009 and 2012 SHLAA review, is considered to be suitable, available and achievable. The Council, as landowner, is keen to see the site developed at the earliest opportunity. It is reasonable to assume delivery of a mixed use development on the Civic Centre site is likely to be in the medium term.

Density (dwg / ha)	110	Potential Gross Yield (dwellings)	75
Site Area (ha)	0.68	Potential Net Yield (dwellings)	75

Adur Civic Centre, Ham Road, Shoreham-by-Sea

ADC/059/13



SHLAA ID	ADC/083/13	Current Use(s)	
Site Address	Lancing Manor Filling Station, Old Shoreham Road	Vacant	
Planning Status	PA Submit		
Re-use of Land	Brownfield	Ward	Manor

Site Description

This vacant site was formerly a petrol filling station, with access from the A27 trunk road. To the north and east the site abuts the South Downs National Park. To the west is a detached dwelling, screened by shrubs and trees. The site is part grassed and part hardstanding, with a hedge and mature trees providing screening from the open field to the north.

Policy Restrictions

There are no policy restrictions associated with this site.

Physical Constraints

The site is potentially contaminated, given its former use as a petrol filling station. The owner of the site has confirmed that the underground petroleum tanks have been filled in.
The site is affected by road noise from the A27 and mitigation measures will be required.
Access to the site from the A27 may potentially be an issue but the owner has confirmed that satisfactory access can be achieved as per previous planning applications (although these were not for residential development).
Part of the site is located in Flood Zone 3.

Potential Impacts

The site is adjacent the South Downs National Park and sensitive design and layout of any development would be required to minimise any impact.

Suitability Summary

The site is within the built up area and is suitable for residential development. The site is relatively remote to services and facilities in Lancing and the A27 results in severance to the south and a barrier to trips by sustainable modes of transport. There is a controlled crossing a significant distance to the west of the site but no direct link to bus stop facilities on the southern side of the carriageway. However there is access to local shops, a bus route and school on the north side of the A27. Redevelopment of this vacant site would help meet the need for additional housing in the District.

Availability Summary

The site is vacant and the owner is actively promoting development on this site. An outlying planning application for 6 dwellings was submitted on 21 August 2014 (decision pending).

Achievability Summary

The landowner has had pre application discussions with the Local Authority and has stated his intention to redevelop with housing. In terms of viability, it will be critical to investigate the ground conditions given the former use as a petrol filling station. However, given the improving economy and increasing residential values it is unlikely that any mitigation measures required would make the site unviable.

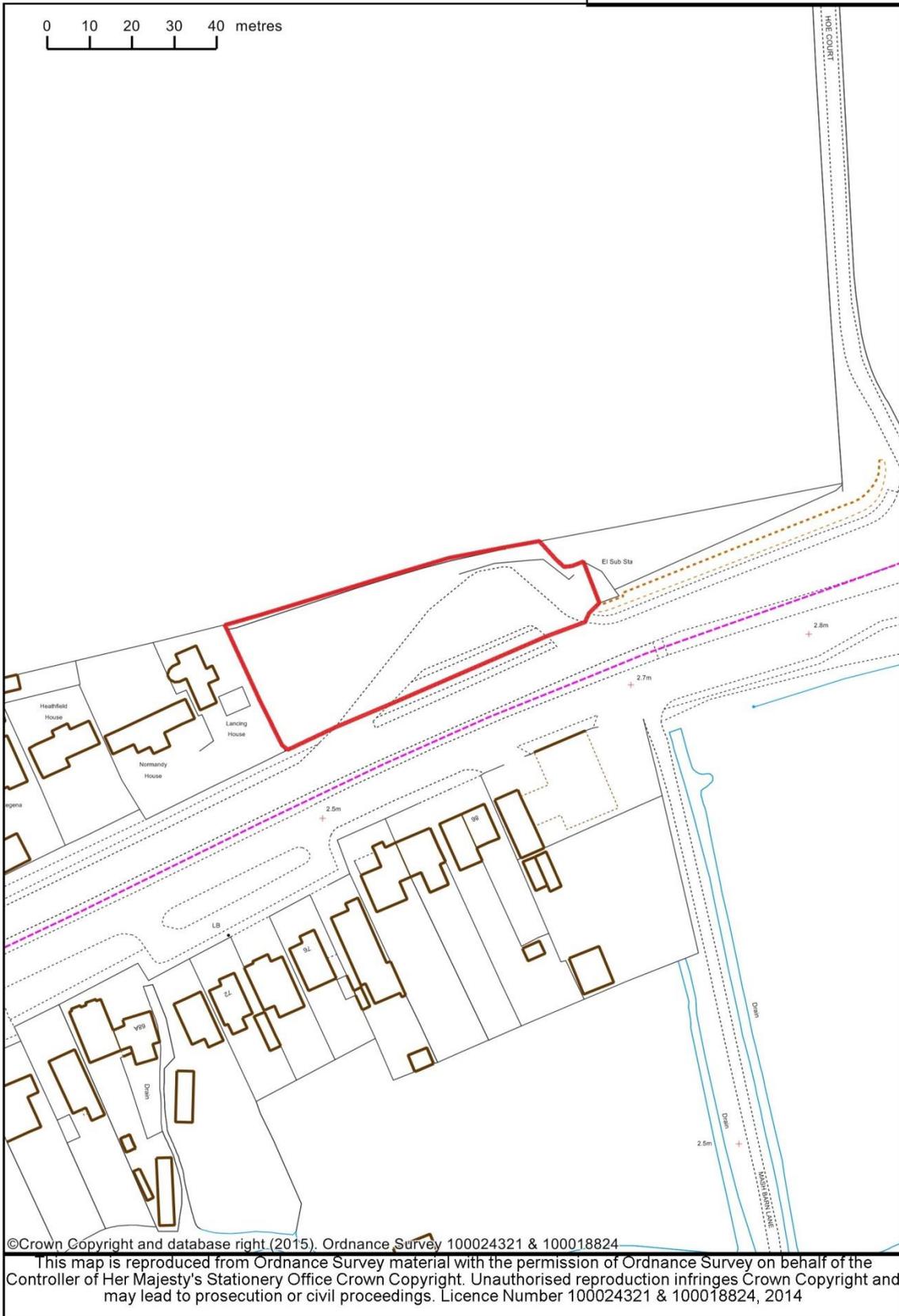
SHLAA Status Conclusion

The site was considered in 2009 and 2012 as part of the SHLAA review and considered to be suitable, achievable and deliverable. An outline planning application has been submitted for this site (decision pending).

Density (dwg / ha)	38	Potential Gross Yield (dwellings)	8
Site Area (ha)	0.21	Potential Net Yield (dwellings)	8

Lancing Manor Filling Station, Old Shoreham Road, Lancing

ADC/083/13



SHLAA ID	ADC/086/13	Current Use(s)	
Site Address	Community Buildings, Pond Road, Shoreham	Community Building, Health Facility, Vacant	
Planning Status	None		
Re-use of Land	Brownfield	Ward	St. Mary's

Site Description

The site comprises Shoreham Library, Health Centre and a former care home (now vacant) and associate car parking. There is a small grassed area at the front of the site. St Mary de Haura Church (Grade 1 Listed Building) lies to the south, community buildings to the west with residential dwellings to the north and east.

Policy Restrictions

There is no policy conflict as the current proposal includes the replacement of the health facility and library as part of a mixed use development. A desk based assessment and evaluation should be undertaken with recommendations for archaeological mitigation involving thorough archaeological investigation. Potentially an important site for understanding the development of medieval Shoreham and the subsequent changes resulting from a combination of coastal erosion and the shifting course of the River Adur.

Physical Constraints

The scale of development would require a Road Safety Audit: Stage 1 and the Local Highway Authority recommend that a Travel Plan Statement accompanies any planning application in order to promote and maximise the uptake of sustainable modes of transport. The site is at risk from surface and groundwater flooding.

Potential Impacts

The design of any development would need to take account of the impact on the adjacent Grade 1 Listed Building and its location within a conservation area.

Suitability Summary

The Shoreham Renaissance Strategy 2006 states that the principle of development is acceptable on this site as new health and library facilities are being promoted as part of a mixed use development and there would be no loss of community facilities. It is in a sustainable location within the town centre and its redevelopment would help meet the need for additional housing in the District.

Availability Summary

There are multiple public ownerships on this site (Adur District Council, West Sussex County Council and PCT). A development brief has been prepared for this site to help progress development and several potential layouts have been considered, all of which include residential development. All relevant parties have agreed to produce a jointly funded feasibility/business plan to support wholesale redevelopment of the site. Anticipate a planning application in 2016 and delivery in 2017.

Achievability Summary

Significant progress has been made to deliver this scheme. However, for the scheme to be delivered committed input from all parties with an ownership interest is required. Agreement has been reached to progress a jointly funded feasibility/business plan to support wholesale redevelopment. Sufficient residential development is required to achieve its comprehensive redevelopment and at this stage the redevelopment of this site is considered marginal but achievable.

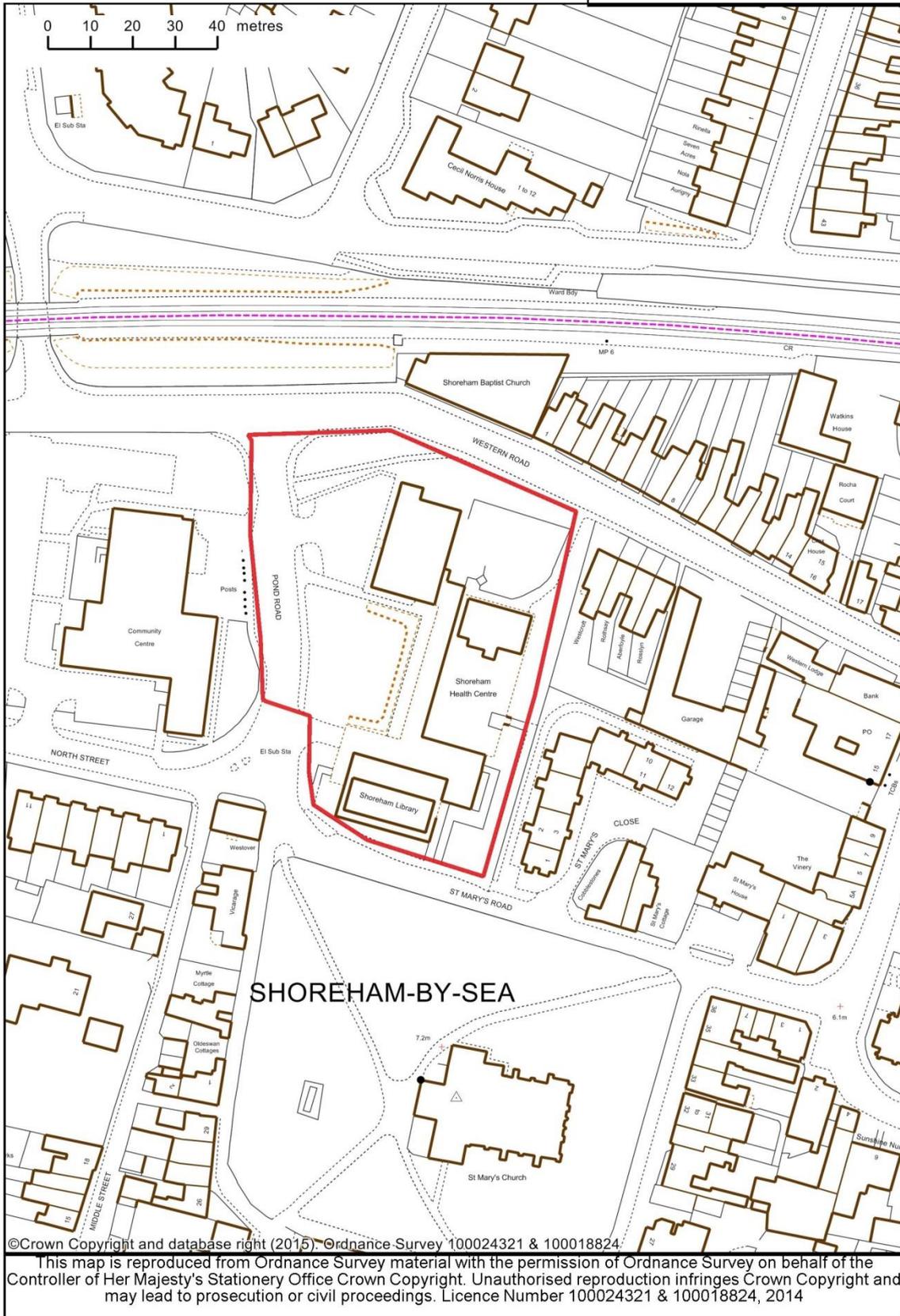
SHLAA Status Conclusion

The site was considered in 2009 and 2012 as part of the SHLAA review and considered to be suitable, achievable and deliverable. Significant progress has been made to deliver this scheme. A planning application is likely to be made in 2016 with delivery in 2017.

Density (dwg / ha)	Mixed Use	Potential Gross Yield (dwellings)	27
Site Area (ha)	0.6	Potential Net Yield (dwellings)	27

Community Buildings, Pond Road, Shoreham-by-Sea

ADC/086/13



SHLAA ID	ADC/090/13	Current Use(s)	
Site Address	Northbourne Medical Centre, Eastern Avenue	Health Facility	
Planning Status	None		
Re-use of Land	Brownfield	Ward	St. Mary's

Site Description

This triangular shaped site is on the corner of Eastern Avenue and Upper Shoreham Road, with access from Eastern Avenue. To the north is public open space (Buckingham Park), a primary school abuts the southern boundary with residential/retail development to the east.

Policy Restrictions

There is a TPO on the site and any proposed development would need to take this into account. The existing health centre has been replaced elsewhere in the vicinity and there will therefore be no loss of a community facility. Records indicate that a Bronze Age axe was found within the site boundary and a watching brief is likely to be recommended at application stage.

Physical Constraints

The site is adjacent the A270 and noise mitigation measures may be required. Sufficient car parking should be made available on site as neighbouring roads in the vicinity are subject to waiting restrictions. A Road Safety Audit: Stage 1 would be required should there be intensification in the use of the access or if any alterations are proposed to the arrangements.

Potential Impacts

There are no potential impacts identified which may affect the development of this site.

Suitability Summary

The site is within the built up area and is not identified for any particular use. It is in a sustainable location, close to local facilities and its redevelopment would help meet the need for additional housing in the District. A pedestrian controlled crossing adjacent to the site assists in overcoming severance to the north of the A270. The existing health centre is being replaced elsewhere in the vicinity and so there will be no loss of a community facility. Any proposed layout would need to take account of the existing TPO.

Availability Summary

The building is now vacant (the doctors practice has moved to alternative premises) and early discussions have taken place with the Council prior to a planning application being submitted.

