Adur District Council

Strategic Housing Land Availability Assessment (SHLAA) Update

An Assessment of Previously Developed Sites in the Built Up Area

November 2016

(Base Date of Study 31/10/2016)

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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 viewed on the Councils' website:

https://www.adur-worthing.gov.uk/media/media,141905,en.pdf

The 2014 SHLAA committed the Council to report any updates annually through a review of the SHLAA and the Annual Monitoring Report (AMR). The base date of this review is 1 April each year. However, the Adur Local Plan will be examined in early 2017. In order to provide the most up to date position on all sites identified in the SHLAA, the base date of this SHLAA is **31st October 2016.**

To ensure that "no stone is left unturned", a further reassessment of all sites which were previously assessed as not being suitable or available for housing and therefore rejected in the SHLAA has been undertaken. This reassessment has been included as:

Table 1 – Re-assessment of Rejected SHLAA sites at 31st October 2016

Those sites which have been assessed as being suitable for residential development but are not currently available (Rejected Sites – Monitor) have also been reassessed to update their

SHLAA status in terms of availability and to identify and consider how potential barriers to delivery can be overcome. This reassessment has been included as:

Table 2 – Re-assessment of SHLAA Rejected Site – Monitor at 31st October 2016

A review of Council owned sites is currently being undertaken by Adur Council. This work is on-going and further sites may come forward in the future. Those sites to date which have been identified as having development potential included as:

Table 3 – Review of Council owned sites – land owned by Adur District Council and Adur Homes at 31st October 2016

This SHLAA Update 2016 has reassessed all existing sites together with the addition and assessment of new opportunities. This report, which reflects the conclusions from the reassessment of Rejected Sites and Rejected Sites – Monitor, includes updates on the following appendices as originally set out the published 2014 SHLAA:

- Appendix 1: Potential Sites
- Appendix 2: Rejected Sites – Monitor
- Appendix 3: Rejected Sites
- Appendix 4: Committed Sites
- Appendix 5: Index List of all SHLAA Sites

Table1: Reassessment of Rejected SHLAA sites at 31st October 2016

The sites listed in the table below have been identified in the 2015 SHLAA Update as Rejected Sites. They have previously been assessed as being not suitable for residential development/redeveloped for a non-residential use or too small to accommodate 6+ dwellings. The most recent SHLAA Update 2016 has a base date of 1 April each year to reflect the base date of the West Sussex County Council monitoring data. Between this date and the Examination of the Local Plan, further progress has/ and will continue to be made on sites. The table below sets out the most up to date position at 31st October 2016.

Any further changes between October 2016 and the Examination will be set out in an Interim Review Table which will provide the most up to date position in terms of housing delivery.

SHLAA REF	SITE ADDRESS	SHLAA 2015 UPDATE CONCLUSION	2016 SHLAA UPDATE STATUS (1/4/2015-31/3/2016)	2016 SHLAA STATUS REVIEW (at 31st October 2016)	SHLAA REASSESSMENT 31ST OCTOBER 2016
001/13	Kingdom Hall, Wembley Gardens, Lancing	Development on this site has been completed	N/A	N/A	N/A
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 accounted for through other monitoring.	Rejected Site	Rejected Site	This site comprises an area of hardstanding adjacent a retail/residential use. An appropriate density for development would be 40dph and the site could potentially accommodate 4 dwellings. It therefore falls below the threshold of sites to be included in the SHLAA.

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 accounted for through other monitoring.	Rejected Site	Rejected Site	The site comprises a pair of semi-detached dwellings. The change of ownership and subsequent conversion of one dwelling into flats suggests that comprehensive redevelopment of this site is unlikely. The site is no longer available for development. The remainder of the site is too small to accommodate 6 dwellings.
021/13	16a to 18a North Road, Lancing	The site is too small for 6 dwellings which is the threshold for this study. Development on this site has been completed.	N/A	N/A	N/A
024/13	Garage and Offices, 120 High Street, Shoreham	This site has been redeveloped for retail use and is not available for residential development.	N/A	N/A	N/A
026/13	Eastern Sands Caravan Park, Lancing	This site is in use as a holiday caravan park and is not available for development. There are also significant mitigation costs associated with flood risk which would make residential development unviable. In the last few years there has been significant investment in terms of replacement accommodation, consolidating its use as a holiday caravan park.	Rejected Site	Rejected Site	This site is not available for development. It is in Flood Zone 3; a major constraint to the development of this site. It lies at a lower level than the adjacent beach to the south and A259 coast road to the north and acts as a secondary flood defence for this main road and the properties beyond. There are significant infrastructure costs associated with flood risk which could make the site unviable for residential development. There has been significant investment in term of replacement accommodation for its use as a holiday park which has consolidated this use.

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.	Rejected Site	Rejected Site	This site comprises a single dwelling. It has planning consent for one dwelling (July 2011) which has not been implemented. The site is suitable for residential development. It lies within a residential area and there could be potential to increase the number of dwellings on site. An appropriate density for development would be 40dph and the site could therefore potentially accommodate 4 dwellings. It therefore falls below the threshold of sites to be included in the SHLAA.
030/13	Car Park, Asda, 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 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.	Rejected Site	Rejected Site	This site is not available for development. Any development for residential purposes would affect the function of the adjacent retail use.
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	N/A	N/A	N/A

		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.			
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.	Rejected Site	Rejected Site	This site is not available for development. It comprises a single dwelling house with a large garden and is suitable for housing. It lies within the North Lancing Conservation Area and any development would need to take account of this in terms of design and density. At 30dph the site could potentially accommodate 10 dwellings. The current owners of this property have stated that they have no intention of redeveloping this site and do not wish it to be included in the SHLAA.
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	Rejected Site	Rejected Site	This site is not available for development. It is to remain in use as a telephone exchange.

		this site is not taken forward in this study.			
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	Rejected Site	Potential Site	As part of its land holdings the Council is considering the potential of this site for residential development and a feasibility study has been completed which indicates that 11 dwellings could be accommodated. Pending further work on the impact of loss of car parking, the site is suitable for residential development. **Note: The housing likely to be delivered on this site has been included in the housing trajectory as the site is considered to be deliverable in the next 5 years.**
038/13	Land north 41/42 The Paddocks,	The site was considered in 2009 and 2012 as part of the	Rejected Site	Rejected Site	This council owned site is not available for development. It is within flood zone 3 and is heavily

	Lancing	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.			wooded. Satisfactory access would be difficult to achieve.
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.	Rejected Site	Rejected Site	This site is in education/community use and is not available.
040/13	42/44 Leconfield Road, Lancing	The site is too small for 6 dwellings which is the	N/A	N/A	N/A

		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.			
041/13	Brethrens Meeting Room, 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.	N/A	N/A	N/A
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	Rejected Site	Rejected Site	The site is in education use and is not available.

		being taken forward in this study.			
043/13	57 Boundstone Lane, Lancing	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.	Rejected Site	Rejected Site	This site is suitable for development. The previous application for 13 dwellings was refused on grounds of overdevelopment/design and scale/ unneighbourly/ detrimental to residential amenity. Current site density is approximately 20dph. There could be potential to increase the number of dwellings on site and an appropriate density for development would be 40dph. The site could therefore potentially accommodate 4 dwellings. It falls below the threshold of sites to be included in the SHLAA.
045/13	Amenity Open Space, Williams Road, Shoreham-by-Sea	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.	Rejected Site	Rejected Site	This council owned site is not available for development. It has Village Green status. It was designated in 2008 to replace deregistered village green land at Kingston Beach which was required for a new Lifeboat Station..
047/13	Car Park, Lower Beach Road, Shoreham-by-Sea	The site was considered in 2009 and 2012 as part of the SHLAA review. At that time it was rejected as it was	Rejected Site	Rejected Site	This site is not available for development. It is not considered suitable for development as it lies within Flood Zone 3b. It is well used as a public car park for the town centre

		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.			
048/13	The Longshore PH, 153 Brighton Road, Shoreham-by-Sea (formerly The Royal Coach)	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.	Rejected Site	Rejected Site	This site is not available for development. The site is in Flood Zone 3b and is not suitable for residential development. It is in use as a car park for the adjoining use. The recent refurbishment has consolidated its use as a public house.

050/13	Playing Field, Middle Road, Shoreham-by-Sea	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.	Rejected Site	Rejected Site	This site is not available for development. It is suitable for residential development, given its location in a mixed use area. However, it is used for education purposes in connection with The Shoreham Academy.
051/13	Community Halls, Eastern Close, Shoreham-by-Sea	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	Rejected Site	Rejected Site	This site is not available for development. The site comprises three separate buildings and associated parking areas, together with an electricity sub-station. There appears to be no major constraints to the development of this site for housing, providing any layout accounted for the location of the substation. An appropriate density for development would be 40dph. The site could therefore potentially accommodate 5 dwellings. It falls below the threshold of sites to be included in the SHLAA.

		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.			
054/13	Telephone Exchange, 1 Tarmount Lane, Shoreham-by-Sea	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	Rejected Site	Rejected Site	This site is not available for redevelopment. It is to remain in use as a telephone exchange.

		monitored on a regular basis.			
055/13	Station Car Park, Buckingham Road, Shoreham-by-Sea	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.	Rejected Site	Rejected Site	This site is not available for development. A town centre car parking strategy has not been undertaken. Its use as a commuter car park adjacent to the railway station encourages use of sustainable transport and it could not be replaced elsewhere in the town centre.
056/13	Dunelm Mill, Ham Road, Shoreham-by-Sea	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	Rejected Site	Rejected Site	This site is not available for development. It lies within the Shoreham Harbour Broad Location Regeneration Area. Any future development potential will be addressed through the Joint Area Action Plan.

		concluded that the same reasons for rejection still apply and therefore this site is not taken forward in this study.			
057/13	The Ham, Eastern Avenue, Shoreham-by-Sea	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 stud	Rejected Site	Rejected Site	This Council owned site is not available for development. It is a triangular shaped area of land surrounded on all sides by roads and providing a suitable access would be an issue. A well-used skateboard park has been constructed at the widest part of the site. Given its location and its use for recreation purposes, this site is not suitable for residential development.
060/13	Kingston Buci Family and Childrens Centre, Middle Road, Shoreham-by-Sea (Formerly Kingston Buci First School).	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	Rejected Site	Rejected Site	The site is in education use and is not available.