Achievability Summary

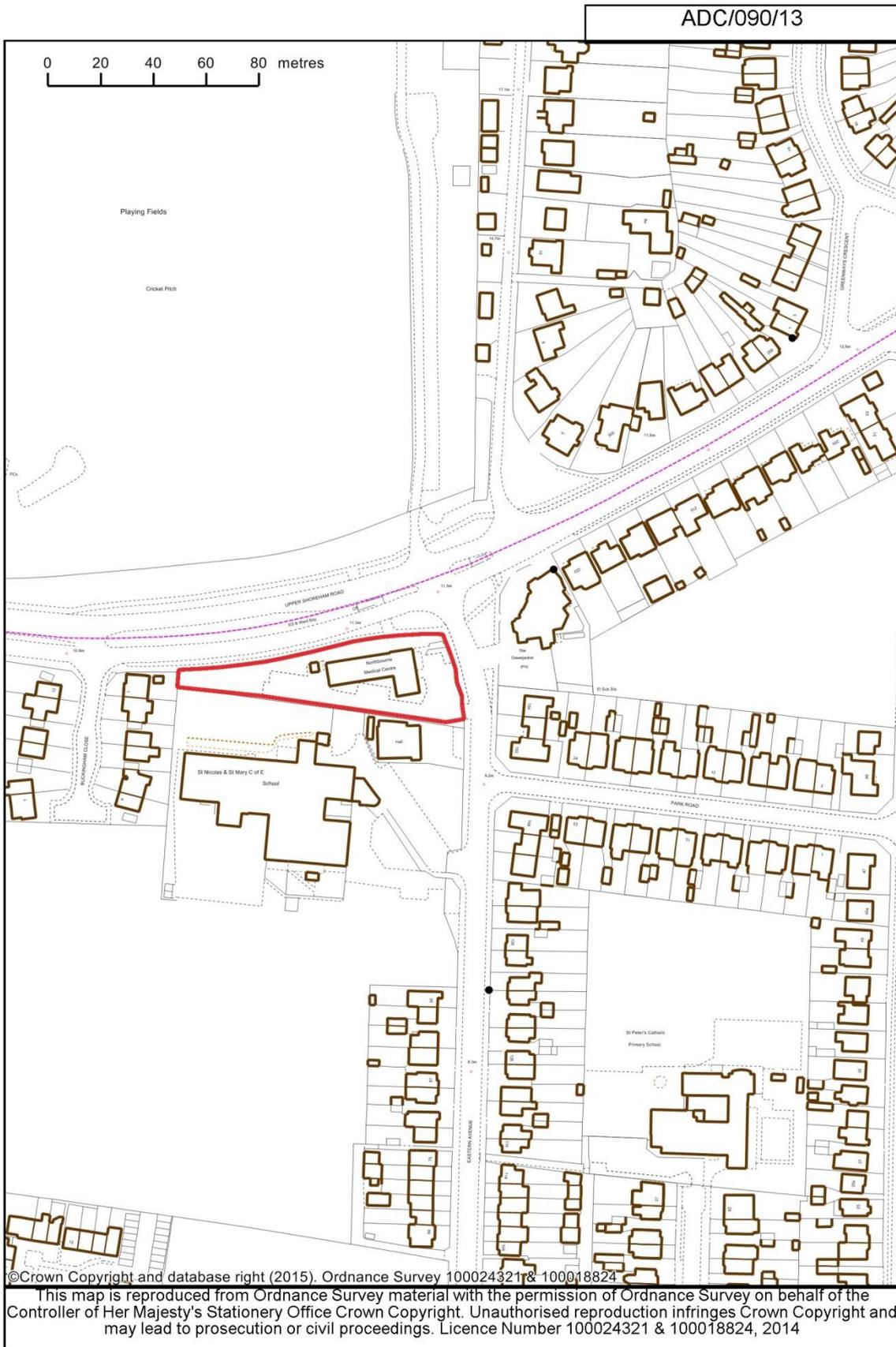
West Sussex County Council sold the land in 1986 but retain a covenant that restricts development to single storey in height; however they have indicated their willingness to discuss a review of the covenant with the land owner when the site comes forward for development. There appears to be no abnormal costs associated with this site which would affect viability.

SHLAA Status Conclusion

The site was considered in 2009 and 2012 as part of the SHLAA review as being suitable, achievable and deliverable. It is understood that issues with funding for a replacement medical facility delayed this site becoming available. However, construction of the new facility is now complete and the site is now vacant. It is anticipated that this site will be available for development within the next five years.

Density (dwg / ha)	46	Potential Gross Yield (dwellings)	10
Site Area (ha)	0.22	Potential Net Yield (dwellings)	10

Northbourne Medical Centre, Eastern Avenue, Shoreham-by-Sea



SHLAA ID	ADC/119/13	Current Use(s)	
Site Address	Land at Eastbrook Primary School, Manor Hall Road	Vacant	
Planning Status	None		
Re-use of Land	Brownfield	Ward	Eastbrook

Site Description

Part of Eastbrook Primary School, the east building of which has been declared surplus to requirements. Residential development to north and east, Southwick Leisure Centre tennis courts to the south and school buildings to the west. Access from Manor Hall Road.

Policy Restrictions

An archaeological investigation is likely to be recommended. The site is close to the scheduled monument Southwick Roman Villa but there are no records within the site itself. However, given the open nature of the site and depending on the depth of foundations of the buildings, there is a high potential for survival of archaeological features although any features are likely to be pre-historic on this area of the coastal plain rather than linked to the known Roman Villa site.

Physical Constraints

The site is located to the east of Eastbrook Primary School with access taken at a narrow access from Manor Hall Road. The road can only currently facilitate one-way traffic flow and consideration should be given to widening the road in order to facilitate two way movement. The scale of development would require a Road Safety Audit: Stage 1. Given the proximity to the school and pressure for on street facilities, parking should be retained within the confines of the site.

Potential Impacts

There are no potential impacts which may affect the development of this site.

Suitability Summary

The site is within the built up area and not identified for any particular use in the Local Plan. It is in a sustainable location close to local facilities and can be accessed by a range of sustainable modes of transport. Its redevelopment would help meet the need for additional housing in the District.

Availability Summary

The landowner, West Sussex County Council, has declared this part of the site surplus to requirements. The site is vacant and available from September 2013.

Achievability Summary

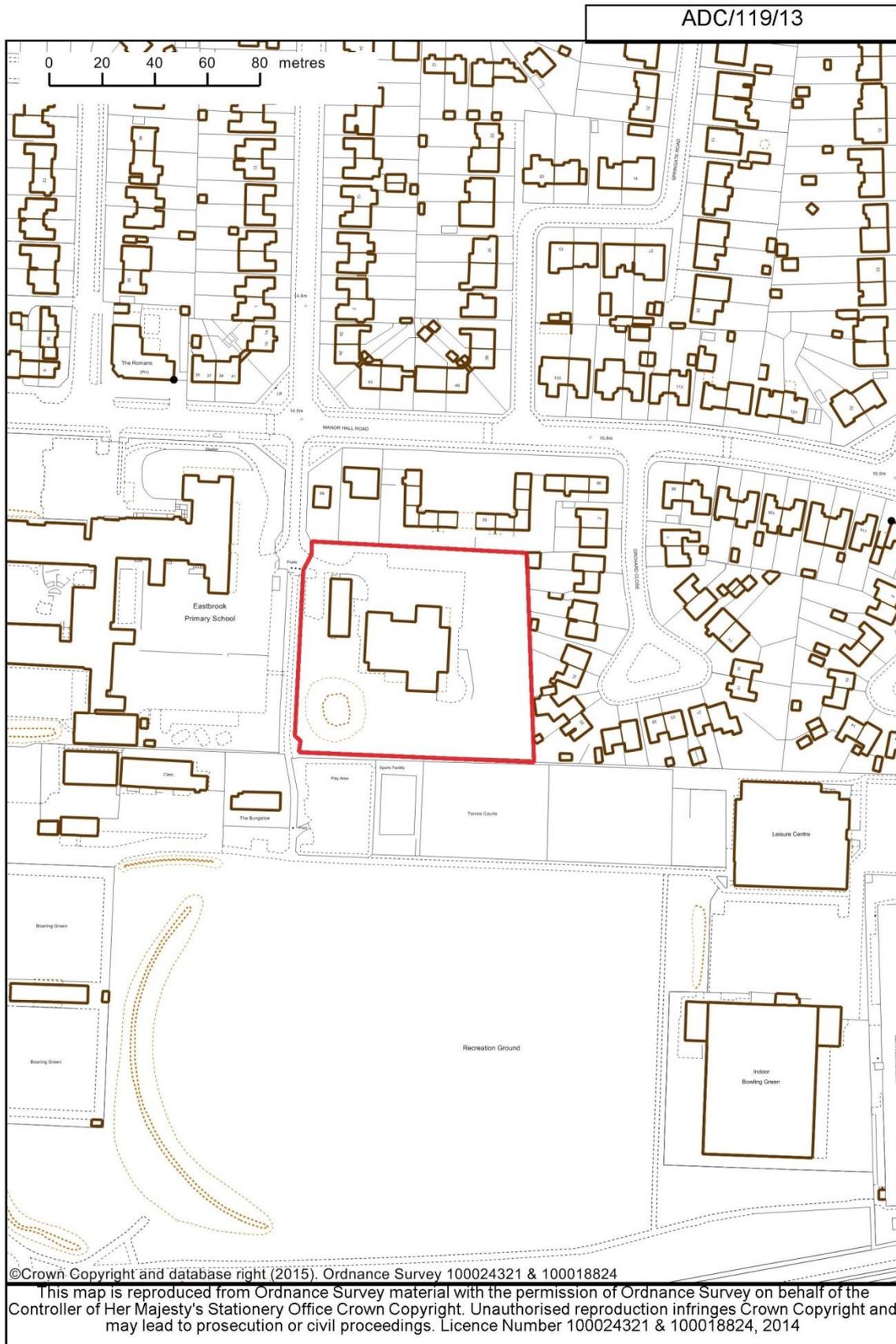
Other than demolition costs and the requirement for affordable housing there appears to be no other major costs which might affect the viability of this site, particularly given the improving economy and increasing residential values. The site is vacant and the current landowner (West Sussex County Council) has indicated that a planning application will be submitted in 2016 once a title issue has been resolved.

SHLAA Status Conclusion

This site, that was not previously considered as part of the 2009 SHLAA review, is considered to be suitable, available and achievable. The site is vacant and the current landowner (West Sussex County Council) have indicated that a planning application will be submitted in 2016.

Density (dwg / ha)	35	Potential Gross Yield (dwellings)	24
Site Area (ha)	0.7	Potential Net Yield (dwellings)	24

Land at Eastbrook Primary School, Manor Hall Road, Southwick



SHLAA ID	ADC/122/13	Current Use(s)	
Site Address	New Monks Farm, Lancing	Vacant	
Planning Status	None		
Re-use of Land	Greenfield	Ward	Mash Barn

Site Description

Former agricultural land/rear gardens. Part of the site is under construction as a golf course. Abuts residential development to the west, the Brighton & Hove Albion Football Academy (currently under construction) to the south and Shoreham Airport to the east. The A27 forms the northern boundary.

Policy Restrictions

The new access road required to serve any proposed development at this location could impact on the Scheduled Ancient Monument which is on adjacent land.

Physical Constraints

The site is within Flood Zone 3 and there are also issues with groundwater flooding. A groundwater study has been completed and the agent is actively working with West Sussex County Council to agree a solution to this issue. A new access is required to serve the development from the A27 - this is likely to involve the construction of a new roundabout (which could also potentially serve proposed development at Shoreham Airport). The agent is working with the appropriate agencies/transport consultants/adjoining landowners to agree the location of the access. A Full Transport Assessment will be required.

Potential Impacts

The site is currently outside of the built up area boundary on the Proposals Map 1996. However, the Revised Draft Adur Local Plan is proposing this site as a strategic allocation for mixed use development and that the built up area boundary is amended to follow the proposed development area. Careful consideration should be given to the impact on the surrounding area if this site came forward for development. The site is currently within the Local Green Gap and adjacent the South Downs National Park. It will be important to agree an appropriate landscape strategy to minimise the impact of this proposed development. There are BAP habitats and BAP species present on the site.

Suitability Summary

Subject to the identified constraints being overcome, this site is considered suitable for development. It is in a sustainable location and its development would help meet the need for additional housing in the District.

Availability Summary

The landowner is promoting this site through the local plan process and it is available for development.

Achievability Summary

This greenfield site is identified in the Proposed Submission Adur Local Plan 2014 as a potential strategic allocation for a residential led mixed use development. Various constraints, including flood risk, transport and landscape impact are currently being addressed. Although there are significant costs in terms of the provision of a new roundabout, the landowner has indicated that redevelopment of this site is viable. The principle and amount of development on this site will be dealt with at the Local Plan Public Examination. The site agent is currently working on a masterplan for this site.

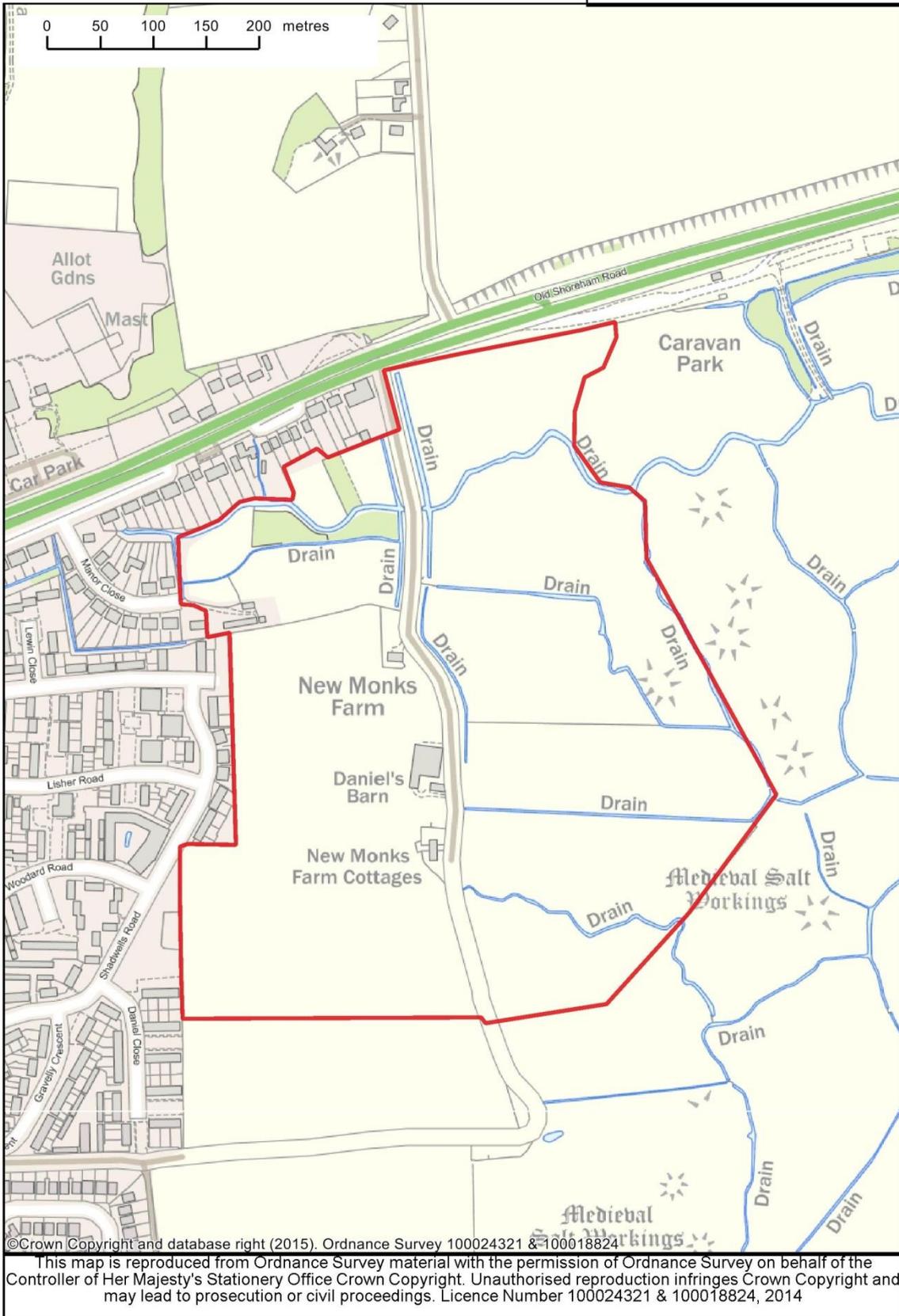
SHLAA Status Conclusion

This greenfield site was identified through the Local Plan process as a potential strategic allocation for a residential led mixed use development and is being actively promoted by the landowner. Various constraints, including flood risk, transport and landscape impact are currently being addressed. The amount of development on this site will be dealt with at the Local Plan Public Examination.

Density (dwg / ha)	40	Potential Gross Yield (dwellings)	600
Site Area (ha)	26	Potential Net Yield (dwellings)	600

New Monks Farm, Lancing

ADC/122/13



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SHLAA ID	ADC/124/13	Current Use(s)	
Site Address	Land west of Highview, Mount Way, Lancing	Garden	
Planning Status	None		
Re-use of Land	Greenfield	Ward	Manor

Site Description

Site comprises the rear gardens of properties on Mount Way and Fairview Road. Abuts the National Park, Lancing Ring LNR and SNCI to the north.

Policy Restrictions

The site lies 600m south east of the Romano-Celtic temple at Lancing Ring. The archaeological potential may be medium to high and an archaeological response involving trial trenching and monitoring is likely to be recommended.

Physical Constraints

A key constraint which may affect the layout of this site is the steep gradient of the land. Access to the site would require the demolition of a dwelling. There is a significant level difference between the proposed development land and Fairview Road, while access via Mount Way is steep and narrow. Careful consideration will need to be given to ensure that the gradient complies with DMRB/MfS standards. A Road Safety Audit: Stage 1 will be required to support access arrangements. Consideration will need to be given to the connectivity with the existing network given gradient concerns. Given the sites proximity to the Strategic Road Network, there is great potential to adversely impact the A27 which already suffers from congestion and a Full Transport Assessment will be required.