		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 applly and therefore this site is not taken forward in this study.			
061/13	Land to south at junction of Chanctonbury Drive, Shoreham-by-Sea	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	Rejected Site	Rejected Site	This grassed area of land forms part of the setting of a listed building and functions as an amenity area within an urban area. It is not considered suitable for residential development.

		site is not taken forward in this study.			
066/13	Former Railway Sidings, Brunswick Road, Shoreham-by-Sea	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.	Rejected Site	Rejected Site	The Shoreham Renaissance Strategy 2006 identified this site to be retained for railway uses. It is a narrow backland site between the railway line and station to the north and residential/employment uses to the south. It is used for storage and car parking. Access is via the station forecourt/taxi rank. The site is not considered suitable for residential development. Given its location, a satisfactory residential layout would be difficult to achieve
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	Rejected Site	Rejected Site	This Council owned site is not available for development. Its potential for residential development has been considered previously by Members. The presence of overhead power lines are a major constraint to the development of this site and it is not considered suitable for residential development. The site would be too small to accommodate 6 dwellings.

		concluded that the same reasons for rejection still apply and therefore this site is not taken forward in this study			
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.	Rejected Site	Rejected Site	This site is not available for development. It has poor access and major physical constraints in the form of over-head 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.
070/13	12/14 Southdown Road, Southwick	The site was considered in 2009 and 2012 as part of the SHLAA review. At that time	Rejected Site	Rejected Site	The site is not available. It comprises two detached dwellings and is suitable for residential development. An appeal for 12 flats was dismissed

		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.			in 2008 on grounds of over development. The site is adjacent a Conservation Area and any design and layout would need to reflect this. An appropriate density for development would be 30dph. The site could therefore potentially accommodate 4 dwellings. It falls below the threshold of sites to be included in the SHLAA. Planning permission for two extensions granted in 2013 at 14 Southdown Road has been implemented, consolidating the use as a residential dwelling.
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.	Rejected Site	Rejected Site	The potential to develop this site has been explored through the Eastbrook Allotments Development Brief (2015) which indicates that the most suitable use for this site is a community use. There is no satisfactory access to this site to serve residential development.
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	Rejected Site	Rejected Site	This site is not available for development. The presence of overhead power lines and noise from the adjacent sub-station makes the site unsuitable for residential development.

		is not taken forward in this study.			
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 therefore this site is not taken forward in this study.	Rejected Site	Rejected Site	This site is not available for development. It is identified in the Employment Land Review 2014 to be protected for employment use. This assessment concluded that the majority of the site has now been redeveloped for employment use. The remaining part of the site is not considered suitable for residential development given its location adjacent employment uses, a major electricity sub-station and the need to share a sub-standard access.
078/13	Land SW corner Southwick Recreation Ground,	The site was considered in 2009 and 2012 as part of the SHLAA review. At that time	Rejected Site	Rejected Site	This Council owned site is not considered suitable or available for residential development. It is adjacent to Southwick Leisure Centre and forms part of the

	Southwick	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.			recreation ground. It is heavily treed and whilst it is not laid out as a formal recreation space, it does contain a skateboard area.
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 demoliition 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	Rejected Site	Rejected Site	This Council owned site is not considered suitable or available for residential development. It is surrounded on all sides by residential development with a narrow access. A satisfactory access to serve residential development could not be achieved without the demolition of a dwelling. The site contains well uses allotments which have not been declared surplus to requirements.

		site is not taken forward in this stud			
080/13	Quayside Recreation Ground, Upper Kingston Lane, 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 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.	Rejected Site	Rejected Site	This site is not available for development. It is used for recreation purposes in conjunction with the adjacent WSCC owned Youth Centre. This, together with the potential for land subsidence makes the site unsuitable for residential development.
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	Rejected Site	Rejected Site	This site is considered suitable for residential development. However, several planning applications have been refused and an appeal for 13 dwellings dismissed on grounds of overdevelopment, flood risk and highway issues. The most recent application for two dwellings has been refused and it is considered that the site is not able to accommodate 6 dwellings in a satisfactory manner. Any dwellings that may be delivered on this

		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)			site will be picked up through other monitoring.
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	Rejected Site	Rejected Site	The site is located within a residential area and has been previously promoted for residential development through the SHLAA process. This site is identified in the Employment Land Review 2014 to be protected for employment use. This assessment concluded that there are significant contamination issues which would require remediation. There may also be groundwater issues. The single access point on to Rectory Farm Road is sub-standard and would require improvement. Subject to contamination and access issues being addressed, the site is suitable for residential development.

		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.			
092/13	Garage compound, r/o Kingston Broadway, Shoreham-by-Sea	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	Rejected Site	Rejected Site	The site has previously been considered as having potential for residential development. 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. 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. This backland site is not considered suitable for residential development. Access to the site is via a single lane road which serves the garages as well as providing a loading and unloading area for the adjacent retail parade. A satisfactory access to serve a residential development could not be achieved.
094/13	2-8 Tarmount Lane, Shoreham-by-Sea	The site was considered in 2009 and 2012 as part of the SHLAA review. At that time	N/A	N/A	N/A

		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.			
097/13	Grazing Land, Overhill	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.	Rejected Site	Rejected Site	This Council owned site is not available for development. It is currently used for as grazing land and is considered suitable for residential development. There is a restrictive covenant on which restricts use of the land for cemetery purposes. This covenant would need to be lifted if residential development was to be considered. An application to the Lands Tribunal was made in 2010/11 but was withdrawn by the Council prior to a decision being made. A subsequent decision was taken by the Council in 2011 not to proceed with the residential development of this site.
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	Rejected Site	Rejected Site	N/A

		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.			
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.	Rejected Site	Rejected Site	This site lies within Flood Zone 3. Together with land to the east, it makes a significant contribution to the Local Green Gap. Development would result in a reduction in the quality and character of the gap landscape and would reduce the perceived north-south extent of the undeveloped green landscape of the gap in the sensitive views from the South Downs National Park.
102/13	The Minstrels Gallery, Old Salts	This building lies within the Lancing-Shoreham-by-Sea	Rejected Site	Rejected Site	This Grade II Listed Building has previously been used as a restaurant. Its current use is unknown. Its

	Farm Road, Lancing	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.			demolition would be resisted but it is suitable for conversion to a residential use and a previous planning consent (unimplemented) allowed its conversion to 6 flats. However, there had been no change in at least 3 years and no indication that the site is to be promoted for residential redevelopment and therefore it is concluded that the site is no longer available.
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.	Rejected Site	Rejected Site	This site has not been promoted for development and is not available. It forms a fundamental part of the Local green Gap between settlements, has access and flooding issues and is not suitable for development.

		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.			
105/13	Land south west of New Monks Farm, Lancing	This site, which 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.	N/A	N/A	N/A
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	Rejected Site	Rejected Site	Development of this site has been tested at appeal and the reasons for rejection were supported by the Inspector. 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. 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 that may be delivered on this site will be picked up through other monitoring.

		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.			
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	Rejected Site	Rejected Site	The site has an important role in maintaining the integrity of the Gap in landscape terms. There may be some potential to redevelop the front part of the site containing the existing building, but given the linear character of the Village and impact on the character of the Conservation Area, the site is too small to accommodate 6 dwellings

		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.			
111/13	Shoreham Gateway Site, Shoreham-by-Sea (Also known as Grazing land south west of flyover, Steyning Road, Shoreham-by-Sea)	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	Rejected Site	Rejected Site	This site is not suitable for development. It makes a strong contribution to the landscape setting of the River Adur. It is located at one of the principal gateways to the South Downs National Park and contributes both to the Parks landscape setting and that of Shoreham-by-Sea. The construction of the Shoreham Adur Tidal Scheme will impact on this site, to be assessed during the planning application process for the Tidal walls. **Note: this site will be considered by the appointed Inspector at the Local Plan examination.**

		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.			
113/13	Adur Recreation Ground, Brighton Road, Shoreham-by-Sea	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.	Rejected Site	Rejected Site	This is a Council owned site and is not available 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.			
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	Rejected Site	Rejected Site	This site is in use for educational purposes and is not available for development. It 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.

		apply, and the site is not being taken forward in this study.			
116/13	1/3 Steyning Road, Shoreham-by-Sea	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.	Rejected Site	Rejected Site	This site is a single dwelling plot adjacent to an existing property and is too small to accommodate 6 dwellings.
126/13	Land at Mill Hill, Shoreham-by-Sea	This site, which 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.	Rejected Site	Rejected Site	Brighton & Hove City Council has confirmed that this site is now available for development. However, the elevated, open farmland on the slopes of this site is assessed as an area of high overall landscape sensitivity which makes an important and highly valued contribution to the landscape of the Lancing-Shoreham Gap and to the setting of the South Downs National Park. In addition, it has not been demonstrated that a satisfactory access can be achieved. The site is not suitable for development. **Note: this site will be considered by the appointed Inspector at the Local Plan examination.**
127/13	25 Beach Green, Shoreham-by-Sea	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	Rejected Site	Rejected Site	This site is in flood Zone 3. This will be mitigated once the Shoreham Adur Tidal Walls Scheme has been completed in this area. The single dwelling sits in a corner plot; however, redevelopment with 7 dwellings has been refused planning permission on the grounds of excessive overdevelopment. An

		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.			appropriate density for development would be 35dph. The site could therefore potentially accommodate 3 dwellings. It falls below the threshold of sites to be included in the SHLAA.
130/13	New Monks Farm (proposed country park)	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	Rejected Site	Rejected Site	This site forms part of the proposed Strategic Allocation in the Submission Adur Local Plan 2016 and will be considered at the Local Plan examination.

		Park and would remain in the countryside. It is considerd 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 openess and "greenness". The principle of the use of this site will be considered at the Local Plan Public Examination.			
131/13	Transmitter Station and Mast, Church Green Shoreham-by-Sea	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	Rejected Site	Rejected Site	Recent discussions suggest that these masts and associated structures and land, will probably be redundant in the near future. An early pre-application discussion has been held with the adjacent business use to use this land for employment purposes. There is no obvious means of providing a satisfactory access to serve a residential development and for this reason the site is not considered suitable for residential development.

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.	Rejected Site	Rejected Site	This site has been sold for business use and is not available for development.
134/13	Queens Parade, North Road, 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	Rejected Site	Rejected Site	This site comprises retail uses at ground floor with flats on the first floor. Any increase in dwelling numbers would require the addition of another storey. There have been several planning applications to this effect, all being refused on grounds of overdevelopment, poor access, lack of amenity and an unsatisfactory form of

		flats. Such development would constitute an over intensive use of the site and would provide an unnacceptably 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.			accommodation. It is concluded that the site is not suitable for residential development.
135/13	147 Brighton Road, 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.	Rejected Site	Rejected Site	The site comprises a two storey dwelling. An appeal was dismissed in 2012 for redevelopment with 9 flats on the grounds that it 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. Taking account of the surrounding development (flats and bungalows), an appropriate density for development would be 40dph. The site could therefore potentially accommodate 2 dwellings. It falls below the threshold of sites to be included in the SHLAA.
136/13	The Pilot, Station Road, Southwick	This site, that was not previously considered as part of the 2009 and 2012 SHLAA review is rejected	N/A	N/A	N/A

		from the scope of this study. The site has been developed for an alternative use.			
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.	Rejected Site	Rejected Site	This site forms part of the grounds of Upton Farmhouse, a Listed Building. The site lies within the Worthing – Sompting/Lancing Local Green Gap. Part of it also falls within the Sompting Conservation Area. Providing a safe and suitable access to this site may be difficult to achieve. There may be some potential for very limited development on the front part of the site fronting West Street, but given the linear character of the Village, impact on the character of the Conservation Area and the setting of the Listed Building, the site is too small to accommodate 6 dwellings.
SH/003/13	Lady Bee Marina	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.	Rejected Site	Rejected Site	This site is not available for development. It lies within the Shoreham Harbour Regeneration Area and identified for employment purposes in the Shoreham Port Masterplan 2010.

Table 2: Re assessment of SHLAA Rejected Site - Monitor at 31st October 2016

The sites listed in the table below have been identified in the 2015 SHLAA Update as Rejected Sites-Monitor. They have previously been assessed as being suitable for residential development, but not currently available for development. The most recent SHLAA Update 2016 has a base date of 1 April each year to reflect the base date of the West Sussex County Council monitoring data. Between this date and the Examination of the Local Plan, further progress has/ and will continue to be made on sites. The table below sets out the most up to date position at 31st October 2016.

Any further changes between October 2016 and the Examination will be set out in an Interim Review Table which will provide the most up to date position in terms of housing delivery.

Rejected –Monitor Sites							
SHLAA REF	**SITE ADDRESS**	**SHLAA 2015 UPDATE CONCLUSION**	**2015 SHLAA UPDATE STATUS** (1/4/2014-31/3/2015)	**2016 SHLAA UPDATE STATUS** (1/4/2015-31/3/2016)	**2016 SHLAA STATUS REVIEW** 31/10/2016	**CURRENT POSITION AT 31st OCTOBER 2016**	**POTENTIAL NUMBER OF DWELLINGS**
018/13	Coastline Caravans, 88 Old Shoreham Road, Lancing	No response to "Call for Sites" letters, but the site has been monitored on a regular basis since its inclusion in the SHLAA in 2009. It was considered that there may be potential to redevelop the site as part of the Local Plan strategic allocation at New Monks Farm	Rejected Site - Monitor	Rejected Site	Rejected Site	Work is progressing on a masterplan for the strategic allocation at New Monks Farm to the east of this site and there is no interest in this site from the site promoters. The site is in use as a used caravan and servicing facility and is not available for development. No response was received from the 'Call for Sites' exercises and there had been no change in at least 3 years and no indication that the site is to be promoted for residential redevelopment. From the information available, it is	0

						considered that there is not a reasonable prospect that housing will be delivered on the site. and therefore the site has been reassessed as a 'Rejected Site'	
023/13	South Street Car Park, Lancing	The site is owned by Adur District Council and a decision was taken in June 2007 to retain this site as a public car park. The Council is currently reviewing its land holdings and consideration is being given to the potential for residential development on the site. The site will be monitored on a regular basis.	Rejected Site - Monitor	Rejected Site	Rejected Site	Site is currently not available as it is in use as a public car park. The Council is considering the potential of this site for residential development and a feasibility study has been completed which indicates that 5 dwellings could be accommodated. Therefore the site is too small to accommodate 6 dwellings, the threshold of this study, and any dwellings delivered will be accounted for through other monitoring.	0
025/13	Police Station, 107/111 North Road, Lancing	The site is considered suitable for residential development but is not currently available. The site is identified in the Sussex Police Estates and Facilities Strategy 2013-2017 as a site where the building is not in the right location/under-used to its full potential or in a poor state of repair and where the service could be	Rejected Site - Monitor	Rejected Site - Monitor	Rejected Site - Monitor	Remains in the Sussex Police Estates and Facilities Strategy 2013-2017. The site will be monitored on a regular basis and the Council will be proactive in seeking opportunities for suitable alternative provision.	12

		re-provided in a better location within the area. Alternative provision for this service has not yet been provided.					
036/13	Garage Compound, Gravelly Crescent, Lancing	The site is located within a residential area, but the cumulative impact of reducing existing car parking space and increasing housing with potential demand for more car parking, would result in increased on-street parking within an area with little or no capacity for more parking. Development would therefore have an unacceptable impact on residential amenity and the ability of emergency vehicles to access these residential streets. The site is within the ownership of Adur Council and as part of its review of land holdings, consideration is being given to residential development.	Rejected Site - Monitor	Rejected Site	Rejected Site	The Council is considering the potential of this site for residential development and a feasibility study has been completed which indicates that 5 dwellings could be accommodated. Therefore the site is too small to accommodate 6 dwellings, the threshold of this study, and any dwellings delivered will be accounted for through other monitoring.	5
053/13	Car Park, Tarmount Lane, Shoreham-by-Sea	The site is required for public car parking in Shoreham town centre. It is within the ownership of Adur District	Rejected Site - Monitor	Rejected Site - Monitor	Rejected Site - Monitor	The site is currently required as a public car park for both the adjacent retail store and general town centre use. However, the	16

		Council. The site may have development potential in the future as part of a comprehensive development scheme with Shoreham Police Station which should include the re-provision of public car parking.				site is owned by Adur District Council and if an opportunity to redevelop the adjacent Shoreham Police Station (ADC/120/13) arises, consideration will be given for a comprehensive redevelopment of the two sites which should include the provision of public car parking.	
075/13	Ocean View Business Park, Gardner Road, Southwick (formally NTL/Nynex)	This site is considered suitable for residential development but is not currently available and will continue to be monitored on a regular basis. (A Planning Application was submitted for a change of use to D1 (non-residential institution) and D2 (Assembly and Leisure, but was subsequently withdrawn in February 2015).	Rejected Site - Monitor	Rejected Site	Rejected Site	A Lawful Development Certificate has been granted for B1 and B8 uses which has been implemented. Subsequently a planning application was approved in January 2016 (AWDM/1673/15) - part C/U from mixed Use Classes B1 (business) and B8 (storage or distribution) to mixed Use Classes B1, B2 and B8 in addition to part internal change of use to MOT testing of applicants own motorcycles (formerly Nynex House). The site is therefore no longer available for residential development.	0
076/13	Land at 7-27 Albion Street, Southwick	The site is within the ownership of Adur Council and as part of its review of land holdings, consideration being given to residential development. The site is	Rejected Site - Monitor	Potential Site	Potential Site	As part of a review of Council land holdings this site is now considered as having potential for residential development. Part of the site is in private ownership The Council has resolved to enter	42

		currently in use as social housing/hostel. The site will be monitored on a regular basis.				into an agreement with a local developer to deliver a comprehensive scheme on the whole site which will include a minimum of 15 affordable dwellings for rent. A planning application will be submitted in 2017. **Note: The housing likely to be delivered on this site has been included in the housing trajectory as the site is considered to be deliverable in the next 5 years**.	
082/13	Laundry, Alma Street, Lancing	This site, comprising a former commercial laundry and adjacent residential dwelling, is suitable for residential development, but no response was received from the various Call for Sites exercises and it was concluded that the site was not available.	Rejected Site - Monitor	Potential Site	Potential Site	The use has now been relocated and the site is available for development. A planning application for residential development has been submitted but not yet determined. **Note: The housing likely to be delivered on this site has been included in the housing trajectory as the site is considered to be deliverable in the next 5 years**.	13
084/13	Yard rear of St Peters Place, Western Road,	There has been no interest in developing this site since the planning application was	Rejected Site - Monitor	Rejected Site	Rejected Site	The planning application for residential development in 2008 was withdrawn. Two further	0