Potential Impacts

The site is outside of the built up area boundary on the Proposals Map 1996. However, the Proposed Submission Adur Local Plan proposes that the built up area boundary is amended to follow that of the National Park which would bring this site within the built up area. Careful consideration should be given to the impact of development of this greenfield site on the surrounding area. The site abuts the National Park and Lancing Ring LNR and SNCI which will need to be buffered. Development could potentially affect the SDNP, LNR and SNCI and any layout should take account of the steeply sloping topography. The need to keep rooflines out of site from public views from the north means a low rise, low density development is likely to be appropriate. Further mitigation may be required such as addressing additional visitor pressure to this nearby area of ecologically sensitive chalk grassland. Existing boundary vegetation should be retained and enhanced and planting within the site could support and link to the local wildlife sites. SUDS within the site could provide further opportunities for biodiversity enhancement.

Suitability Summary

Provided satisfactory access can be achieved, this large garden is considered suitable for development. Any development should be located in the southern part of the site and single storey in height to minimise the impact on the character of the surrounding area. The site is not identified for any particular use in the Local Plan. It is in a sustainable location and its redevelopment would help meet the need for additional housing in the District. Whilst the site is relatively remote from the facilities and services of Lancing from a walking perspective, bus services are located to the south of the site and cycle journeys to the south can utilise the controlled crossing to overcome the severance of the A27

Availability Summary

The site is being promoted by the landowners for residential development and an agent has been appointed to take this site through the planning process.

Achievability Summary

The site is being promoted for development by the relevant landowners through the SHLAA process and pre application discussions have been held (June 2014) The cost of demolition of a dwelling to provide access is unlikely to affect the viability of this site.

SHLAA Status Conclusion

This large area of garden land was identified in the 2009 and 2012 SHLAA review as having potential for residential development although it contravened policy. The site was previously within the Area of Outstanding Natural Beauty where development was resisted, but was then excluded from the National Park. The Revised Draft Adur Local Plan 2013 proposes that the site be included within the built up area boundary. Pending the proposed changes to the built up area boundary through the Local Plan process, this site has potential for residential development. A pre application enquiry has been made for residential development on this site.

Density (dwg / ha)	20	Potential Gross Yield (dwellings)	18
Site Area (ha)	0.85	Potential Net Yield (dwellings)	17

Land west of Highview, Mount Way, Lancing

ADC/124/13



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SHLAA ID	ADC/125/13	Current Use(s)	
Site Address	Land at West Sompting	Agricultural	
Planning Status	None		
Re-use of Land	Greenfield	Ward	Peveler

Site Description

Site comprises two areas of land to the west of Sompting - north and south of West Street. The land to the south of West Street is currently farmland; the land to the north is an area of grassland used for grazing. Its northern boundary is adjacent the A27. Part of the site adjoins Lower Cokeham Reedbed and Ditches SNCI

Policy Restrictions

There are no policy restrictions associated with this site.

Physical Constraints

The site is visible from a number of sensitive viewpoints within the National Park and any new development will need to be designed sensitively, including new tree planting, to minimise impact. Access to the site can be achieved via Loose Lane and a potential new access from West Street. Access to the northern area of land will be via Dankton Lane. A Full Transport Assessment will be required. The site lies within Flood Zone 1. The site is susceptible to ground water flooding and appropriate mitigation measures will be required. High voltage power lines also cross the site and the layout will need to take this into account.

Potential Impacts

The site is currently outside of the built up area boundary on the Proposals Map 1996. However, the Proposed Submission Adur Local Plan is proposing this site as a strategic allocation for residential development and that the built up area boundary is amended to follow the proposed development area. Careful consideration should be given to the impact on the surrounding area if this site came forward for development. Part of the site lies adjacent the Cokeham Brooks SNCI. This area will be retained and enhanced and opportunities to extend/enhance the SNCI will be investigated

Suitability Summary

Subject to the identified constraints being overcome, this site is considered suitable for development. It is in a sustainable location and its development would help meet the need for additional housing in the District.

Availability Summary

The landowner is actively promoting this site for development through the local plan process.

Achievability Summary

This greenfield site is identified in the Proposed Submission Adur Local Plan 2013 as a potential strategic allocation for housing development. Various constraints, including transport and landscape impact are currently being addressed. Although there will be costs associated with mitigation measures, the landowner has indicated that redevelopment of this site is viable. The principle and amount of development on this site will be dealt with at the Local Plan Public Examination. A masterplan for this site is currently being prepared.

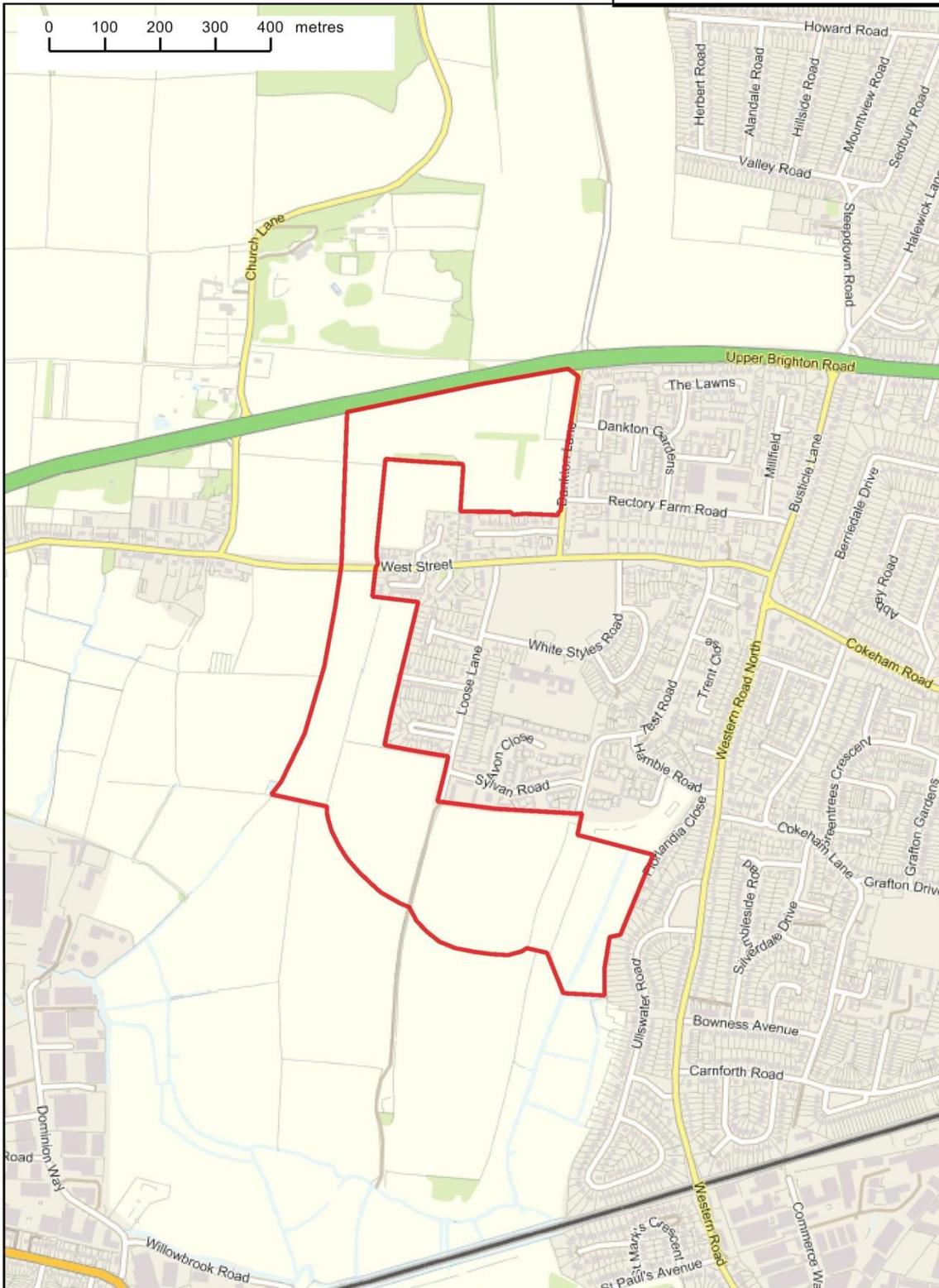
SHLAA Status Conclusion

This greenfield site was identified through the Local Plan process as a potential strategic allocation for housing development. Various constraints, transport and landscape impact are currently being addressed.

Density (dwg / ha)	To be determined	Potential Gross Yield (dwellings)	480
Site Area (ha)	21.67	Potential Net Yield (dwellings)	480

Land at West Sompting

ADC/125/13



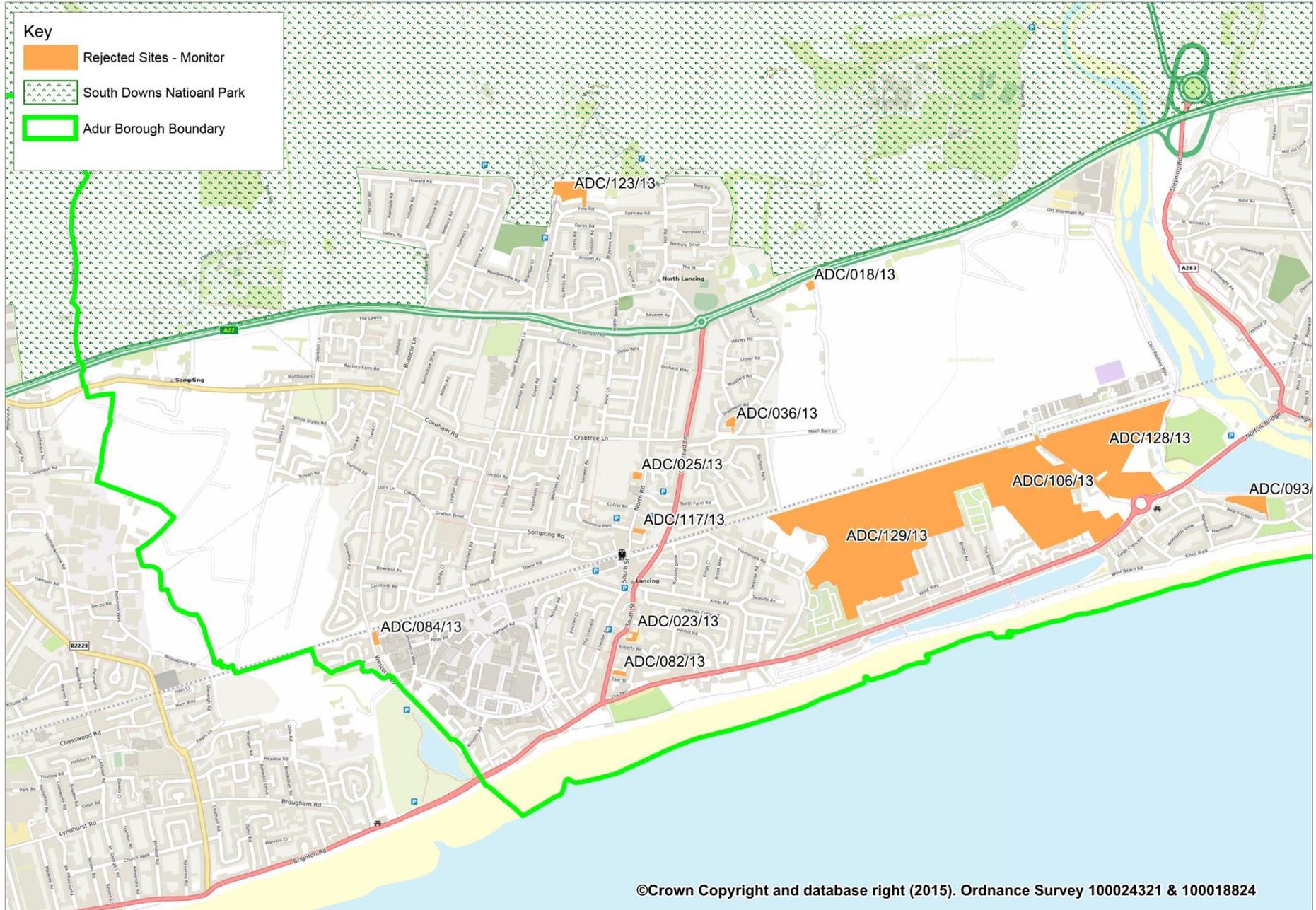
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Appendix 2: Rejected Sites – Monitor

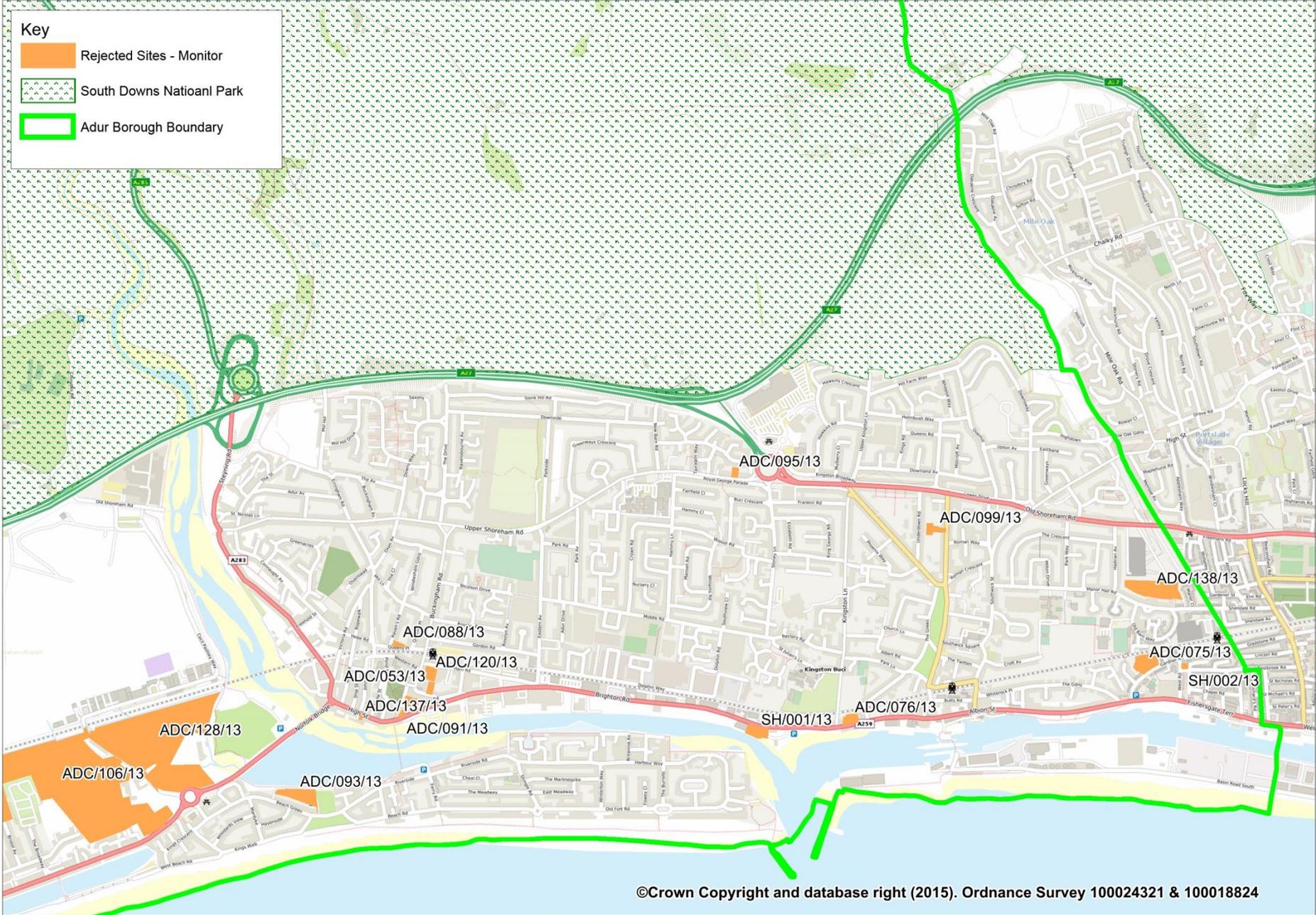
Table 9: List of Rejected- Monitor Sites