	Sompting	withdrawn in 2008. There was no response to the various Call for Sites exercises and it was concluded that the site was not available. The Council continues to monitor the site.				planning applications to change the use of the site from a caravan sales area to a storage yard (for building materials) were refused in 2010 and 2011. The site appears to be in use for car storage/ sales and is not being actively promoted for development. There was no response at the "Call for Sites" stage of both the 2012 SHLAA update and the 2014 SHLAA. It is concluded that the site is not available for development.	
088/13	Cecil Norris House, Ravens Road, Shoreham-by-Sea	This site is considered to be suitable for residential development. It is currently in residential use and not available for development. The Council is currently considering the site for a Council new build scheme.	Rejected Site - Monitor	Rejected Site	Rejected Site	This site comprises Council owned sheltered housing but is considered not fit for purpose. The Council, as part of a review of its land holdings is to redevelop this sheltered housing scheme to create a modern scheme specifically for older people. Members took the decision to redevelop in October 2015. It is anticipated that development will commence in 2018/19. However, the proposed scheme involves the demolition of the existing dwellings and replacement with a similar number of units, giving no net gain in supply. The site is therefore rejected from this study	0

						as it will not deliver a net gain of dwellings.	
089/13	3/15 New Road, Shoreham-by-Sea	The planning application has lapsed and the owner is no longer pursuing development on this mixed use site. Given previous interest in developing the site it will continue to be monitored.	Rejected Site - Monitor	Rejected Site	Rejected Site	The planning consent for residential development has lapsed. No response was received from the 'Call for Sites' exercises and there had been no change in at least 3 years and no indication that the site is to be promoted for residential redevelopment. From the information available, it is considered that there is not a reasonable prospect that housing will be delivered on the site and therefore the site has been reassessed as a 'Rejected Site'	0
091/13	412/414 Brighton Road, Shoreham-by-Sea	The site in use as a petrol filling station. There has been no interest in developing this site since the planning application was withdrawn in 2007.	Rejected Site - Monitor	Rejected Site	Rejected Site	A planning application for residential development was withdrawn and the site is no longer being promoted for development. It remains in use as a petrol filling station and is not available.	0
093/13	Car Park, Beach Green, Shoreham-by-Sea	This site was considered suitable for residential development, subject to flooding constraints being satisfactorily addressed. The site will be monitored on a	Rejected Site - Monitor	Rejected Site - Monitor	Rejected Site - Monitor	This Council owned site is considered suitable for residential development. It is currently in use as a public car park but is not particularly well used. Part of the site would need	40

		regular basis.				to be retained for public car parking. The pumping station and access to it at the western end of the site would also need to be retained. The construction of the Shoreham Adur Tidal Walls (due for completion in 2018) would help address the flooding issues on this site. The suitability of this site for an expansion of Shoreham Beach Primary School is currently being investigated by WSCC and ADC. This site will be monitored, pending the outcome of these discussions.	
095/13	124 Upper Brighton Road, Shoreham-by-Sea	The site is considered suitable for development. There was no response at the various Call for Sites stages and it is concluded that the site is no longer available.	Rejected Site - Monitor	Rejected Site	Rejected Site	There has been no interest in redeveloping this site since an appeal for a block of 11 flats was dismissed in October 2008. An application to build a two storey extension was approved in April 2016. Its use as a residential dwelling has been consolidated and it is concluded that this site is not available for development.	0
099/13	Rear of 53/59 Southview Road, Southwick	This site was promoted for development through the Call for Sites exercises. However, this is a greenfield site comprising the rear gardens of 55-59 Southview	Rejected Site - Monitor	Rejected Site - Monitor	Rejected Site	Although the site has previously been promoted for development through the Call for Sites exercises, a planning application has not been forthcoming and it has not been demonstrated that	0

		Road and the principle of development has not been established.				access constraints can be overcome in a satisfactory manner. The site is also vulnerable to groundwater flooding and this would need to be mitigated. The site is too small to accommodate six dwellings.	
106/13	Land North East of Hasler, Lancing	This site is being promoted for residential development through the Local Plan process. It has not been identified as a strategic allocation as it has not been demonstrated that constraints such as landscape impact, access and flooding issues can be satisfactorily mitigated.	Rejected Site - Monitor	Rejected Site	Rejected Site	This greenfield site lies within the Lancing/Shoreham-by-Sea Local Green Gap. Various constraints, including flood risk and landscape impact have not been addressed to the satisfaction of the local planning authority. The Local Green Gap is a critically important component of the landscape setting of both Shoreham-by-Sea and Lancing which border the gap, contributing to their individual, distinctive character and local identity. This area forms a key part of the landscape setting for the local landmarks of New Salts Farm and Shoreham Airport Terminal tower (which is Grade 2* listed) and makes an important contribution to the landscape settings of Shoreham and Lancing and to the sense of openness and greenness in the views across the Lancing Gap from the A259 and from the	0

						railway. There are significant concerns regarding flood risk on the site, particularly with regard to surface water and groundwater (and the degree that groundwater is influenced by the tide). Until it has been demonstrated that these issues can be overcome to the satisfaction of Adur District Council, West Sussex County Council (as Lead Local Flood Authority) and the Environment Agency, the site is not considered suitable for residential development. **Note: This site will be considered by the appointed Inspector at the Local Plan Examination.**	
117/13	Lancing Delivery Office, 40 North Road, Lancing	This site has been promoted for development through the Call for Sites exercises. However, the landowner has indicated that prior to any redevelopment, the current use as a post office delivery office would need to be relocated in the vicinity.	Rejected Site - Monitor	Rejected Site - Monitor	Rejected Site - Monitor	Alternative premises have not yet been found to relocate the delivery office. The site will be monitored on a regular basis and the Council will be proactive in seeking opportunities for suitable alternative provision.	9
120/13	Shoreham Police Station, Ham Road, Shoreham-	The site is identified in the Sussex Police Estates and Facilities Strategy 2013-2017	Rejected Site - Monitor	Rejected Site - Monitor	Rejected Site - Monitor	Remains in the Sussex Police Estates and Facilities Strategy 2013-2017. The site will be	30

	by-Sea	as a site where the building is not in the right location/under-used to its full potential or in a poor state of repair and where the service could be re-provided in a better location within the area. Alternative provision for this service has not yet been provided.				monitored on a regular basis and the Council will be proactive in seeking opportunities for suitable alternative provision Should the site become available for development, there may be opportunities for a comprehensive development scheme together with the Car Park, Tarmount Lane site (ADC/053/13)	
123/13	Land north of 20/40 Firle Road, Lancing	This site was previously within an Area of Outstanding Natural Beauty where development was resisted, but was then excluded from the South Downs National Park when it was designated. It comprises a large garden and the Submission Adur Local Plan proposes that it is included within the built up area boundary. The site has been promoted for development for many years.	Rejected Site - Monitor	Potential Site	Potential Site	Pre application discussions are currently progressing with the owner of the site for residential development and a planning application is anticipated in 2017. **Note: The housing likely to be delivered on this site has been included in the housing trajectory as the site is considered to be deliverable in the next 5 years**.	8
128/13	Land between Adur Rec and New Salts Farm Road, Lancing	This site, which lies within the Lancing-Shoreham-by-Sea Local Green Gap was previously promoted for	Rejected Site - Monitor	Rejected Site	Rejected Site	The site is not available for development. It has been purchased by the Dogs Trust who own adjacent land and it is used	0

		residential development through the Local Plan process. The site is not allocated in the Local Plan as various constraints, including impact on the landscape, access and transport issues and flood risk issues have not been addressed in a satisfactory manner.				as an exercise area for dogs.	
129/13	Land north west of Hasler Estate, Lancing	This site is being promoted for residential development through the Local Plan process. It has not been identified as a strategic allocation as it has not been demonstrated that constraints such as landscape impact, access and flooding issues can be satisfactorily mitigated.	Rejected Site - Monitor	Rejected Site	Rejected Site	This greenfield site lies within the Lancing/Shoreham-by-Sea Local Green Gap. Various constraints, including flood risk, transport and landscape impact have not been addressed to the satisfaction of the local planning authority. While it is accepted that tidal flood risk will be improved as a result of the construction of the Shoreham Adur Tidal Walls, there are significant surface water and groundwater issues in the area as documented in the Lancing Surface Water Management Plan. In addition, groundwater levels in the area are also influenced by the tide and high tides may cause groundwater to back up and maintain high groundwater levels. Until it has been demonstrated that these issues	0

						can be overcome to the satisfaction of Adur District Council, West Sussex County Council (as Lead Local Flood Authority) and the Environment Agency, the site is not considered suitable for residential development. **Note: this site will be considered by the Inspector at the Local Plan examination.**	
133/13	St Marys Church Hall, 24/25 East Street, Shoreham-by-Sea	This site has not been considered in earlier SHLAA's. It is not currently available but given previous interest in developing the site it will continue to be monitored on a regular basis.	Rejected Site - Monitor	Rejected Site	Rejected Site	A planning application for part demolition and mixed use development to provide 10 flats and retail floorspace was dismissed at appeal in 2010. There had been no change in at least 3 years and no indication that there are any plans to submit a revised scheme. The site is in use as a community facility and is not available for development. It has therefore been reassessed as a 'Rejected Site'	0
138/13	Land north of 123/207 Manor Hall Road, Southwick	The east part of this site comprises well used allotments; the west part was previously used as a market garden but is now vacant. The site is physically constrained by a lack of	Rejected Site - Monitor	Rejected Site - Monitor	Rejected Site - Monitor	Major constraints would have to be overcome if this site is to be developed for residential use and it is unlikely that this could be achieved. Satisfactory access can only be gained by either the demolition of a dwelling or across	Cannot be estimated at this time.

		suitable access, the proximity of a major electricity sub-station and the presence of large underground cables crossing the site. It is considered more appropriate as a possible extension to the current allotments or a community use rather than for housing development. 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 bot this site and ADC/132/13 and ADC/071/13 to help guide development.				the land to the north (Eastbrook Allotments), part of which is in allotment use and the remainder of which has recently been sold for employment purposes. The Eastbrook Allotments Development Brief (2015) identifies this site as being suitable for an extension to the allotments or for a community use. However, it does not rule out the option for residential development and the site will continue to be monitored.	
SH/001/13	5 Brighton Road, Shoreham-by-Sea	This site lies within the Shoreham Harbour Regeneration Area identified as a broad location for change in the Submission Adur Local Plan.	Rejected Site - Monitor	Rejected Site - Monitor	Potential Site	This site lies within the Shoreham Harbour Regeneration Area identified as a broad location for change. The regeneration of Shoreham Harbour has been a long term aspiration and and the redevelopment of the Western Harbour Arm is recognised as a priority for the Shoreham Harbour Partnership. The principle of redeveloping this site for a residential use is consistent	60

						with emerging policies. Early pre-application discussions were held in February 2016 for residential development on this site. **Note: The housing likely to be delivered on this site has been included in the housing trajectory as the site is considered to be deliverable in the next 5 years**.	
SH/002/13	Technology House, West Street, Southwick	This site lies within the Shoreham Harbour Regeneration Area identified as a broad location for change in the Submission Adur Local Plan. It is in employment use and not available for development.	Rejected Site - Monitor	Rejected Site	Rejected Site	The site remains in employment use and is not available for development.	0
SH/004/13	Land adjacent Ham Business Centre, Brighton Road, Shoreham-by-Sea	This site lies within the Shoreham Harbour Regeneration Area identified as a broad location for change in the Submission Adur Local Plan. A planning application for a mixed use development (supermarket and residential) has been approved subject to a S.106 Agreement being signed.	Rejected Site - Monitor	Rejected Site	Rejected Site	The site was put back on the market and has now been sold. This development will not be progressed. An alternative proposal for residential use, with an amended site boundary has been the subject of pre application discussions (SH/001/15)	0

Table 3: Review of Council Owned Sites – Land owned by Adur District Council and Adur Homes at 31st October 2016

A survey of land owned by Adur Homes (the Council's local authority housing service) is currently being undertaken to consider potential development options on small in fill sites, garage compounds, redevelopment of existing housing and estate renewal. Further, more detailed feasibility work is currently ongoing. Corporate assets are also being considered for their development potential, and any land or building considered surplus to requirement in their current use will be assessed.

SHLAA REF	SITE ADDRESS	DESCRIPTION	ASSESSMENT	
023/13	South Street Car Park, Lancing	This is a flat, surfaced public car park servicing Lancing Village Centre. It is a backland site and lies behind properties fronting South Street. There is a narrow single lane access from South Street and egress onto Penhill Road.	Site is currently not available as it is in use as a public car park. The Council is considering the potential of this site for residential development and a feasibility study has been completed which indicates that 5 dwellings could be accommodated. Therefore the site is too small to accommodate 6 dwellings, the threshold of this study, and any dwellings delivered will be accounted for through other monitoring.	5
	Daniel Close	A block of domestic garages within a residential area. Access is currently from Daniel Close although the site has a frontage to Mash Barn Lane.	As part of its land holdings the Council is considering the potential of this site for residential development and a feasibility study has been completed which indicates that 11 dwellings could be accommodated. Pending further work on the impact of loss of car parking, the site is suitable for residential development. **Note: The housing likely to be delivered on this site has been included in the housing trajectory as the site is considered to be**	11

			deliverable in the next 5 years.	
	Gravelly Crescent	A block of domestic garages within a residential area. Access is from Gravelly Crescent.	As part of its land holdings the Council is considering the potential of this site for residential development and a feasibility study has been completed which indicates that 5 dwellings could be accommodated. Pending further work on the impact of loss of car parking, the site is suitable for residential development. Therefore the site is too small to accommodate 6 dwellings, the threshold of this study, and any dwellings delivered will be accounted for through other monitoring.	5
088/13	Cecil Norris House	A block of sheltered flats in a residential area.	This site comprises Council owned sheltered housing but is considered not fit for purpose. The Council, as part of a review of its land holdings is to redevelop this sheltered housing scheme to create a modern scheme specifically for older people. Members took the decision to redevelop in October 2015. It is anticipated that development will commence in 2018/19. However, the proposed scheme involves the demolition of the existing dwellings and replacement with a similar number of units, giving no net gain in supply.	0
052/13	Civic Centre Car Park	Flat surfaced car park associated with former civic building on the opposite side of Ham Road	The Council, as landowner, is keen to see the site developed at the earliest opportunity as Phase 1 of a wider scheme together with the former Civic Centre on the south side of Ham	0

			Road (SHLAA Ref: ADC/059/13). However the site is to be redeveloped for employment use to meet the business expansion requirements of local businesses and is no longer available for residential development.	
059/13	Civic Centre	Three storey building within Shoreham Town Centre.	The Council, as landowner, is actively promoting the redevelopment of this former Civic Office site which is now vacant and available. It is seen as a development opportunity together with the associated staff car park on the north side of Ham Road (SHLAA Ref: ADC/052/13). Development is likely to be in two phases, with this site being Phase 2 of the scheme. The Council has committed funding for the demolition of the building and for consultancy and design stages of the redevelopment of this site. **Note: The housing likely to be delivered on this site has been included in the housing trajectory as the site is considered to be deliverable in the next 5 years.**	75
076/13	Albion Street	Mix of detached, semi-detached and terraced houses fronting Albion Street (A259) and with the railway line to the north	As part of a review of Council land holdings this site is now considered as having potential for residential development. Part of the site is in private ownership The Council has resolved to enter into an agreement with a local developer to deliver a comprehensive scheme on the whole site which will include a minimum of 15 affordable dwellings for rent. A planning application will be submitted in 2017.	42

			Note: The housing likely to be delivered on this site has been included in the housing trajectory as the site is considered to be deliverable in the next 5 years.	
N/A	Leconfield Road	This site, within a residential area, is currently used for storage. It has a frontage to Leconfield Road.	As part of its land holdings the Council is considering the potential of this site for residential development and a feasibility study has been completed which indicates that it is suitable for redevelopment and could potentially accommodate 2 dwellings Therefore the site is too small to accommodate 6 dwellings, the threshold of this study, and any dwellings delivered will be accounted for through other monitoring.	2
N/A	Laylands Road	Site is adjacent a block of 4 shops with residential above. Contains a store and car parking spaces.	As part of its land holdings the Council is considering the potential of this site for residential development and a feasibility study has been completed which indicates that the site is not suitable for development as it is too small to accommodate an additional dwelling.	0
143/15	Warren Court	Site comprised of several blocks of flats within a residential area.	As part of its land holdings the Council is considering the potential of this site for residential development and a feasibility study has been completed which indicates that it is suitable for redevelopment with a higher density scheme. 22 flats could be demolished and replaced with 32 flats giving a net gain of 10 flats. However, it is not currently available as a programme to decant existing residents to alternative	10

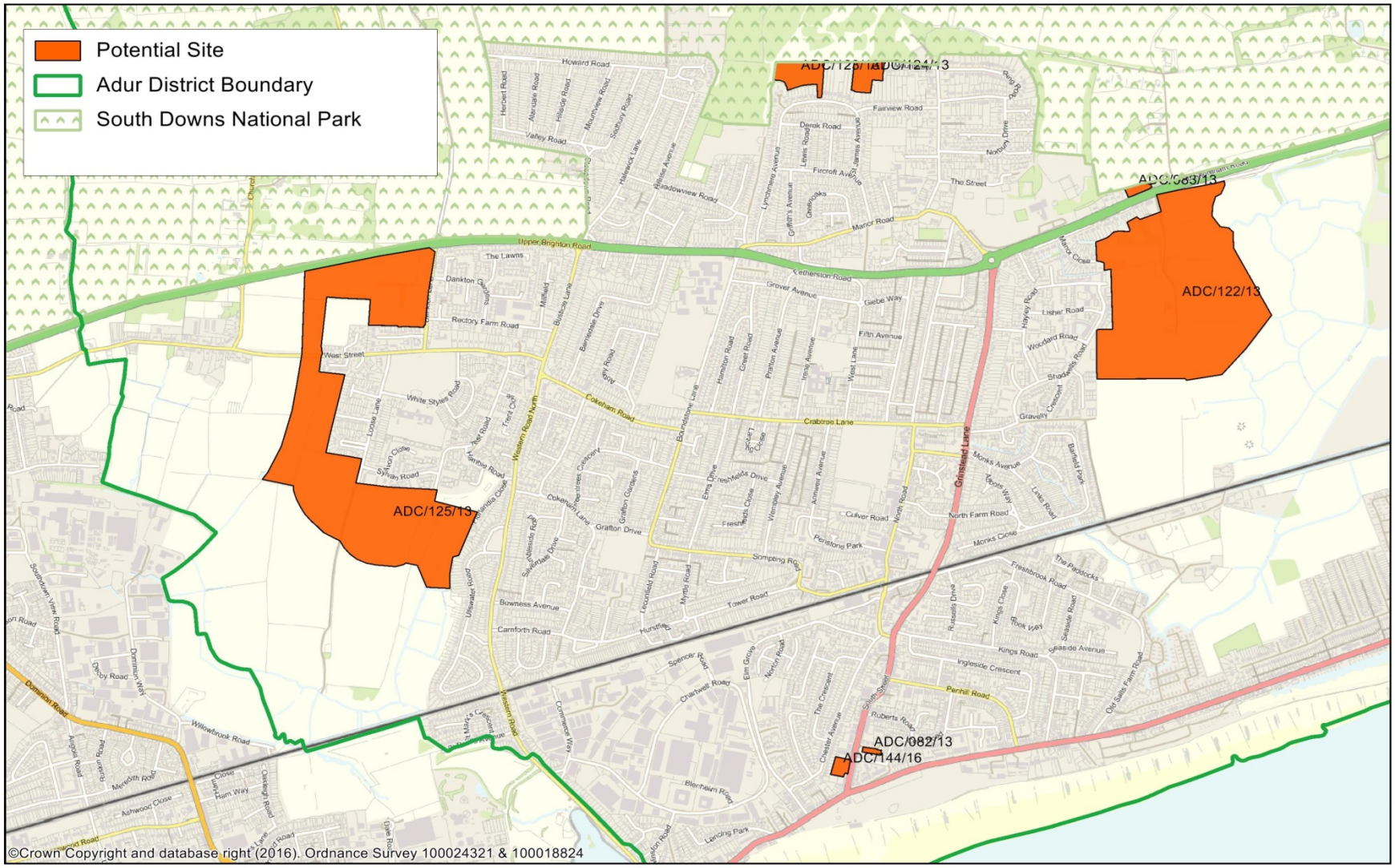
			a (ccommodation to allow demolition and rebuilding to take place has yet to be agreed. It is likely to come forward in the medium term (years 6-10). **Note: This site has been assessed as a Rejected site – Monitor in the SHLAA as it is not currently available for development.**	
N/A	Beachcroft, Lancing	Site comprised of several blocks of flats within a residential area.	As part of its land holdings the Council is considering the potential of this site for residential development and a feasibility study has been completed which indicates that an additional block of 4 flats could be accommodated on the site. Therefore the site is too small to accommodate 6 dwellings, the threshold of this study, and any dwellings delivered will be accounted for through other monitoring.	4