SHLAA ID	Site Address	SHLAA Status
ADC/018/13	Coastline Caravans, 88 Old Shoreham Road	Rejected Site - Monitor
ADC/023/13	South Street Car Park, South Street	Rejected Site - Monitor
ADC/025/13	Police Station, 107-111 North Road	Rejected Site - Monitor
ADC/036/13	Garage Compound, Gravelly Crescent	Rejected Site - Monitor
ADC/053/13	Car Park, Tarmount Lane	Rejected Site - Monitor
ADC/075/13	NTL, Gardner Road	Rejected Site - Monitor
ADC/076/13	Land at 7-27 Albion Street	Rejected Site - Monitor
ADC/082/13	Laundry, Alma Street	Rejected Site - Monitor
ADC/084/13	Yard rear of St Peters Place, Western Road	Rejected Site - Monitor
ADC/088/13	Cecil Norris House, Ravens Road	Rejected Site - Monitor
ADC/089/13	3 to 15 New Road	Rejected Site - Monitor
ADC/091/13	412/414 Brighton Road	Rejected Site - Monitor
ADC/093/13	Car Park, Beach Green	Rejected Site - Monitor
ADC/095/13	124 Upper Shoreham Road	Rejected Site - Monitor
ADC/099/13	r/o 53/59 Southview Road	Rejected Site - Monitor
ADC/106/13	Land north east of Hasler Estate	Rejected Site - Monitor
ADC/117/13	Lancing Delivery Office, 40 North Road	Rejected Site - Monitor
ADC/120/13	Shoreham Police Station, Ham Road	Rejected Site - Monitor
ADC/123/13	Land north of 20/40 Firle Road	Rejected Site - Monitor
ADC/128/13	Land between Adur Rec and New Salts Farm Road	Rejected Site - Monitor
ADC/129/13	Land north west of the Hasler Estate	Rejected Site - Monitor
ADC/133/13	St Marys Church Hall, 24/25 East Street	Rejected Site - Monitor
ADC/138/13	Land north 123/207 Manor Hall Road	Rejected Site - Monitor
SH/001/13	5 Brighton Road	Rejected Site - Monitor
SH/002/13	Technology House, West Street	Rejected Site - Monitor
SH/004/13	Land adjacent Ham Business Centre, Brighton Road	Rejected Site - Monitor

Rejected Sites – Monitor – West Adur



Rejected Sites – Monitor – East Adur



Rejected Sites - Monitor

SHLAA ID	Site Address	Reason for Rejection and Further Information
ADC/018/13	Coastline Caravans, 88 Old Shoreham Road Lancing	<p>The site was considered in 2009 and 2012 as part of the SHLAA review. At that time it was rejected as it was concluded that there was no reasonable prospect that housing will be delivered on the site as the site is not currently available. Following a reassessment in 2013 it is concluded that the same reasons for rejection still apply and therefore this site is not taken forward in this study.</p> <p>Although the site is not being taken forward in the SHLAA at this time it is considered that it may offer development potential in the longer term (particularly if the strategic allocation to the south and east is delivered - ADC/122/13) and, as such, it should be monitored on a regular basis.</p>
ADC/023/13	South Street Car Park, South Street Lancing	<p>This Council owned site was considered in 2009 and 2012 as part of the SHLAA review. At that time it was rejected as it was concluded that the site is more suitable to be retained as a public car park. The Council decided in June 2007 that this site should remain as a public car park. Following a reassessment in 2013 it is concluded that, pending a review of Council land holdings, the same reasons for rejection still apply and therefore this site is not taken forward in this study. This site is now being considered as having potential for a Council new build scheme. Although this site is not taken forward in the SHLAA at this time it is considered that it may offer development potential in the longer term and should be monitored on a regular basis.</p>
ADC/025/13	Police Station, 107-111 North Road Lancing	<p>This site, that was not previously considered as part of the 2009 and 2012 SHLAA review is rejected from the scope of this study as it is not considered that there is a reasonable prospect that housing will be delivered on the site as it is not currently available. It is identified in the Sussex Police Estates and Facilities Department Estates Strategy 2013-2018 as a site where the building is not in the right location/under-utilised or in a poor state of repair and where the service could be reprovided in a better location within the area. Whilst the building is not used to its full potential, alternative provision for this service has not yet been provided.</p> <p>Although this site is not being taken forward in the SHLAA at this time, it is considered that it may offer potential in the longer term and should be monitored on a regular basis.</p>
ADC/036/13	Garage Compound, Gravelly Crescent Lancing	<p>This Council owned site was considered in 2009 and 2012 as part of the SHLAA review. At that time it was rejected as it was concluded that although the site is located within a residential area, the cumulative impact of reducing existing car parking space whilst increasing housing with its potential demand for more parking space would result in increased on street parking within an area with little or no capacity for more parking. Development would have an unacceptable impact on residential amenity and the ability of emergency services to access these residential streets. Part of this site is now being considered as having potential for a Council new build scheme. Although this site is not being taken forward in the SHLAA at this time it is considered that it may offer development potential in the longer term and should be monitored on a regular basis.</p>

SHLAA ID	Site Address	Reason for Rejection and Further Information
ADC/053/13	Car Park, Tarmount Lane Shoreham	The site was considered in 2009 and 2012 as part of the SHLAA review. At that time it was rejected as it was concluded that the site is required for public car parking in Shoreham town centre and is not considered suitable for housing development. Following a reassessment in 2013 it is concluded that the same reasons for rejection still apply and therefore this site is not taken forward in this study. Although this site is not being taken forward in the SHLAA at this time it is considered that it may offer development potential in the longer term (as part of a larger mixed use redevelopment scheme to include Shoreham Police Station (ADC/120/13)) and, as such, it should be monitored on a regular basis.
ADC/075/13	NTL, Gardner Road Southwick	The site was considered in 2009 and 2012 as part of the SHLAA review. At that time it was rejected as it was concluded that there was not a reasonable prospect that housing would be delivered on this site as it is not currently available. Following a reassessment in 2013 it is concluded that the same reasons for rejection still apply and therefore this site is not taken forward in this study. Although this site is not being taken forward in the SHLAA at this time it is considered that it may offer development potential in the longer term as, as such, it should be monitored on a regular basis. A planning application was submitted for Change of Use to D1 (non residential institution) and D2 (Assembly and Leisure). The application was withdrawn in February 2015.
ADC/076/13	Land at 7-27 Albion Street Southwick	The site was considered in 2009 and 2012 as part of the SHLAA review. At that time it was rejected as it is considered that there is not a reasonable prospect of housing being delivered on this site as it is not currently available. Following a reassessment in 2013 it is concluded that, pending a review of Council land holdings, the same reasons for rejection still apply and therefore this site is not taken forward in this study. Part of this site is now being considered as having potential for a Council new build scheme. Although this site is not being taken forward in the SHLAA at this time it is considered that it may offer potential in the longer term and should be monitored on a regular basis.
ADC/082/13	Laundry, Alma Street Lancing	This site was considered in 2009 and 2012 as part of the SHLAA review. At that time it was considered to be suitable, achievable and deliverable. However, following a reassessment in 2013 it is concluded that the availability of this site is unknown. There was no response at the "Call for Sites" stage of both the 2012 SHLAA update and this SHLAA and it is concluded that the site is no longer available and should not be taken forward in this study and that there is not a reasonable prospect that housing will be delivered on this site. The Council is aware that there has been developer interest in this site and although this site is not being taken forward for residential development at this time it is considered that it may offer development potential in the longer term and it should be monitored on a regular basis.
ADC/084/13	Yard rear of St Peters Place, Western Road Sompting	The site was considered in 2009 and 2012 as part of the SHLAA review. At that time it was considered to be suitable, achievable and deliverable. However, following a reassessment in 2013, it is concluded that the site is not currently available. The planning application for residential development in 2008 was withdrawn and the site is not being actively promoted for development.. There was no response at the "Call for Sites" stage of both the 2012 SHLAA update and this SHLAA. For this reason the site should not be taken forward in this study. Although this site is not being taken forward in the SHLAA at this time it is considered that it may offer development potential in the longer term and it should be monitored on a regular basis.

SHLAA ID	Site Address	Reason for Rejection and Further Information
ADC/088/13	Cecil Norris House, Ravens Road Shoreham	The site was considered in 2009 and 2012 as part of the SHLAA review. At that time it was considered to be suitable, achievable and deliverable. However, following a reassessment in 2013, it is concluded that the site is still in residential use and, pending a review of Council land holdings, this site is not currently available and the site should not be taken forward in this study. This site is now being considered as having potential for a Council new build scheme. Although this site is not being taken forward in the SHLAA at this time it is considered that it may offer development potential in the longer term and it should be monitored on a regular basis.
ADC/089/13	3 to 15 New Road Shoreham	The site was considered in 2009 and 2012 as part of the SHLAA review. At that time it was considered to be suitable, achievable and deliverable. However, following a reassessment in 2013, it is concluded that, as the planning consent for residential development has lapsed and the applicant is no longer pursuing its redevelopment, the site is not currently available and the site should not be taken forward in this study. Although this site is not being taken forward in the SHLAA at this time it is considered that, as market conditions continue to improve, it may offer development potential in the longer term and it should be monitored on a regular basis.
ADC/091/13	412/414 Brighton Road Shoreham	The site was considered in 2009 and 2012 as part of the SHLAA review. At that time it was considered to be suitable, achievable and deliverable. A planning application for residential development was withdrawn and the site is no longer being promoted for development. Following a reassessment in 2013, it is concluded that the site should not be taken forward in this study as it is not currently available. Although this site is not being taken forward in the SHLAA at this time it is considered that it may offer development potential in the longer term and it should be monitored on a regular basis.
ADC/093/13	Car Park, Beach Green Shoreham	The site was considered in 2009 and 2012 as part of the SHLAA review. At that time it was considered to be suitable, achievable and deliverable subject to the flooding constraints being satisfactorily addressed. Following a reassessment in 2013, it is concluded that, as the flood issues have yet to be addressed, the site should not be taken forward in this study. Although this site is not being taken forward in the SHLAA at this time it is considered that it may offer development potential in the longer term and it should be monitored on a regular basis.
ADC/095/13	124 Upper Shoreham Road Shoreham	The site was considered in 2009 and 2012 as part of the SHLAA review. At that time it was considered to be suitable, achievable and deliverable. However, following a reassessment in 2013, it is concluded that there is not a reasonable prospect that housing will be delivered on the site as the site is not currently available. There was no response at the "Call for Sites" stage of both the 2012 Update and this SHLAA and it is concluded that the site is no longer available and should not be taken forward in this study. Although the site is not being taken forward in the SHLAA at this time it is considered that, as market conditions continue to improve, it may offer development potential in the longer term and should be monitored on a regular basis.

SHLAA ID	Site Address	Reason for Rejection and Further Information
ADC/099/13	r/o 53/59 Southview Road Southwick	The site was considered in 2009 and 2012 as part of the SHLAA review. At that time it was considered to be suitable, achievable and deliverable. Whilst the agent has confirmed that the site is likely to be delivered 2016-2018, a planning application has yet to be received. Following a reassessment in 2013, this greenfield site comprises the rear garden of a dwelling and the principle of redevelopment has not been established. In addition, it has not been demonstrated that access to the site can be satisfactorily achieved. Therefore it is concluded that this site should not be taken forward in this study. Although this site is not being taken forward in the SHLAA at this time it is considered that it may offer development potential in the longer term and should be monitored on a regular basis.
ADC/106/13	Land north east of Hasler Estate Lancing	This greenfield site was identified through the Local Plan process as a potential strategic allocation for housing development. However, development of the site is currently not achievable. Various constraints, including flood risk and landscape impact have not been addressed to the satisfaction of the local planning authority. The site has not therefore been included as a strategic allocation in the Proposed Submission Adur Local Plan 2013. Although this site is not being taken forward in the SHLAA at this time it is considered that it may offer development potential in the longer term and it should be monitored on a regular basis.
ADC/117/13	Lancing Delivery Office, 40 North Road Lancing	This site, that was not previously considered as part of the 2009 SHLAA review, is rejected from the scope of this study. The landowner has indicated that prior to any redevelopment, the current use as a delivery office for the Post Office would need to be relocated within the vicinity and a suitable site has not been identified. The site is therefore not currently available. Although this site is not being taken forward in the SHLAA at this time it is considered that it may offer development potential in the longer term and it should be monitored on a regular basis.
ADC/120/13	Shoreham Police Station, Ham Road Shoreham	This site, that was not previously considered as part of the 2009 and 2012 SHLAA review is rejected from the scope of this study as it is not considered that there is a reasonable prospect that housing will be delivered on the site as it is not currently available. It has been Identified in the Sussex Police Estates and Facilities Department Estates Strategy 2013-2018 as a site where the building is not in the right location/under-utilised or in a poor state of repair and where the service could be reprovided in a better location within the area. Pending reprovision of this service, the site is not currently available. Although this site is not being taken forward in the SHLAA at this time, it is considered that it may offer potential in the longer term and should be monitored on a regular basis.
ADC/123/13	Land north of 20/40 Firle Road Lancing	This site was previously within the Area of Outstanding Natural Beauty where development was resisted, but was then excluded from the National Park. The Proposed Submission Adur Local Plan 2014 proposes that the site be included within the built up area boundary. The site has previously been promoted for development by the previous owner. More recently, a pre application enquiry has been made for residential development on this site.

SHLAA ID	Site Address	Reason for Rejection and Further Information
ADC/128/13	Land between Adur Rec and New Salts Farm Road Lancing	This greenfield site was identified through the Local Plan process as a potential strategic allocation for housing development. However, the development of the site is currently not achievable. Various constraints, including flood risk, transport and landscape impact have not been addressed to the satisfaction of the local planning authority. The site has not therefore been included as a strategic allocation in the Proposed Submission Adur Local Plan 2014. Although the site is not being taken forward in the SHLAA at this time as it is considered that it may offer development potential in the longer term and, as such, it should be monitored on a regular basis.
ADC/129/13	Land north west of the Hasler Estate Lancing	This greenfield site was identified through the Local Plan process as a potential strategic allocation for housing development. However, the development of the site is currently not achievable. Various constraints, including flood risk, transport and landscape impact have not been addressed to the satisfaction of the local planning authority. The site has not therefore been included as a strategic allocation in the Proposed Submission Adur Local Plan 2014. Although the site is not being taken forward in the SHLAA at this time as it is considered that it may offer development potential in the longer term and, as such, it should be monitored on a regular basis.
ADC/133/13	St Marys Church Hall, 24/25 East Street Shoreham	This site, that was not previously considered as part of the 2009 and 2012 SHLAA review is rejected from the scope of this study as it is not considered that there is a reasonable prospect that housing will be delivered on the site as it is not currently available. Although this site is not being taken forward in the SHLAA at this time, it is considered that it may offer potential in the longer term and should be monitored on a regular basis.
ADC/138/13	Land north 123/207 Manor Hall Road Southwick	The site was considered in 2009 and 2012 as part of the SHLAA review. At that time it was rejected as it was concluded that the east of the site contains well used allotments which have not been declared surplus to requirements. Whilst the land to the west is vacant, the lack of access, the proximity to the sub station and the location of underground cables makes the site physically constrained. It is considered more appropriate as a possible extension to the current allotments or a community use rather than for housing development. Following a reassessment in 2013 it is concluded that there may be some potential for development in the longer term if alternative access arrangements can be achieved. A development brief is currently being prepared for both this site and ADC/132/13) to help guide development. The site will be monitored on a regular basis.
SH/001/13	5 Brighton Road Shoreham	This site lies within the Shoreham Harbour Regeneration Area identified as a broad location for change. The precise form and amount of development has yet to be determined but any residential development delivered on this site in the future will contribute to the housing delivery target in the Local Plan. Although this site is not being taken forward in the SHLAA at this time it is considered that it may offer development potential in the longer term and should be monitored on a regular basis.