Appendix 1: Potential Sites

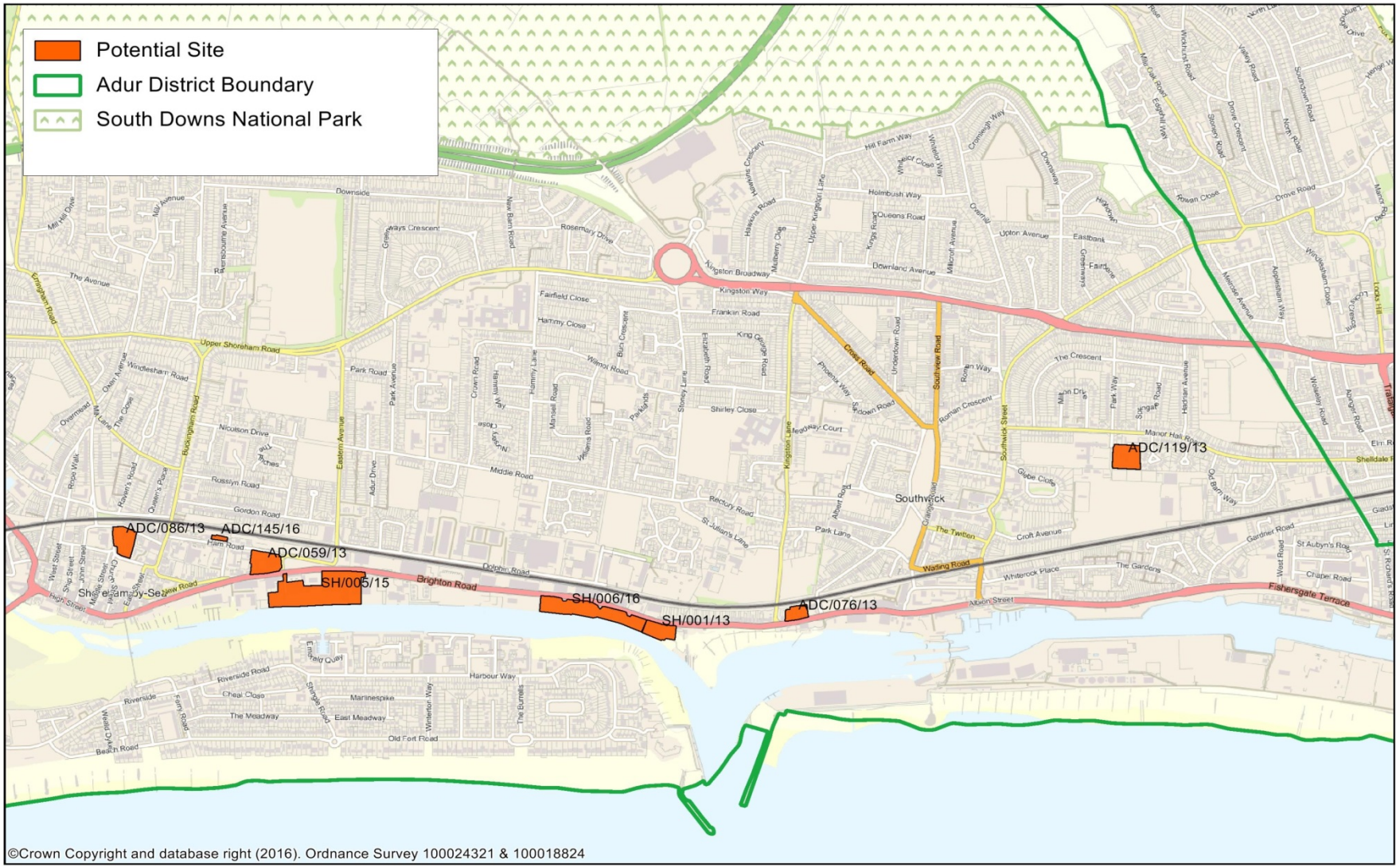
Table 8: Potential Site

SHLAA ID	Site Address	Planning Status
ADC/059/13	Adur Civic Centre, Ham Road, Shoreham	None
ADC/076/13	Land at 7-27 Albion Street, Southwick	None
ADC/082/13	Laundry, Alma Street, Lancing	None
ADC/083/13	Lancing Manor Filling Station, Old Shoreham Road	PA Appeal Allowed
ADC/086/13	Community Buildings, Pond Road, Shoreham	None
ADC/119/13	Land at Eastbrook Primary School, Manor Hall Road	None
ADC/122/13	New Monks Farm, Lancing	None
ADC/123/13	Land north of 20/40 Firle Road, Lancing	None
ADC/124/13	Land west of Highview, Mount Way, Lancing	None
ADC/125/13	Land at West Sompting	None
ADC/144/16	Former Bell Memorial Home, 162-164 South Street, Lancing	PA Submit
ADC/145/16	Caxton House, Ham Road, Shoreham-by-Sea	PA Submit
SH/001/13	5 Brighton Road, Shoreham-by-Sea	PA Refuse
SH/005/15	Free Wharf, Brighton Road, Shoreham-by-Sea	None
SH/006/16	Kingston Wharf, Brighton Road, Shoreham-by-Sea	None

Potential Sites – West Adur



Potential Sites – East Adur



SHLAA ID	ADC/059/13	**Current Use(s)**	
Site Address	Adur Civic Centre, Ham Road, Shoreham	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 accessible by sustainable modes of transport. Whilst the proposal of 75 dwellings is just 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. A major sewer crosses the site which may restrict any layout.
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

Taking into account the policy restrictions, physical constraints and potential impacts, together with its sustainable location within the town centre, the site is considered suitable for a mixed use development with residential above ground floor level.

Availability Summary

The Council, as landowner, is promoting the site for a residential led mixed use development and its redevelopment was agreed by Members in August 2013. The site is now vacant and available for redevelopment.

Achievability Summary

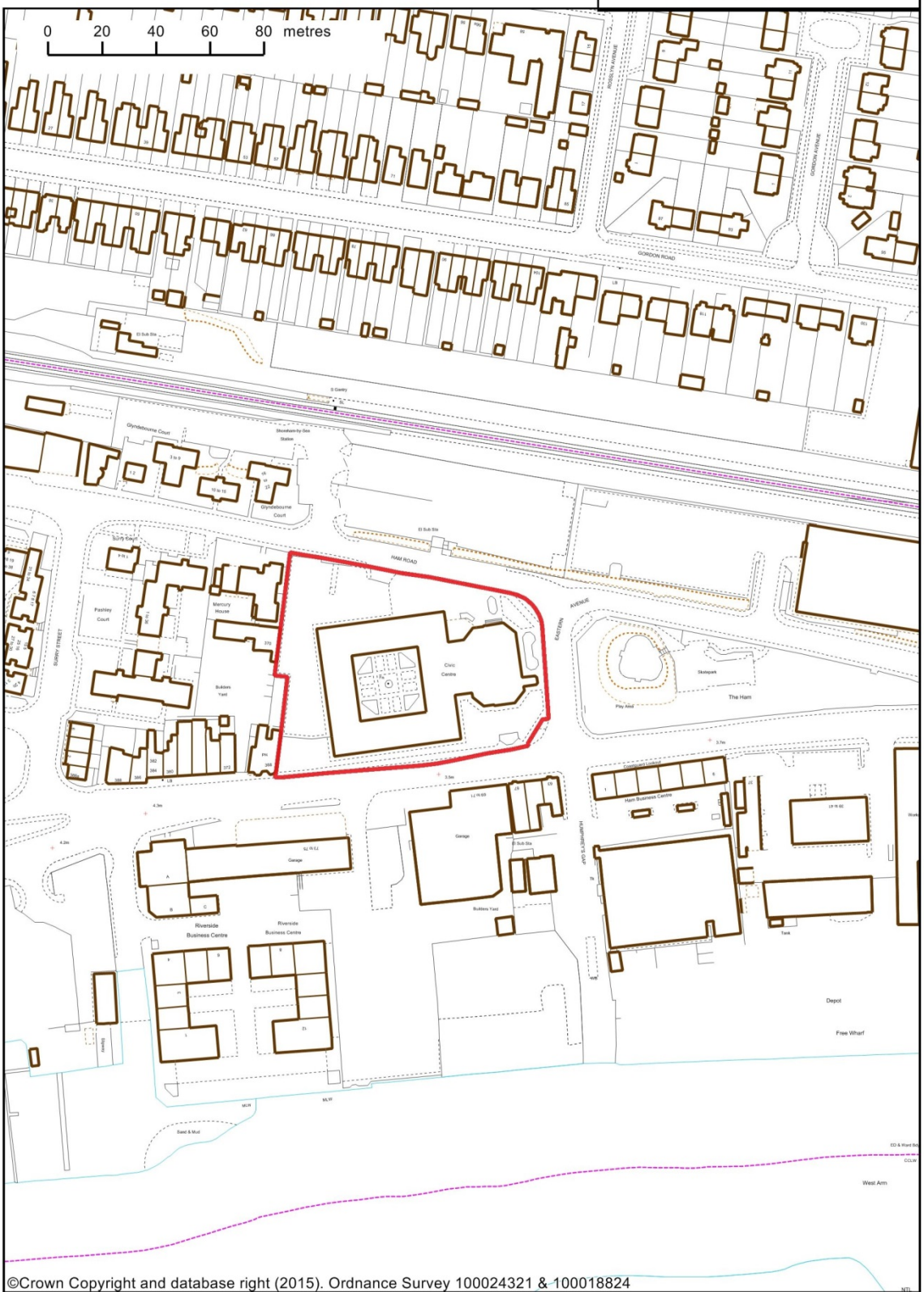
The main barrier affecting the redevelopment of this site is the location of the sewer crossing the site, which may restrict any potential layout unless it can be diverted. Given the sites prime town centre location indications are that the cost of diverting the sewer (should it be necessary) and other site preparation costs would not affect the viability of this site for a mixed residential led scheme. The Council is prioritising the demolition of the building and the procurement of a development partner. And has approved a budget for this. An options appraisal has addressed mitigation of the contamination on the site. A Design Breif has been prepared to help guide development.

SHLAA Status Conclusion

The Council, as landowner, is actively promoting the redevelopment of this former Civic Office site which is now vacant and available. It is seen as a development opportunity together with the associated staff car park on the north side of Ham Road (SHLAA Ref: ADC/052/13). Development is likely to be in two phases, with this site being Phase 2 of the scheme. The Council has committed funding for the demolition of the building and for consultancy and design stages of the redevelopment of this site.

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

ADC/059/13



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SHLAA ID	ADC/076/13	**Current Use(s)**	
Site Address	Land at 7-27 Albion Street	C3 - Dwellinghouse, Sui-Generis	
Planning Status	None		
Re-use of Land	Brownfield	**Ward**	Southwick

Site Description

Mix of detached, semi-detached and terraced houses fronting Albion Street (A259) and with the railway line to the north

Policy Restrictions

There are no policy restrictions associated with the development of this site.

Physical Constraints

A small part of the site on the eastern boundary may potentially be contaminated.

Potential Impacts

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

Suitability Summary

Taking into account the policy restrictions, physical constraints and potential impacts it is considered that this site is suitable for residential development.

Availability Summary

The majority of this site is in public (Adur District Council) ownership, with a strip of land between 9 and 11 in private ownership. Discussions are continuing between both parties with a view to comprehensively redeveloping the site with a mix of affordable and private dwellings. The dwellings used for temporary accommodation are now vacant

Achievability Summary

The cost of demolition is unlikely to affect the viability of this site and its redevelopment is considered achievable. The Council has agreed (November 2016) to enter into an agreement with a local developer to deliver a comprehensive scheme on the whole site.

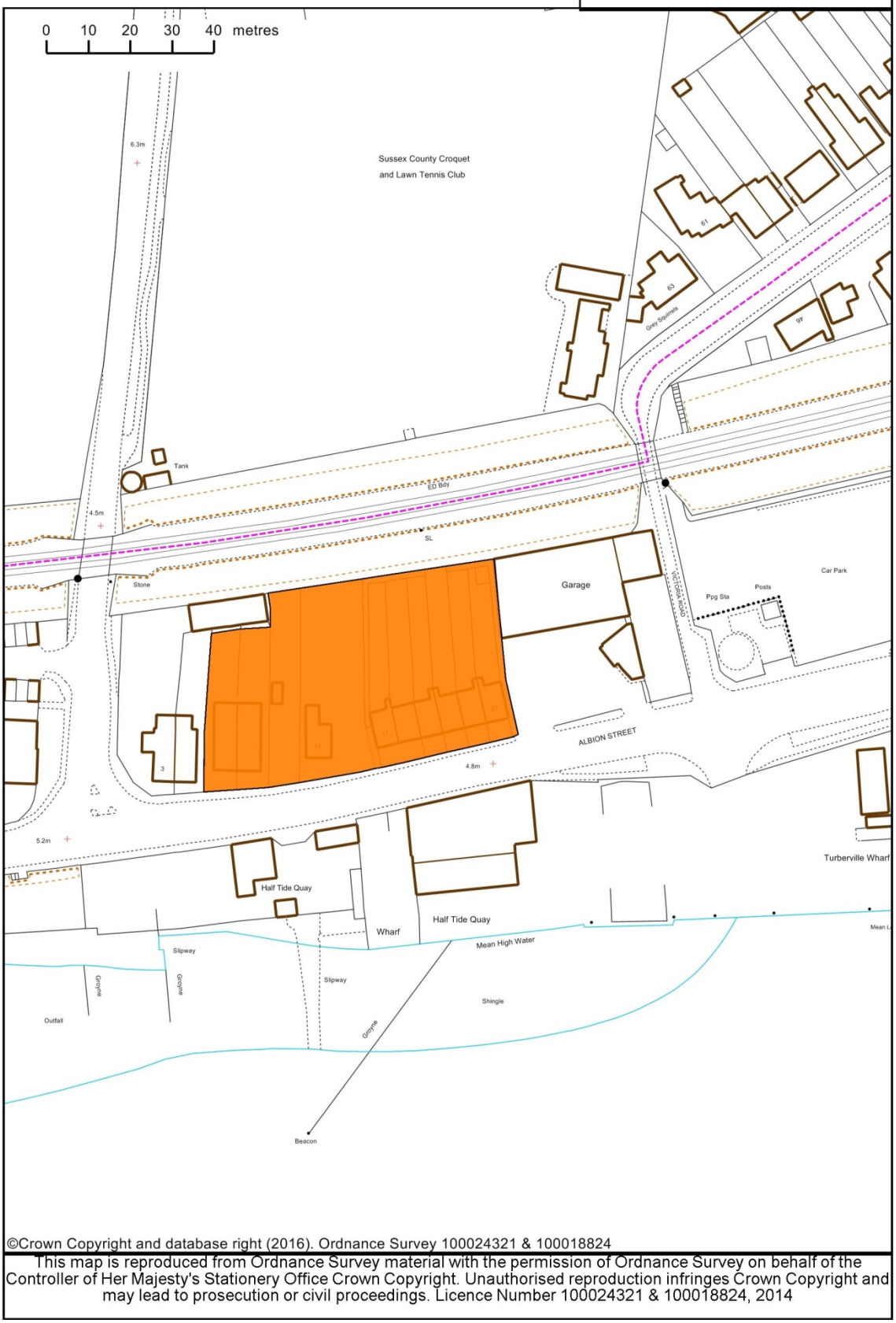
SHLAA Status Conclusion

As part of a review of Council land holdings this site is now being considered as having potential for residential development. Part of the site is in private ownership and discussions are continuing with a view to comprehensively redeveloping the site with a mix of affordable and private dwellings. The Council has agreed to enter into an agreement with a local developer to deliver a comprehensive scheme on the whole site which will include a minimum of 15 affrodable dwellings for rent.

Density (dwg / ha)	40	**Potential Gross Yield (dwellings)**	51
Site Area (ha)	0.3	**Potential Net Yield (dwellings)**	42

Land at 7-27 Albion Street, Southwick

ADC/076/13



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SHLAA ID	ADC/082/13	**Current Use(s)**	
Site Address	Laundry, Alma Street	Sui-Generis	
Planning Status	None		
Re-use of Land	Brownfield	**Ward**	Widewater

Site Description

Largely single storey building and yard which covers the majority of the site and within a residential area. Dwelling adjoining the building is part of the development site.

Policy Restrictions

The site is located within the Lancing town centre boundary but is not protected for retail use. It is in a sustainable location and there are no policy restrictions affecting the development of this site for housing.

Physical Constraints

Potential contamination on this site is of high significance and further investigation and mitigation will be required.

Potential Impacts

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

Suitability Summary

Taking into account the policy restrictions, physical constraints and potential impacts, together with its sustainable location close to local facilities, it is considered that the site is suitable for residential development.

Availability Summary

A planning application has been submitted (but will not be validated until the planning fee has been received) for the redevelopment of this former laundry site and adjacent residential dwelling (3 Alma Street). The business has been relocated and the site is now vacant.