SHLAA ID	Site Address	Reason for Rejection and Further Information
SH/002/13	Technology House, West Street Southwick	<p>This site lies within the Shoreham Harbour Regeneration Area identified as a broad location for change. The precise form and amount of development has yet to be determined but any residential development delivered on this site in the future will contribute to the housing delivery target in the Local Plan. The site is currently in employment use and is not available for development</p> <p>Although this site is not being taken forward in the SHLAA at this time it is considered that it may offer development potential in the longer term and should be monitored on a regular basis.</p>
SH/004/13	Land adjacent Ham Business Centre, Brighton Shoreham	<p>The regeneration of Shoreham Harbour has been a long term aspiration and the redevelopment of the Western Harbour Arm is recognised as a strategic priority for the Shoreham Harbour Partnership. The principle of redeveloping this site for a mixed use, including residential is consistent with emerging policies. It is considered that this site is suitable, achievable and deliverable. A planning application has been approved for this site and the approval notice will be issued once the Section 106 Agreement has been signed. However, the site is now back on the market and it is unlikely that the proposed development will progress.</p>

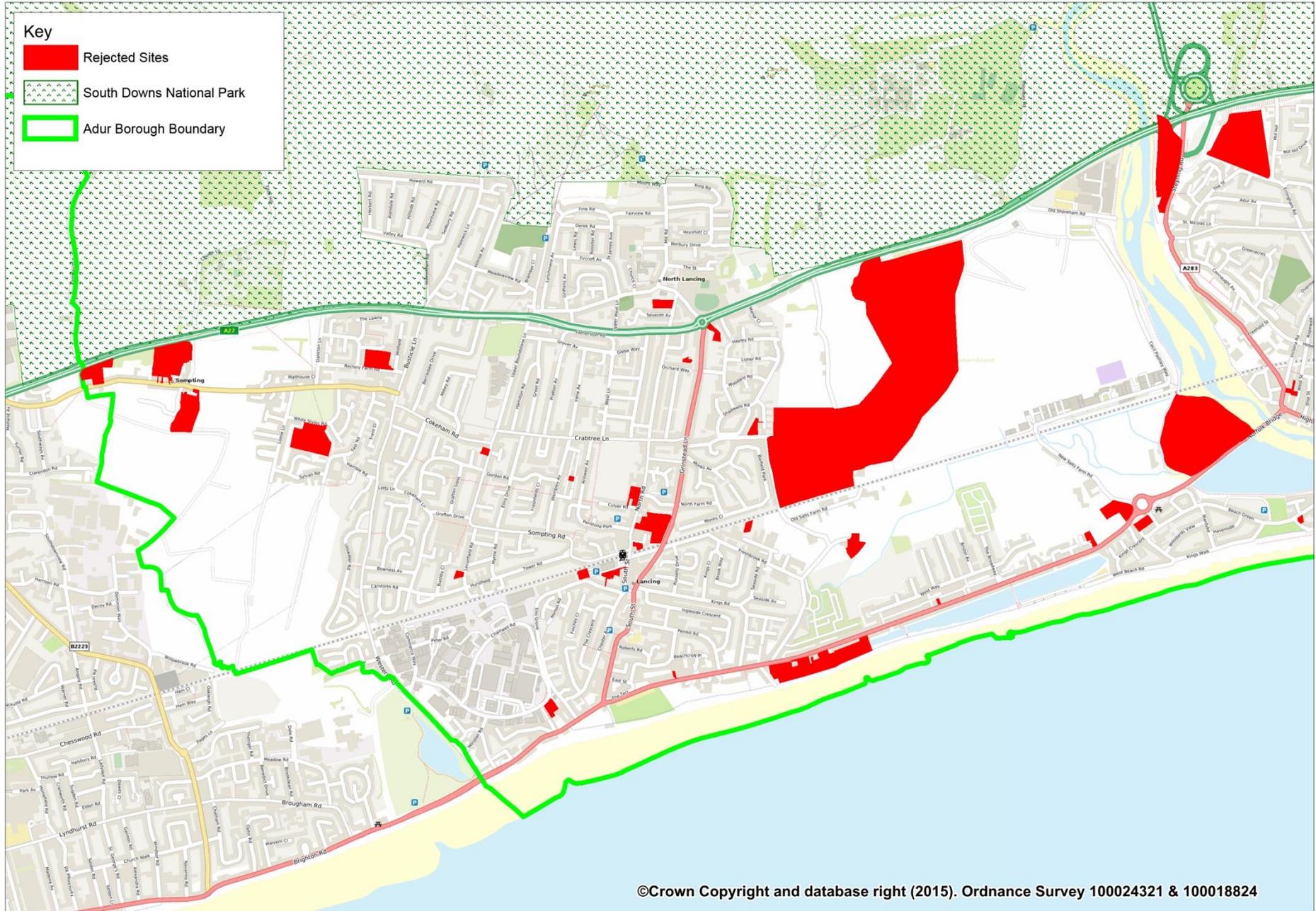
Appendix 3: Rejected Sites

Table 10: List of Rejected Sites

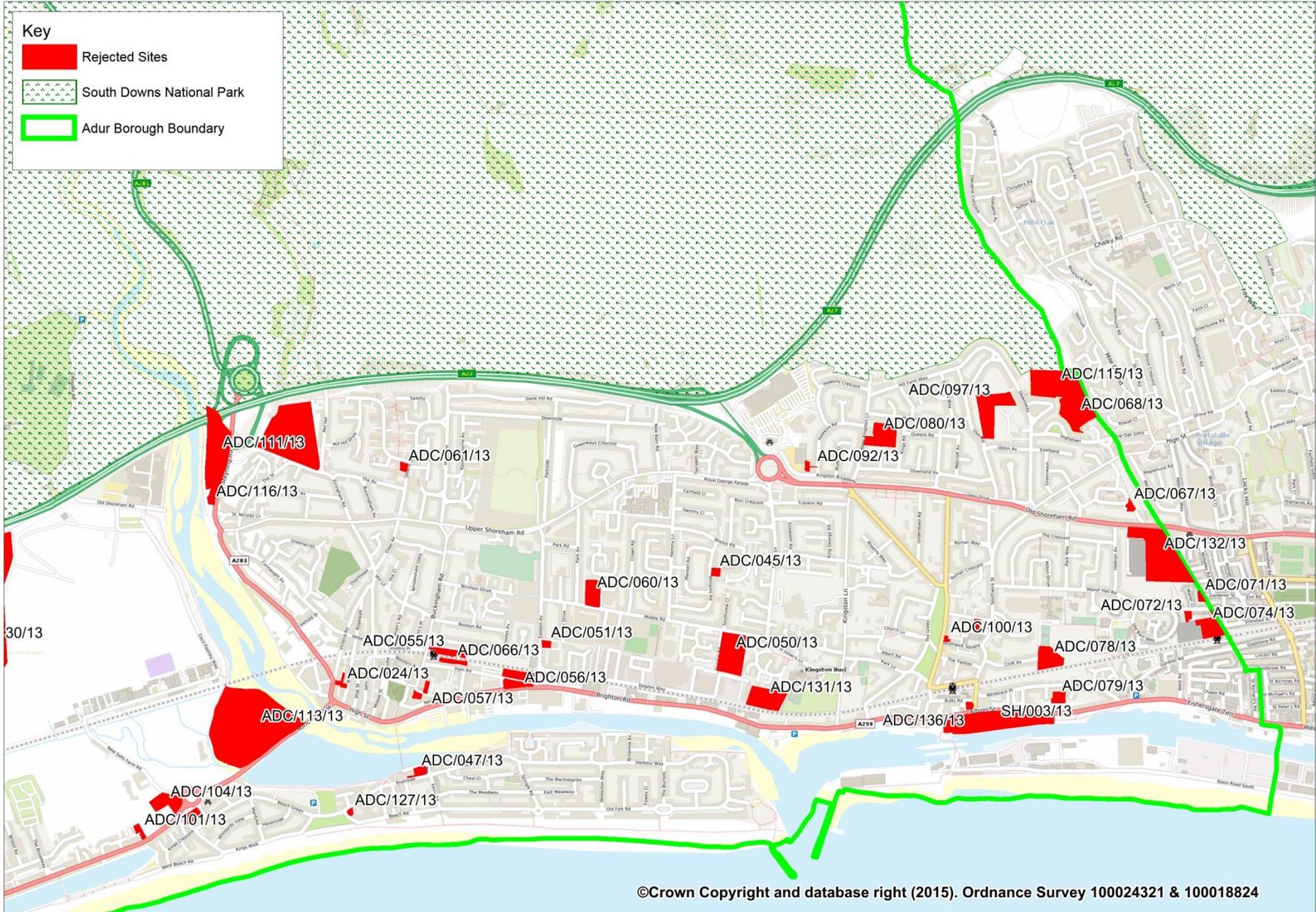
SHLAA ID	Site Address	SHLAA Status
ADC/001/13	Kingdom Hall, Wembley Gardens	Rejected Site
ADC/019/13	337 Brighton Road	Rejected Site
ADC/020/13	Land at 2/4 North Road	Rejected Site
ADC/021/13	16a to 18a North Road	Rejected Site
ADC/024/13	Garage and Offices, 120 High Street	Rejected Site
ADC/026/13	Eastern Sands Caravan Park, Brighton Road	Rejected Site
ADC/029/13	Elm Grove Lodge, Elm Grove	Rejected Site
ADC/030/13	Car Park, Asda, South Street	Rejected Site
ADC/033/13	Car Park, Marlborough Road	Rejected Site
ADC/034/13	146 First Avenue	Rejected Site
ADC/035/13	Telephone Exchange, 6 South Street	Rejected Site
ADC/037/13	Garage Compound, 88/163 Daniel Close	Rejected Site
ADC/038/13	Land north 41/42 The Paddocks	Rejected Site
ADC/039/13	Freshbrook First School, Grinstead Lane	Rejected Site
ADC/040/13	42/44 Leconfield Road	Rejected Site
ADC/041/13	Brethrens Meeting Room, east First Avenue	Rejected Site
ADC/042/13	Sompting Village Primary School, Whitestyles Road,	Rejected Site
ADC/043/13	57 Boundstone Lane	Rejected Site
ADC/045/13	Amenity Open Space, Williams Road	Rejected Site
ADC/047/13	Car Park, Lower Beach Road	Rejected Site
ADC/048/13	Royal Coach Public House, 153 Brighton Road	Rejected Site
ADC/050/13	Playing field, Middle Road	Rejected Site
ADC/051/13	Community Halls, Eastern Close	Rejected Site
ADC/054/13	Telephone Exchange, 1 Tarmount Lane	Rejected Site
ADC/055/13	Station Car Park, Buckingham Road	Rejected Site
ADC/056/13	Dunelm Mill, Ham Road	Rejected Site
ADC/057/13	The Ham, Eastern Avenue, Shoreham	Rejected Site
ADC/060/13	Kingston Buci First School, Middle Road	Rejected Site
ADC/061/13	Land to south at junction of Chanctonbury Drive	Rejected Site
ADC/066/13	Former railway sidings, Brunswick Road	Rejected Site
ADC/067/13	Play Area, Prince Charles Close	Rejected Site
ADC/068/13	Ridgeway Allotments and adjoining grazing land	Rejected Site
ADC/070/13	12/14 Southdown Road	Rejected Site
ADC/071/13	Manor Hall Nursery, Gardner Street	Rejected Site
ADC/072/13	Emblem House, Manor Hall Road	Rejected Site
ADC/074/13	Chalex Works, Manor Hall Road	Rejected Site
ADC/078/13	Land SW corner Southwick Recreation Ground	Rejected Site
ADC/079/13	East Allotments, The Gardens	Rejected Site
ADC/080/13	Quayside Recreation Ground, Upper Kingston Lane	Rejected Site
ADC/081/13	4 Old Shoreham Road	Rejected Site
ADC/085/13	Rectory Farm Industrial Estate, Rectory Farm Road	Rejected Site

ADC/092/13	Garage Compound, r/o Kingston Broadway	Rejected Site
ADC/094/13	2-8 Tarmount Lane	Rejected Site
ADC/097/13	Grazing land, Overhill	Rejected Site
ADC/100/13	Europa House, 46/50 Southwick Square	Rejected Site
ADC/101/13	Land East of Adur Close	Rejected Site
ADC/102/13	The Minstrels Gallery, Old Salts Farm Road	Rejected Site
ADC/104/13	Land at junction of Saltings Roundabout	Rejected Site
ADC/105/13	Land south west of New Monks Farm, Mash Barn Lane	Rejected Site
ADC/107/13	West Street Nursery, West Street	Rejected Site
ADC/108/13	Stocks Garden, Stocks House, West Street	Rejected Site
ADC/111/13	Grazing land south west of flyover, Steyning Road	Rejected Site
ADC/113/13	Adur Recreation Ground, Brighton Road	Rejected Site
ADC/115/13	Private playing field east 70/104 Downsway	Rejected Site
ADC/116/13	1/3 Steyning Road	Rejected Site
ADC/126/13	Land at Mill Hill	Rejected Site
ADC/127/13	25 Beach Green	Rejected Site
ADC/130/13	New Monks Farm (proposed Country Park)	Rejected Site
ADC/131/13	Transmitter Station and Mast, Church Green	Rejected Site
ADC/132/13	Eastbrook Allotments, Old Shoreham Road	Rejected Site
ADC/134/13	Queens Parade, North Road, Lancing	Rejected Site
ADC/135/13	147 Brighton Road, Lancing	Rejected Site
ADC/136/13	The Pilot , Station Road, Southwick	Rejected Site
ADC/139/13	Land at Upton Farmhouse, Upper Brighton Road	Rejected Site
SH/003/13	Lady Bee Marina	Rejected Site

Rejected Sites – West Adur



Rejected Sites – East Adur



Rejected Sites

SHLAA ID	Site Address	Reason for Rejection
ADC/001/13	Kingdom Hall, Wembley Gardens Lancing	The site is too small for 6 dwellings which is the threshold for this study. Development on this site has commenced and any dwellings that may be delivered on this site will be picked up through other monitoring.
ADC/019/13	337 Brighton Road Lancing	The site is too small for 6 dwellings which is the threshold for this study. Any dwellings that may be delivered on this site will be picked up through other monitoring.
ADC/020/13	Land at 2/4 North Road Lancing	The site is too small for 6 dwellings which is the threshold for this study. Any dwellings that may be delivered on this site will be picked up through other monitoring.
ADC/021/13	16a to 18a North Road Lancing	The site is too small for 6 dwellings which is the threshold for this study. Any dwellings that may be delivered on this site has been picked up through other monitoring. Development on this site has been completed.
ADC/024/13	Garage and Offices, 120 High Street Shoreham	This site, that was not previously considered as part of the 2009 and 2012 SHLAA review is rejected from the scope of this study because the site has been redeveloped for retail use and is not available for residential development.
ADC/026/13	Eastern Sands Caravan Park, Brighton Road Lancing	The site was considered in 2009 and 2012 as part of the SHLAA review. At that time it was rejected as it was concluded that the site is currently in alternative use and is not available for development. There are also significant infrastructure costs associated with flood risk which would make development unviable. In the last few year there has been significant investment in terms of replacement accommodation for its use as a holiday caravan park. Following a reassessment in 2013 it is concluded that the same reasons for rejection still apply and therefore this site is not taken forward in this study.
ADC/029/13	Elm Grove Lodge, Elm Grove Lancing	The site is too small for 6 dwellings which is the threshold for this study. Any dwellings that may be delivered on this site will be picked up through other monitoring.
ADC/030/13	Car Park, Asda, South Street Lancing	The site was considered in 2009 and 2012 as part of the SHLAA review. At that time it was rejected as it was concluded that the site appears well used as a retail car park and development for residential use would affect the proper functioning of of the adjacent retail use. Following a reassessment in 2013 it is concluded that the same reason for rejection still applies and therefore this site is not taken forward in this study.

SHLAA ID	Site Address	Reason for Rejection
ADC/033/13	Car Park, Marlborough Road Lancing	This site was considered as part of the 2009 and 2012 SHLAA review. At that time it was rejected as it was concluded that the site is within an employment area allocated for employment uses in the saved policies of the Adur Local Plan 1996 and there is no evidence that the site is unsuitable for employment purposes. The site has now been redeveloped for employment use and is not available for residential development.
ADC/034/13	146 First Avenue Lancing	The site was considered in 2009 and 2012 as part of the SHLAA review. At that time it was rejected as it was concluded that the site is not currently available. Following a reassessment in 2013 it is concluded that the same reason for rejection still applies and therefore this site is not taken forward in this study.
ADC/035/13	Telephone Exchange, 6 South Street Lancing	The site was considered in 2009 and 2012 as part of the SHLAA review. At that time it was rejected as it was concluded that the site is not currently available. Following a reassessment in 2013 it is concluded that the same reason for rejection still applies and therefore this site is not taken forward in this study.
ADC/037/13	Garage Compound, 88/163 Daniel Close Lancing	This Council owned site was considered in 2009 and 2012 as part of the SHLAA review. At that time it was rejected as it was concluded that although the site is located within a residential area, the cumulative impact of reducing existing car parking space whilst increasing housing with its potential demand for more parking space would result in increased on street parking within an area with little or no capacity for more parking. Development would have an unacceptable impact on residential amenity and the ability of emergency services to access these residential streets. Following a reassessment in 2013 it is concluded that the same reason for rejection still applies and therefore this site is not taken forward in this study
ADC/038/13	Land north 41/42 The Paddocks Lancing	The site was considered in 2009 and 2012 as part of the SHLAA review. At that time it was rejected as the site is not considered suitable as it is within flood zone 3 and constitutes a heavily wooded amenity space on the edge of Lancing. Following a reassessment in 2013 it is concluded that the same reason for rejection still applies and therefore this site is not taken forward in this study.
ADC/039/13	Freshbrook First School, Grinstead Lane Lancing	The site was considered in 2009 and 2012 as part of the SHLAA review. At that time it was rejected as it was concluded that there is not a reasonable prospect that housing will be delivered on the site as it is currently not available. Following a reassessment in 2013 it is concluded that the same reasons for rejection still apply and therefore the site is not being taken forward in this study. The site remains part in education use and part as a Children and Family Centre.
ADC/040/13	42/44 Leconfield Road Lancing	The site is too small for 6 dwellings which is the threshold for this study. Any dwellings that may be delivered on this site will be picked up through other monitoring. The site has now been developed for a community use.
ADC/041/13	Brethrens Meeting Room, east First Avenue Lancing	The site is too small for 6 dwellings which is the threshold for this study. Any dwellings that may be delivered on this site will be picked up through other monitoring. The site has now been redeveloped for a community use.

SHLAA ID	Site Address	Reason for Rejection
ADC/042/13	Sompting Village Primary School, Whitestyles Road, Sompting	The site was considered in 2009 and 2012 as part of the SHLAA review. A review of school provision by West Sussex County Council concluded this site is not surplus to requirements and at that time it was rejected as there was not a reasonable prospect that housing will be delivered on this site as it was not currently available. Following a reassessment in 2013 it is concluded that the same reasons for rejection still apply and this site is not being taken forward in this study.
ADC/043/13	57 Boundstone Lane Sompting	The site is too small for 6 dwellings which is the threshold of this study. Any dwellings that may be delivered on this site will be picked up through other monitoring.
ADC/045/13	Amenity Open Space, Williams Road Shoreham	The site was considered in 2009 and 2012 as part of the SHLAA review. At that time it was rejected as there is no reasonable prospect that housing will be delivered on the site as it is not currently available. Following a reassessment in 2013 it is considered that the site is still in leisure/recreation use and given that it has now been formally designated a village green, in line with Policy, its loss would be resisted.
ADC/047/13	Car Park, Lower Beach Road Shoreham	The site was considered in 2009 and 2012 as part of the SHLAA review. At that time it was rejected as it was concluded that the site is required for public car parking and is well placed in relation to the new river crossing from Shoreham Beach into the town centre (now completed). The site is within flood zone 3 and is not considered suitable for development. Following a reassessment in 2013 it is concluded that the same reasons for rejection still apply and therefore this site is not taken forward in this study.
ADC/048/13	Royal Coach Public House, 153 Brighton Road Shoreham	The site was considered in 2009 and 2012 as part of the SHLAA review. At that time it was rejected as it was concluded that the site is in active use as a car park for the public house (recently refurbished); the site is located in flood zone 3 and is not considered suitable for development. Following a reassessment in 2013 it is concluded that the same reasons for rejection still apply and therefore this site is not taken forward in this study.
ADC/050/13	Playing field, Middle Road Shoreham	The site was considered in 2009 and 2012 as part of the SHLAA review. At that time, it was rejected as it was concluded that there is not a reasonable prospect that housing will be delivered on this site as it is not currently available. A review of school provision by West Sussex County Council concluded this site is not surplus to requirements and is part of the Shoreham Academy. Following a reassessment in 2013 it is considered that the same reasons for rejection still apply and therefore is not taken forward in this study.
ADC/051/13	Community Halls, Eastern Close Shoreham	The site was considered in 2009 and 2012 as part of the SHLAA review. At that time it was rejected as it was considered that there is not a reasonable prospect that housing will be delivered on this site as it is not currently available. Following a reassessment in 2013 it is concluded that the site is still in use as a community facility, and, in line with policy (in most circumstances) its loss would be resisted. The same reasons for rejection still apply and therefore this site is not taken forward in this study.

SHLAA ID	Site Address	Reason for Rejection
ADC/054/13	Telephone Exchange, 1 Tarmount Lane Shoreham	The site was considered in 2009 and 2012 as part of the SHLAA review. At that time it was rejected as it was concluded that the site is not currently available. Following a reassessment in 2013 it is concluded that the same reason for rejection still applies and therefore this site is not taken forward in this study.
ADC/055/13	Station Car Park, Buckingham Road Shoreham	The site was considered in 2009 and 2012 as part of the SHLAA review. At that time it was rejected as it was concluded that the redevelopment of part of the station car park for housing may be appropriate as part of a new parking strategy for the town centre. However at that stage loss of railway parking without suitable replacement was not considered appropriate. Following a reassessment in 2013 it is concluded that the same reasons for rejection still apply and therefore this site is not taken forward in this study.
ADC/056/13	Dunelm Mill, Ham Road Shoreham	The site was considered in 2009 and 2012 as part of the SHLAA review. At that time it was rejected as it was concluded that there was no reasonable prospect of housing being delivered on this site as was not currently available. Following a reassessment in 2013 it is concluded that the same reasons for rejection still apply and therefore this site is not taken forward in this study.
ADC/057/13	The Ham, Eastern Avenue, Shoreham Shoreham	The site was considered in 2009 and 2012 as part of the SHLAA review. At that time it was rejected as it was concluded that the site was safeguarded as a public open space. A new skateboard park has recently been constructed on part of the site. The site is not considered suitable for housing development and should be retained for public open space/amenity. Following a reassessment in 2013 it is concluded that the same reasons for rejection still apply and therefore this site is not taken forward in this study.
ADC/060/13	Kingston Buci First School, Middle Road Shoreham	The site was considered in 2009 and 2012 as part of the SHLAA review. At that time, it was rejected as it was concluded that there is not a reasonable prospect that housing will be delivered on this site as it is not currently available. A review of school provision by West Sussex County Council concluded this site is not surplus to requirements and is in use part as a Children and Family Centre and part for education use. Following a reassessment in 2013 it is concluded that the same reasons for rejection still apply and therefore this site is not taken forward in this study.
ADC/061/13	Land to south at junction of Chanctonbury Drive Shoreham	The site was considered in 2009 and 2012 as part of the SHLAA review. At that time it was rejected as it was concluded that whilst this site is currently underused as an amenity space, there is potential with adjoining land containing the listed building, for this area to contribute significantly for meeting the open space needs of this area. The site is considered unsuitable for housing development. Following a reassessment in 2013 it is concluded that the same reasons for rejection still apply and therefore this site is not taken forward in this study.
ADC/066/13	Former railway sidings, Brunswick Road Shoreham	The site was considered in 2009 and 2012 as part of the SHLAA review. At that time it was rejected. The Shoreham Renaissance Strategy 2006 identified this site to be retained for railway uses and the site is not considered suitable for redevelopment for housing. Following a reassessment in 2013 it is concluded that the same reasons for rejection still apply and therefore this site is not taken forward in this study.

SHLAA ID	Site Address	Reason for Rejection
ADC/067/13	Play Area, Prince Charles Close Southwick	The site was considered in 2009 and 2012 as part of the SHLAA review. At that time it was rejected as it was considered that there was not a reasonable prospect that housing would be delivered on the site as it is not currently available. Subsequently a decision has been taken on this Council owned site that it is to be retained as a childrens play area. Following a reassessment in 2013 it is concluded that the same reasons for rejection still apply and therefore this site is not taken forward in this study.
ADC/068/13	Ridgeway Allotments and adjoining grazing land Southwick	The site was considered in 2009 and 2012 as part of the SHLAA review. At that time it was rejected as it was concluded that the site has poor access and major physical constraints in the form of power lines. The presence of overhead power lines means that the majority of the site is not considered suitable for housing. The rest of the site contains well used allotments which have not been declared surplus to requirements. The site is not considered suitable for housing development. Following a reassessment in 2013 it is concluded that the same reasons for rejection still apply and therefore this site is not taken forward in this study.
ADC/070/13	12/14 Southdown Road Southwick	The site was considered in 2009 and 2012 as part of the SHLAA review. At that time it was rejected as it was considered that there is not a reasonable prospect that housing will be delivered on this site as it is not currently available. Following a reassessment in 2013 it is concluded that the same reasons for rejection still apply and therefore this site is not taken forward in this study.
ADC/071/13	Manor Hall Nursery, Gardner Street Southwick	The site is too small for 6 dwellings which is the threshold for this study. Any dwellings that may be delivered on this site will be picked up through other monitoring.
ADC/072/13	Emblem House, Manor Hall Road Southwick	The site was considered in 2009 and 2012 as part of the SHLAA review. At that time it was rejected as it was concluded that the presence of overhead powerlines and the noise from the adjacent sub station makes the site unsuitable for residential development. Following a reassessment in 2013 it is concluded that the same reasons for rejection still apply and therefore this site is not taken forward in this study.
ADC/074/13	Chalex Works, Manor Hall Road Southwick	The site was considered in 2009 and 2012 as part of the SHLAA review. At that time it was rejected as it was concluded that a significant part of this site was being redeveloped for 15 B1/B8 units. It is not considered that the remaining part of this site, which shares a sub standard access with the adjoining industrial units would be a suitable location for residential development given the new adjacent employment uses. Following a reassessment in 2013 it is concluded that the same reasons for rejection still apply. In addition, the site is now protected for employment uses in the Proposed Submission Adur Local Plan 2014 and its loss to residential use would be contrary to policy and herefore this site is not taken forward in this study.
ADC/078/13	Land SW corner Southwick Recreation Ground Southwick	The site was considered in 2009 and 2012 as part of the SHLAA review. At that time it was rejected as it was concluded the site forms part of an attractive public open space, providing informal amenity space. The site is not considered suitable for housing development. Following a reassessment in 2013 it is concluded that the same reasons for rejection still apply and therefore this site is not taken forward in this study.

SHLAA ID	Site Address	Reason for Rejection
ADC/079/13	East Allotments, The Gardens Southwick	The site was considered in 2009 and 2012 as part of the SHLAA review. At that time it was rejected as it was concluded that the site contains well used allotments which have not been declared surplus to requirements. Satisfactory access to the site would be difficult to achieve without the demolition of a dwelling. The site is not considered suitable for housing development. Following a reassessment in 2013 it is concluded that the same reasons for rejection still apply and therefore this site is not taken forward in this study.
ADC/080/13	Quayside Recreation Ground, Upper Kingston Shoreham	The site was considered in 2009 and 2012 as part of the SHLAA review. At that time it was rejected as it was concluded that the site is public open space and recent assessments have identified continued use for open space to be appropriate. Potential contamination and ground subsidence are also major constraints to development and the site is not considered suitable for housing development. Following a reassessment in 2013 it is concluded that the same reasons for rejection still apply and therefore this site is not taken forward in this study.
ADC/081/13	4 Old Shoreham Road Lancing	The site was considered in 2009 and 2012 as part of the SHLAA review. At that time it was considered to be suitable, achievable and deliverable. Subsequently, several planning applications have been refused and an appeal dismissed on grounds of over development and flood risk. Following a reassessment in 2013, it is concluded that the site could potentially accommodate less than 6 units and the site should not be taken forward in this study. Any dwellings that may be delivered on this site will be picked up through other monitoring. (A current planning application (AWDM/0829) for redevelopment with 4 dwellings is pending a decision)
ADC/085/13	Rectory Farm Industrial Estate, Rectory Farm Road Sompting	The site was considered in 2009 as part of the SHLAA. At that time it was considered to be suitable, achievable and deliverable. However, the Employment Land Review 2011 and 2014 recommended that this site be retained for employment use given the limited supply of land for employment use in the District. Following a reassessment in 2013, the site is now protected for employment uses in the Proposed Submission Adur Local Plan 2014 and its loss to residential use would be contrary to policy and therefore this site is not taken forward in this study.
ADC/092/13	Garage Compound, r/o Kingston Broadway Shoreham	The site was considered in 2009 and 2012 as part of the SHLAA review. At that time it was considered to be suitable, achievable and deliverable. A planning application for residential development was refused on the grounds of the backland nature of the site, the unneighbourly form of development and inadequate standards of residential amenity. Following a reassessment in 2013, it is concluded that the site does not offer a suitable location for residential development as it would result in a poor environment for potential residents and the site should not be taken forward in this study
ADC/094/13	2-8 Tarmount Lane Shoreham	The site was considered in 2009 and 2012 as part of the SHLAA review. At that time it was considered to be suitable, achievable and deliverable. However, following a reassessment in 2013, it is concluded that the site is no longer available as it has now been redeveloped for an alternative use and the site should not be taken forward in this study.
ADC/097/13	Grazing land, Overhill Southwick	The site was considered in 2009 as part of the SHLAA review. At that time it was considered to be suitable, achievable and deliverable. This is a Council owned site and a Member decision was taken on 30th August 2011 not to proceed with the residential development of this site. Following a reassessment in 2013, it is concluded that the site should not be taken forward in this study.

SHLAA ID	Site Address	Reason for Rejection
ADC/100/13	Europa House, 46/50 Southwick Square Southwick	The site was considered in 2009 and 2012 as part of the SHLAA review. At that time it was considered to be suitable, achievable and deliverable. However, following a reassessment in 2013, the site is now in an alternative use for employment and it is concluded that it should not be taken forward in this study.
ADC/101/13	Land East of Adur Close Lancing	This greenfield site which lies outside but adjacent to the the built up area boundary was rejected in the 2009 and 2012 SHLAA update on the grounds that development of the site would contravene policy. It forms part of an area identified in the Urban Fringe Study as making a significant contribution to the Strategic Gap both in views east-west and north-south and as a prominent feature contributing to the setting of the nearby settlements. Following a further assessment of the built up area/local green gap boundary in 2013 the same reasons for rejection still apply and therefore this site is not taken forward in this study.
ADC/102/13	The Minstrels Gallery, Old Salts Farm Road Lancing	This building lies within the Lancing-Shoreham-by-Sea Local Green Gap. It had a planning consent (for change of use to residential development) dating from before the base date of the 2009 SHLAA. The consent was never implemented and has now expired. There was no response at the "Call for Sites" stage of both the 2012 Update and this SHLAA and therefore it is concluded that the site is no longer available and should not be taken forward in this study.
ADC/104/13	Land at junction of Saltings Roundabout Lancing	This greenfield site which lies outside but adjacent to the the built up area boundary was rejected in the 2009 and 2012 SHLAA on the grounds that development of the site would contravene policy and is a fundamental part of the Local Green Gap between settlements. The availability of this site is unknown and there has been no suggestion by the landowner or any developer that this site may be promoted for residential development in the future. Following a reassessment in 2013 it is concluded that the same reasons for rejection still apply and therefore the site is not being taken forward in this study.
ADC/105/13	Land south west of New Monks Farm, Mash Barn Lancing	This site, that was not previously considered as part of the 2009 and 2012 SHLAA review is rejected from the scope of this study as the site has been developed as the Brighton and Hove Albion Football Academy.
ADC/107/13	West Street Nursery, West Street Sompting	This greenfield site, in Sompting Village, was rejected in the 2009 and 2012 SHLAA. It lies within the Local Green Gap and development would contravene policy. It has an important role in maintaining the integrity of the Gap in landscape terms. Its development for housing would also change the linear character of the Village and be detrimental to the character of the conservation area. These reasons for rejection have been supported by an Inspector at appeal. Following a reassessment in 2013 it is considered that the same reasons for rejection still apply and therefore this site is not taken forward in this study. The landowner continues to promote the site for development through pre application discussions and has indicated that a development of 5 dwellings might be appropriate which is below the threshold of this study. Any dwellings delivered on this site will be picked up through other monitoring.

SHLAA ID	Site Address	Reason for Rejection
ADC/108/13	Stocks Garden, Stocks House, West Street Sompting	This greenfield site, in Sompting Village, was rejected in the 2009 and 2012 SHLAA . It lies within the Worthing-Lancing/Sompting Local Green Gap and development would contravene policy. It has an important role in maintaining the integrity of the Gap in landscape terms. Its development for housing would also change the linear character of the Village and be detrimental to the character of the conservation area. Following a reassessment in 2013 it is considered that the same reasons for rejection still apply and therefore this site is not taken forward in this study.
ADC/111/13	Grazing land south west of flyover, Steyning Road Shoreham	This greenfield site, within the Lancing-Shoreham-by-Sea Local Green Gap, was rejected in the 2009 and 2012 SHLAA. The intrusive nature of the A27 and the junction to the north coupled with traffic noise, suggests the site would not be suitable for residential purposes although other uses might be acceptable. Following a reassessment in 2013 it is concluded that, although the site is on the very edge of the gap, it makes a significant contribution to the setting of the River Adur and acts as a gateway to both Shoreham and the National Park. It is an important part of the gateway sequence of views and spaces on the northern edge of Shoreham and the development of the site would be an unwelcome urbanisation. The majority of the site is located within Flood Zone 3a and there are surface water and potentially significant groundwater flooding issues. There is also potential for significant noise issues given the proximity of the site to the A27 and A283. It is for these reasons that the site is rejected and is not taken forward in this study.
ADC/113/13	Adur Recreation Ground, Brighton Road Shoreham	This greenfield site, within the Lancing-Shoreham-by-Sea Local Green Gap, was rejected in the 2009 and 2012 SHLAA. The site, which contains some built recreation facilities, is protected as public open space. Although visually separated from other parts of the Local Green Gap, development of the site would encroach upon the perception of a gap between Lancing and Shoreham. Following a reassessment in 2013 it is concluded that the same reasons for rejection still apply and therefore this site is not taken forward in this study.
ADC/115/13	Private playing field east 70/104 Downsway Southwick	This greenfield site, formally within the Area of Outstanding Beauty but now excluded from the National Park was rejected in the 2009 and 2012 SHLAA. This sports field is proposed to be included within the built up area boundary in the Proposed Submission Adur Local Plan. It is owned by Brighton & Hove City Council and leased to Portslade and Aldridge Community Academy for use as a sports field. The site is crossed by overhead power lines and does not offer a suitable location for residential development. In addition access to the site cannot be demonstrably achieved. Following reassessment in 2013 it is concluded that the site is not available, the same reasons for rejection still apply, and the site is not being taken forward in this study.
ADC/116/13	1/3 Steyning Road Shoreham	This greenfield site was not previously considered as part of the 2009 and 2012 SHLAA review. The site is too small for 6 dwellings which is the threshold of this study. Any dwellings that may be delivered on this site will be picked up through other monitoring.
ADC/126/13	Land at Mill Hill Shoreham	This site, that was not previously considered as part of the 2009 and 2012 SHLAA review, is rejected from the scope of this study because it is not considered that there is a reasonable prospect that housing will be delivered on the site as the site (owned by Brighton & Hove City Council) is not currently available.

SHLAA ID	Site Address	Reason for Rejection
ADC/127/13	25 Beach Green Shoreham	This site, that was not previously considered as part of the 2009 and 2012 SHLAA review, is rejected from the scope of this study because it is not considered that there is a reasonable prospect that housing will be delivered on the site as the site is not currently available. A planning application has been refused for 7 dwellings on this site on the grounds of excessive overdevelopment. Following a reassessment in 2013 it is considered that the site is too small to accommodate 6 dwellings and should not be taken forward in this study. Any dwellings delivered on this site will be picked up through other monitoring.
ADC/130/13	New Monks Farm (proposed Country Park) Lancing	This greenfield site was identified through the Local Plan process as part of a potential strategic allocation for a residential led mixed use development and is being actively promoted by the landowner (see ADC/122/13). It is being treated as a separate site in the SHLAA as it is identified in the Proposed Submission Adur Local Plan (and being promoted by the landowner) as a Country Park and would remain in the countryside. It is considered that residential development on this site is not appropriate. The Landscape and Ecological Survey (2012) indicate that this area of land forms part of the central landscape of the Local Green Gap and makes an important contribution to its sense of openness and "greenness". The principle of the use of this site will be considered at the Local Plan Public Examination.
ADC/131/13	Transmitter Station and Mast, Church Green Shoreham	This site has not previously been considered as part of the 2009 and 2012 SHLAA review. However, an assessment in 2013 has concluded that this site is required for use as a transmission station and is not available for development. The site is therefore rejected and is not taken forward in this SHLAA
ADC/132/13	Eastbrook Allotments, Old Shoreham Road Southwick	This site, owned by Brighton & Hove City Council, is the subject of a Supplementary Planning Document currently being prepared. Part of the site is to be retained for allotment use; the remainder does not offer a suitable location for residential development given its proximity to the electricity substation and the overhead and underground power lines which would result in a poor environment for potential residents. The site must be developed for the purposes of "business development" in line with the conditions imposed by the Secretary of State in 2005 when releasing the land for development. It is therefore rejected from the scope of this study.
ADC/134/13	Queens Parade, North Road, Lancing Lancing	This site, that was not previously considered as part of the 2009 and 2012 SHLAA review is rejected from the scope of this study. The site is not suitable to accommodate 6 additional flats. Such development would constitute an over intensive use of the site and would provide an unacceptably poor standard of accommodation, with a lack of external amenity space, poor means of access and inadequate storage facilities. Any dwellings that may be delivered on this site will be picked up through other monitoring.
ADC/135/13	147 Brighton Road, Lancing Lancing	This site, that was not previously considered as part of the 2009 and 2012 SHLAA review is rejected from the scope of this study. The site is not suitable to accommodate 9 flats. Such development would constitute an over intensive use of the site and would provide an unacceptably poor standard of accommodation, with a lack of external amenity space and poor means of access.

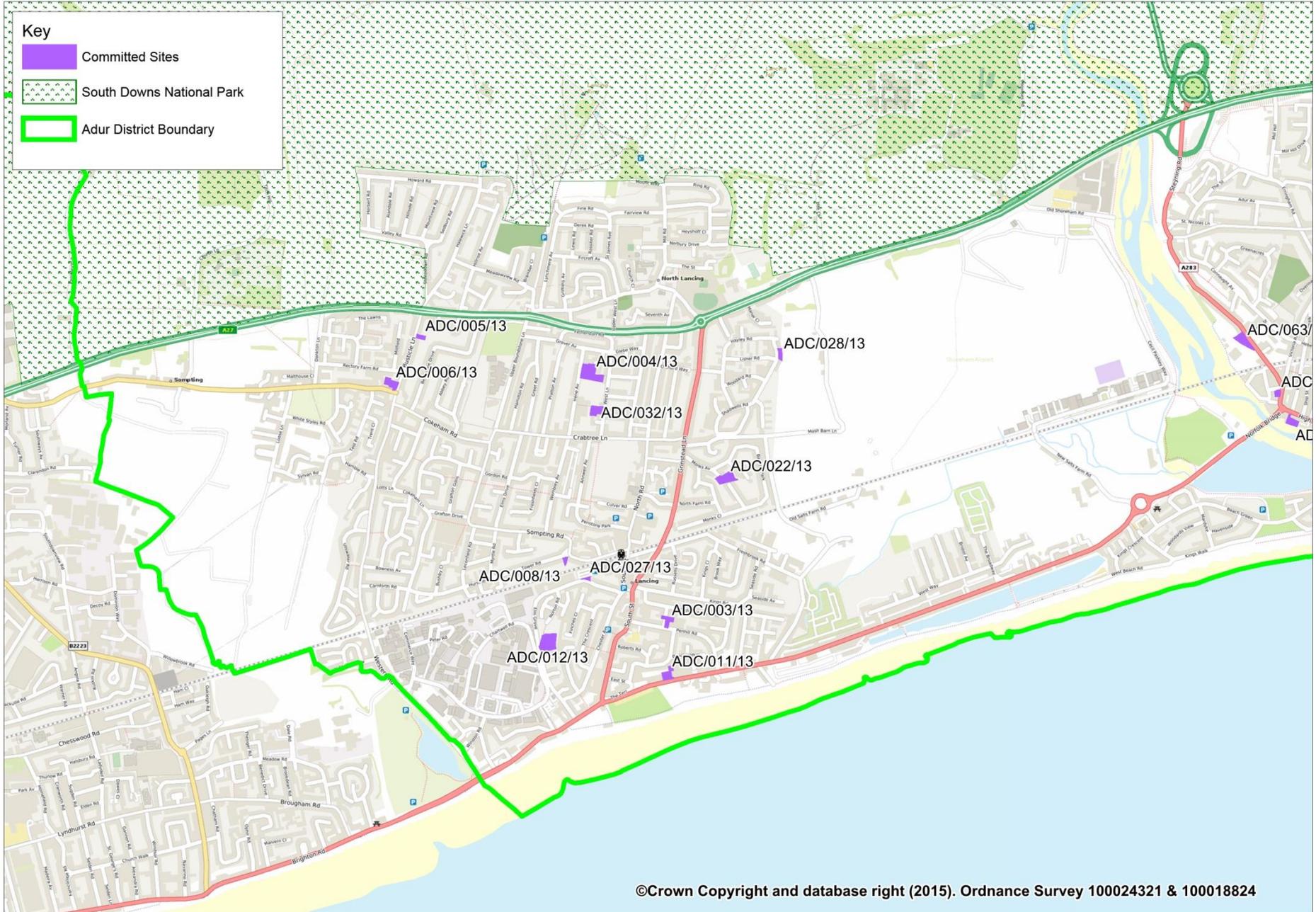
SHLAA ID	Site Address	Reason for Rejection
ADC/136/13	The Pilot , Station Road, Southwick Southwick	This site, that was not previously considered as part of the 2009 and 2012 SHLAA review is rejected from the scope of this study. The site has been developed for an alternative use.
ADC/139/13	Land at Upton Farmhouse, Upper Brighton Road Sompting	This site, that was not previously considered as part of the 2009 and 2012 SHLAA review is rejected from the scope of this study as the site is not considered suitable for development. There are likely to be severe impacts on the highway and in addition, any development on this site would detract from the historic character of Sompting and have a detrimental impact on the integrity of the gap.
SH/003/13	Lady Bee Marina Southwick	This site lies within the Shoreham Harbour Regeneration Area and is identified as a broad location for change. The site is to be used for employment purposes as proposed in the Shoreham Port Authority Masterplan 2010. The site is not available for residential development and therefore is not taken forward in this study.

Appendix 4: Committed Sites

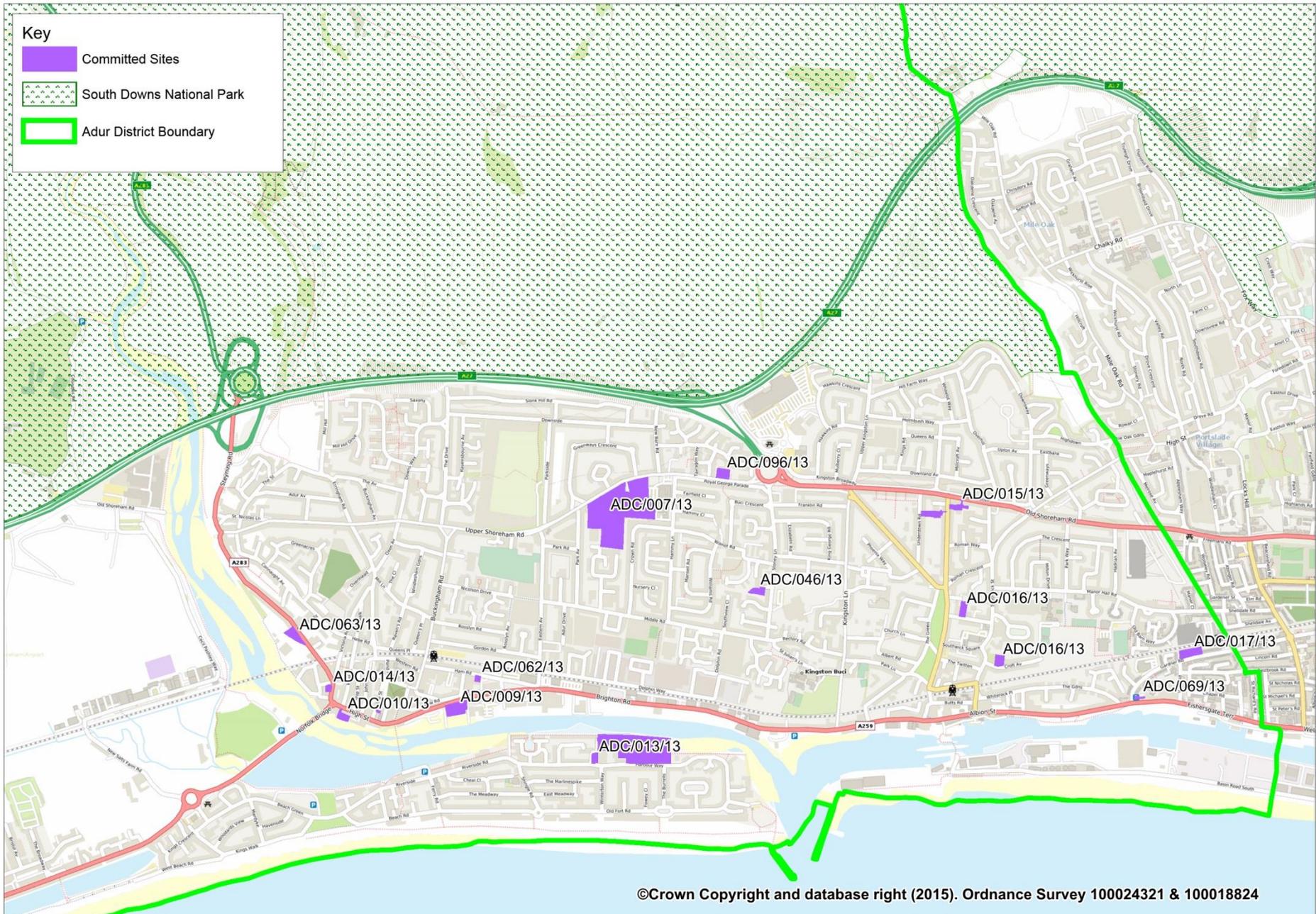
Table 11: List of Committed Sites

SHLAA ID	Site Address	SHLAA Status
ADC/004/13	Land North of The Globe School, Irene Avenue,	Committed
ADC/005/13	60/66 Busticle Lane	Committed
ADC/006/13	The Ball Tree, 1 Busticle Lane	Committed
ADC/007/13	Land adjacent Southlands Hospital	Committed
ADC/008/13	Royal Naval Association, Tower Road	Committed
ADC/009/13	79/81 Brighton Road, Shoreham-by-Sea	Committed
ADC/010/13	Norfolk House, High Street	Committed
ADC/011/13	Burdwood House, 143 Brighton Road	Committed
ADC/012/13	The Elm Grove Centre, Elm Grove	Committed
ADC/013/13	South Wharf House, Hancock Way	Committed
ADC/014/13	Ballamys Showroom, High Street	Committed
ADC/015/13	96 Southview Road	Committed
ADC/016/13	Elmcroft, Croft Avenue	Committed
ADC/017/13	Kingston Works, Gardner Road	Committed
ADC/022/13	Monks Farm Depot, Monks Farm Avenue	Committed
ADC/027/13	Land to west of Pencroft, Elm Grove	Committed
ADC/028/13	Land between 74/76 Shadwells Road	Committed
ADC/032/13	Land rear of 22/26 West Lane	Committed
ADC/044/13	Surry Arms PH, 388 Brighton Road	Committed
ADC/046/13	Car Park, Arundel Close	Committed
ADC/058/13	Car Park, opposite 3 Middle Street	Committed
ADC/062/13	The Morning Star Public House, Ham Road	Committed
ADC/063/13	Smiths Yard, Old Shoreham Road	Committed
ADC/064/13	Sussex Wharf, Harbour Way	Committed
ADC/069/13	Harbour House, 121 Gardner Road	Committed
ADC/096/13	136 Upper Shoreham Road, Shoreham-by-Sea	Committed
ADC/098/13	r/o 77/83 Southview Road and 82/88 Underdown Road	Committed
ADC/121/13	Land at Southlands Hospital, Upper Shoreham Road	Committed
ADC/137/13	Town Hall Chambers, 45/49 High Street, Shoreham	Committed

Committed Sites – West Adur



Committed Sites – East Adur



Committed Sites

SHLAA ID	Site Address	Further Details
ADC/003/13	Regal House, 45/49 Penhill Road Lancing	This site is suitable, achievable and deliverable but has a planning consent (AWDM/0078/11) dating from before the base date of this study. The dwellings that will be delivered have been picked up through other monitoring and, therefore, this site is not taken forward as part of this study.
ADC/004/13	Land North of The Globe School, Irene Avenue, Lancing	This site has a planning consent from before the base date of this study (AWDM/1242/12) and development has commenced. Therefore this site now falls outside the scope of this study and has been picked up through other monitoring. Development on this site is now completed.
ADC/005/13	60/66 Busticle Lane Sompting	This site has a planning consent from before the base date of this study (AWDM/1404/12) and development has commenced. Therefore this site now falls outside the scope of this study and has been picked up through other monitoring.
ADC/006/13	The Ball Tree, 1 Busticle Lane Sompting	This site has a planning consent from before the base date of this study (AWDM/0734/11) and development has commenced. Therefore this site now falls outside the scope of this study and has been picked up through other monitoring. This site has been completed.
ADC/007/13	Land adjacent Southlands Hospital Shoreham	This site has a planning consent from before the base date of this study (AWDM/0287/09) and development has commenced. Therefore this site now falls outside the scope of this study and has been picked up through other monitoring. This site is now completed.
ADC/008/13	Royal Naval Association, Tower Road Lancing	This site has a planning consent from before the base date of this study (AWDM/0129/09) and development has been completed. Therefore this site now falls outside the scope of this study and has been picked up through other monitoring.
ADC/009/13	79/81 Brighton Road, Shoreham-by-Sea Shoreham	This site has a planning consent from before the base date of this study (AWDM/0501/12) and development has been commenced. Therefore this site now falls outside the scope of this study and has been picked up through other monitoring.
ADC/010/13	Norfolk House, High Street Shoreham	The site is suitable, achievable and deliverable but has a planning consent (AWDM/0871/11) dating from before the base date of this study. Therefore this site now falls outside the scope of this study and has been picked up through other monitoring.

SHLAA ID	Site Address	Further Details
ADC/011/13	Burdwood House, 143 Brighton Road Lancing	This site has a planning consent from before the base date of this study (AWDM/0235/08) and development has been completed. Therefore this site now falls outside the scope of this study and has been picked up through other monitoring.
ADC/012/13	The Elm Grove Centre, Elm Grove Lancing	This site has a planning consent from before the base date of this study (ADC/0531/08) and development has been completed. Therefore this site now falls outside the scope of this study and has been picked up through other monitoring.
ADC/013/13	South Wharf House, Hancock Way Shoreham	This site has a planning consent from before the base date of this study (ADC/0339/07) and development has been completed. Therefore this site now falls outside the scope of this study and has been picked up through other monitoring.
ADC/014/13	Ballamys Showroom, High Street Shoreham	This site has a planning consent from before the base date of this study (ADC/0210/09) and development has been completed. Therefore this site now falls outside the scope of this study and has been picked up through other monitoring.
ADC/015/13	96 Southview Road Southwick	This site has a planning consent from before the base date of this study (AWDM/0441/09) and development has been completed. Therefore this site now falls outside the scope of this study and has been picked up through other monitoring.
ADC/016/13	Elmcroft, Croft Avenue Southwick	This site has a planning consent from before the base date of this study (AWDM/0289/09) and development has been completed. Therefore this site now falls outside the scope of this study and has been picked up through other monitoring.
ADC/017/13	Kingston Works, Gardner Road Southwick	This site has a planning consent from before the base date of this study (ADC/0783/07) and development has been completed. Therefore this site now falls outside the scope of this study will be picked up through other monitoring.
ADC/022/13	Monks Farm Depot, Monks Farm Avenue Lancing	This site has a planning consent from before the base date of this study (L/44/05) and development has been completed. Therefore this site now falls outside the scope of this study and has been picked up through other monitoring.
ADC/027/13	Land to west of Pencroft, Elm Grove Lancing	This site has a planning consent from before the base date of this study (ADC/0154/06) and development has been completed. Therefore this site now falls outside the scope of this study and has been picked up through other monitoring.

SHLAA ID	Site Address	Further Details
ADC/028/13	Land between 74/76 Shadwells Road Lancing	This site has a planning consent from before the base date of this study (ADC/0650/07) and development has been completed. Therefore this site now falls outside the scope of this study and has been picked up through other monitoring.
ADC/032/13	Land rear of 22/26 West Lane Lancing	This site has a planning consent and the site is under construction. (completed in part).
ADC/044/13	Surry Arms PH, 388 Brighton Road Shoreham	This site has a planning consent from before the base date of this study (ADC/0210/09) and development has been completed. Therefore this site now falls outside the scope of this study and has been picked up through other monitoring.
ADC/046/13	Car Park, Arundel Close Shoreham	This site has a planning consent from before the base date of this study (SU/0200/06) and development has been completed. Therefore this site now falls outside the scope of this study and has been picked up through other monitoring.
ADC/058/13	Car Park,opposite 3 Middle Street Shoreham	This site has a planning consent from before the base date of this study (AWDM/1031/11) and development has been completed. Therefore this site now falls outside the scope of this study and has been picked up through other monitoring.
ADC/062/13	The Morning Star Public House, Ham Road Shoreham	This site has a planning consent from before the base date of this study and development has been completed. Therefore this site now falls outside the scope of this study and has been picked up through other monitoring.
ADC/063/13	Smiths Yard, Old Shoreham Road Shoreham	This site has a planning consent from before the base date of this study (ADC/0031/07) and development has been completed. Therefore this site now falls outside the scope of this study and has been picked up through other monitoring.
ADC/064/13	Sussex Wharf, Harbour Way Shoreham	This site has a planning consent from before the base date of this study and development has been completed. Therefore this site now falls outside the scope of this study and has been picked up through other monitoring.
ADC/069/13	Harbour House, 121 Gardner Road Southwick	This site has a planning consent from before the base date of this study (SW/82/05) and development has been completed. Therefore this site now falls outside the scope of this study and has been picked up through other monitoring.

SHLAA ID	Site Address	Further Details
ADC/096/13	136 Upper Shoreham Road, Shoreham-by-Sea Shoreham	This site has a planning consent dating from after the base date of this study (AWDM/1483/12) and development on this site has commenced. Therefore this site now falls outside the scope of this study and has been picked up through other monitoring. Development on this site is now completed.
ADC/098/13	r/o 77/83 Southview Road and 82/88 Underdown Road Southwick	Development on this site has been completed and will be picked up through other monitoring.
ADC/121/13	Land at Southlands Hospital, Upper Shoreham Shoreham	Planning consent has been granted for the redevelopment of this site.
ADC/137/13	Town Hall Chambers,45/49 High Street, Shoreham Shoreham	Planning consent has been granted for the redevelopment of this site.

Appendix 5: Index of all SHLAA Sites

Table 12: List of all SHLAA sites

SHLAA ID	Site Address	SHLAA Status
ADC/001/13	Kingdom Hall, Wembley Gardens	Rejected Site
ADC/004/13	Land North of The Globe School, Irene Avenue,	Committed
ADC/005/13	60/66 Busticle Lane	Committed
ADC/006/13	The Ball Tree, 1 Busticle Lane	Committed
ADC/007/13	Land adjacent Southlands Hospital	Committed
ADC/008/13	Royal Naval Association, Tower Road	Committed
ADC/009/13	79/81 Brighton Road, Shoreham-by-Sea	Committed
ADC/010/13	Norfolk House, High Street	Committed
ADC/011/13	Burdwood House, 143 Brighton Road	Committed
ADC/012/13	The Elm Grove Centre, Elm Grove	Committed
ADC/013/13	South Wharf House, Hancock Way	Committed
ADC/014/13	Ballamys Showroom, High Street	Committed
ADC/015/13	96 Southview Road	Committed
ADC/016/13	Elmcroft, Croft Avenue	Committed
ADC/017/13	Kingston Works, Gardner Road	Committed
ADC/018/13	Coastline Caravans, 88 Old Shoreham Road	Rejected Site - Monitor
ADC/019/13	337 Brighton Road	Rejected Site
ADC/020/13	Land at 2/4 North Road	Rejected Site
ADC/021/13	16a to 18a North Road	Rejected Site
ADC/022/13	Monks Farm Depot, Monks Farm Avenue	Committed
ADC/023/13	South Street Car Park, South Street	Rejected Site - Monitor
ADC/024/13	Garage and Offices, 120 High Street	Rejected Site
ADC/025/13	Police Station, 107-111 North Road	Rejected Site - Monitor
ADC/026/13	Eastern Sands Caravan Park, Brighton Road	Rejected Site
ADC/027/13	Land to west of Pencroft, Elm Grove	Committed
ADC/028/13	Land between 74/76 Shadwells Road	Committed
ADC/029/13	Elm Grove Lodge, Elm Grove	Rejected Site
ADC/030/13	Car Park, Asda, South Street	Rejected Site
ADC/032/13	Land rear of 22/26 West Lane	Committed
ADC/033/13	Car Park, Marlborough Road	Rejected Site
ADC/034/13	146 First Avenue	Rejected Site
ADC/035/13	Telephone Exchange, 6 South Street	Rejected Site
ADC/036/13	Garage Compound, Gravelly Crescent	Rejected Site - Monitor
ADC/037/13	Garage Compound, 88/163 Daniel Close	Rejected Site
ADC/038/13	Land north 41/42 The Paddocks	Rejected Site
ADC/039/13	Freshbrook First School, Grinstead Lane	Rejected Site
ADC/040/13	42/44 Leconfield Road	Rejected Site
ADC/041/13	Brethrens Meeting Room, east First Avenue	Rejected Site
ADC/042/13	Sompting Village Primary School, Whitestyles Road,	Rejected Site
ADC/043/13	57 Boundstone Lane	Rejected Site
ADC/044/13	Surry Arms PH, 388 Brighton Road	Committed

ADC/045/13	Amenity Open Space, Williams Road	Rejected Site
ADC/046/13	Car Park, Arundel Close	Committed
ADC/047/13	Car Park, Lower Beach Road	Rejected Site
ADC/048/13	Royal Coach Public House, 153 Brighton Road	Rejected Site
ADC/049/13	Riverbank Business Centre, Old Shoreham Road	Potential Site
ADC/050/13	Playing field, Middle Road	Rejected Site
ADC/051/13	Community Halls, Eastern Close	Rejected Site
ADC/052/13	Civic Centre Staff Car Park, Ham Road, Shoreham	Potential Site
ADC/053/13	Car Park, Tarmount Lane	Rejected Site - Monitor
ADC/054/13	Telephone Exchange, 1 Tarmount Lane	Rejected Site
ADC/055/13	Station Car Park, Buckingham Road	Rejected Site
ADC/056/13	Dunelm Mill, Ham Road	Rejected Site
ADC/057/13	The Ham, Eastern Avenue, Shoreham	Rejected Site
ADC/058/13	Car Park, opposite 3 Middle Street	Committed
ADC/059/13	Adur Civic Centre, Ham Road, Shoreham	Potential Site
ADC/060/13	Kingston Buci First School, Middle Road	Rejected Site
ADC/061/13	Land to south at junction of Chanctonbury Drive	Rejected Site
ADC/062/13	The Morning Star Public House, Ham Road	Committed
ADC/063/13	Smiths Yard, Old Shoreham Road	Committed
ADC/064/13	Sussex Wharf, Harbour Way	Committed
ADC/066/13	Former railway sidings, Brunswick Road	Rejected Site
ADC/067/13	Play Area, Prince Charles Close	Rejected Site
ADC/068/13	Ridgeway Allotments and adjoining grazing land	Rejected Site
ADC/069/13	Harbour House, 121 Gardner Road	Committed
ADC/070/13	12/14 Southdown Road	Rejected Site
ADC/071/13	Manor Hall Nursery, Gardner Street	Rejected Site
ADC/072/13	Emblem House, Manor Hall Road	Rejected Site
ADC/074/13	Chalex Works, Manor Hall Road	Rejected Site
ADC/075/13	NTL, Gardner Road	Rejected Site - Monitor
ADC/076/13	Land at 7-27 Albion Street	Rejected Site - Monitor
ADC/078/13	Land SW corner Southwick Recreation Ground	Rejected Site
ADC/079/13	East Allotments, The Gardens	Rejected Site
ADC/080/13	Quayside Recreation Ground, Upper Kingston Lane	Rejected Site
ADC/081/13	4 Old Shoreham Road	Rejected Site
ADC/082/13	Laundry, Alma Street	Rejected Site - Monitor
ADC/083/13	Lancing Manor Filling Station, Old Shoreham Road	Potential Site
ADC/084/13	Yard rear of St Peters Place, Western Road	Rejected Site - Monitor
ADC/085/13	Rectory Farm Industrial Estate, Rectory Farm Road	Rejected Site
ADC/086/13	Community Buildings, Pond Road, Shoreham	Potential Site
ADC/088/13	Cecil Norris House, Ravens Road	Rejected Site - Monitor
ADC/089/13	3 to 15 New Road	Rejected Site - Monitor
ADC/090/13	Northbourne Medical Centre, Eastern Avenue	Potential Site
ADC/091/13	412/414 Brighton Road	Rejected Site - Monitor
ADC/092/13	Garage Compound, r/o Kingston Broadway	Rejected Site
ADC/093/13	Car Park, Beach Green	Rejected Site - Monitor
ADC/094/13	2-8 Tarmount Lane	Rejected Site
ADC/095/13	124 Upper Shoreham Road	Rejected Site - Monitor
ADC/096/13	136 Upper Shoreham Road, Shoreham-by-Sea	Committed
ADC/097/13	Grazing land, Overhill	Rejected Site

ADC/098/13	r/o 77/83 Southview Road and 82/88 Underdown Road	Committed
ADC/099/13	r/o 53/59 Southview Road	Rejected Site - Monitor
ADC/100/13	Europa House, 46/50 Southwick Square	Rejected Site
ADC/101/13	Land East of Adur Close	Rejected Site
ADC/102/13	The Minstrels Gallery, Old Salts Farm Road	Rejected Site
ADC/104/13	Land at junction of Saltings Roundabout	Rejected Site
ADC/105/13	Land south west of New Monks Farm, Mash Barn Lane	Rejected Site
ADC/106/13	Land north east of Hasler Estate	Rejected Site - Monitor
ADC/107/13	West Street Nursery, West Street	Rejected Site
ADC/108/13	Stocks Garden, Stocks House, West Street	Rejected Site
ADC/111/13	Grazing land south west of flyover, Steyning Road	Rejected Site
ADC/113/13	Adur Recreation Ground, Brighton Road	Rejected Site
ADC/115/13	Private playing field east 70/104 Downsway	Rejected Site
ADC/116/13	1/3 Steyning Road	Rejected Site
ADC/117/13	Lancing Delivery Office, 40 North Road	Rejected Site - Monitor
ADC/119/13	Land at Eastbrook Primary School, Manor Hall Road	Potential Site
ADC/120/13	Shoreham Police Station, Ham Road	Rejected Site - Monitor
ADC/121/13	Land at Southlands Hospital, Upper Shoreham Road	Committed
ADC/122/13	New Monks Farm, Lancing	Potential Site
ADC/123/13	Land north of 20/40 Firle Road	Rejected Site - Monitor
ADC/124/13	Land west of Highview, Mount Way, Lancing	Potential Site
ADC/125/13	Land at West Sompting	Potential Site
ADC/126/13	Land at Mill Hill	Rejected Site
ADC/127/13	25 Beach Green	Rejected Site
ADC/128/13	Land between Adur Rec and New Salts Farm Road	Rejected Site - Monitor
ADC/129/13	Land north west of the Hasler Estate	Rejected Site - Monitor
ADC/130/13	New Monks Farm (proposed Country Park)	Rejected Site
ADC/131/13	Transmitter Station and Mast, Church Green	Rejected Site
ADC/132/13	Eastbrook Allotments, Old Shoreham Road	Rejected Site
ADC/133/13	St Marys Church Hall, 24/25 East Street	Rejected Site - Monitor
ADC/134/13	Queens Parade, North Road, Lancing	Rejected Site
ADC/135/13	147 Brighton Road, Lancing	Rejected Site
ADC/136/13	The Pilot , Station Road, Southwick	Rejected Site
ADC/137/13	Town Hall Chambers,45/49 High Street, Shoreham	Committed
ADC/138/13	Land north 123/207 Manor Hall Road	Rejected Site - Monitor
ADC/139/13	Land at Upton Farmhouse, Upper Brighton Road	Rejected Site
SH/001/13	5 Brighton Road	Rejected Site - Monitor
SH/002/13	Technology House, West Street	Rejected Site - Monitor
SH/003/13	Lady Bee Marina	Rejected Site
SH/004/13	Land adjacent Ham Business Centre, Brighton Road	Rejected Site - Monitor