Achievability Summary

Given the sites prime town centre location, site preparation costs in terms of demolition and investigation and mitigation of potential land contamination are unlikely to affect the redevelopment of this site.

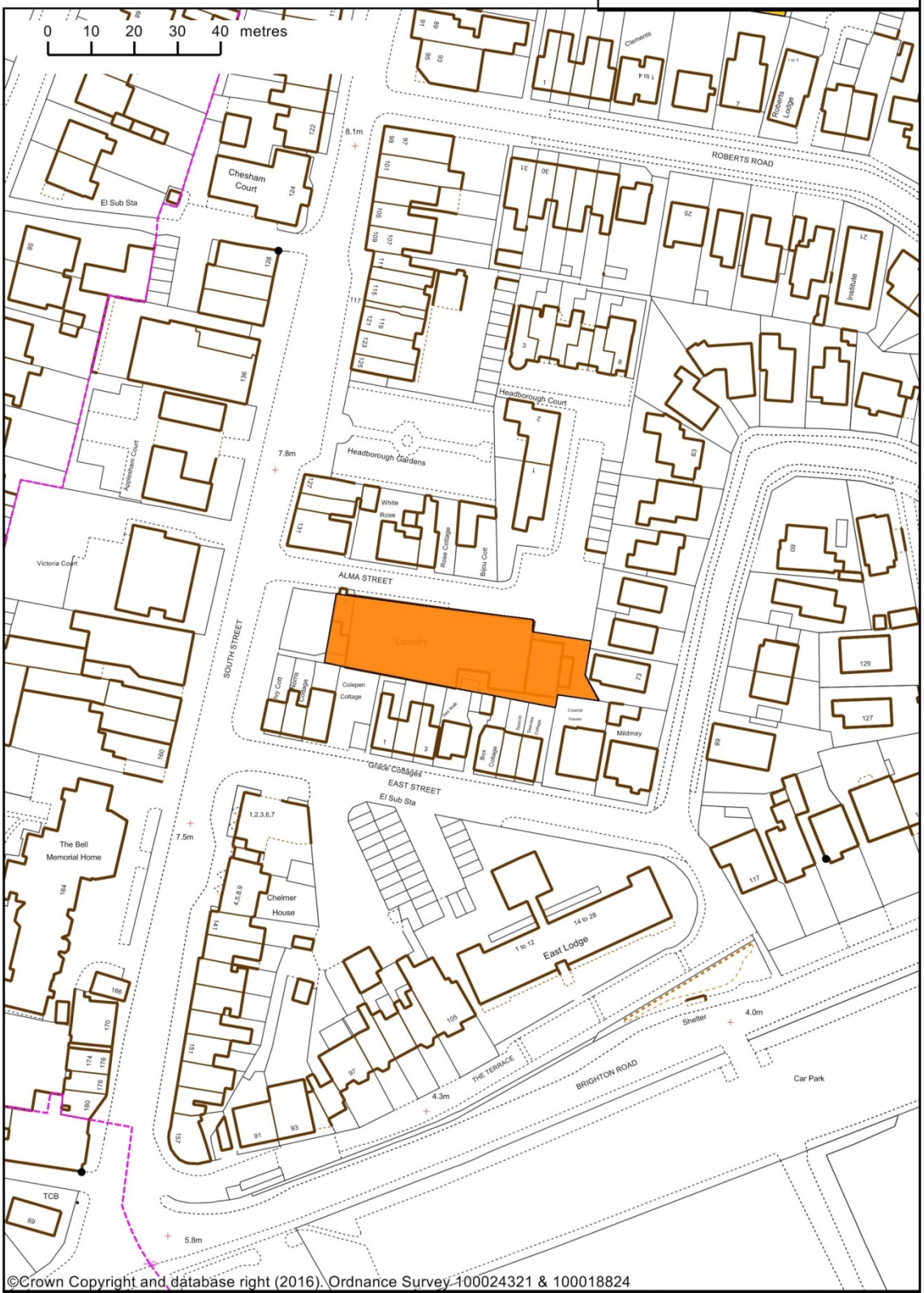
SHLAA Status Conclusion

The laundry use has been relocated and the site is suitable and available for residential development. A planning application for residential development was submitted in March 2015 but was not validated as further supporting information was required. This information has now been received and the planning application can be determined.

Density (dwg / ha)	60	**Potential Gross Yield (dwellings)**	14
Site Area (ha)	1.04ha	**Potential Net Yield (dwellings)**	13

Laundry, Alma Street, Lancing

ADC/082/13



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SHLAA ID	ADC/083/13	**Current Use(s)**	
Site Address	Lancing Manor Filling Station, Old Shoreham Road	Vacant	
Planning Status	PA Appeal Allowed		
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. Highways England have confirmed that there is no objection to the retention of the existing in and out access arrangement.
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.
Part of the site is located in Flood Zone 3. A Flood Risk Assessment has been submitted with the planning application and the Environment Agency has raised no objection on flood risk grounds.

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

Taking into account the policy restrictions, physical constraints and potential impacts, it is considered that the site is suitable for residential development.

Availability Summary

The site is in private ownership and the owner is actively promoting development on this site. An appeal against a planning refusal for 6 dwellings was allowed in August 2016. The site has been vacant for a number of years and is available for development. A planning approval for Reserved Matters will be required prior to the site being developed.

Achievability Summary

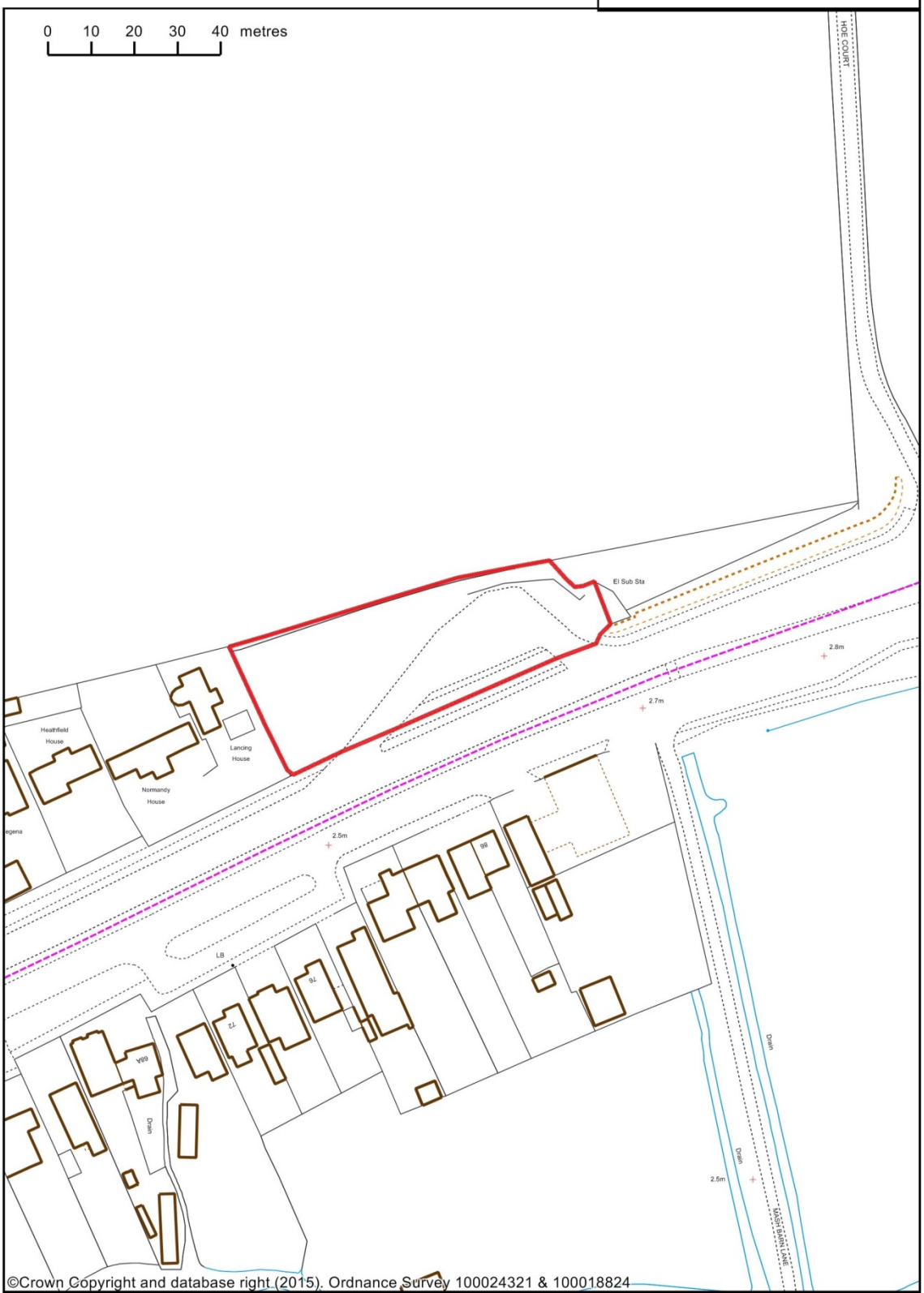
The main barier to the development of this site is the requirement that the surface water outfall pipe which runs to a ditch on the southern side of the A27 is proven to work/is repaired prior to commencement. However, the costs associated with this, together with the safe removal of the underground storage tanks are unlikely to impact on the viability of the site for development.

SHLAA Status Conclusion

An appeal against a planning refusal for 6 dwellings was allowed in August 2016. The site has been vacant for a number of years and is currently on the market and available for development.

Density (dwg / ha)	38	**Potential Gross Yield (dwellings)**	6
Site Area (ha)	0.21	**Potential Net Yield (dwellings)**	6

ADC/083/13



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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 (also in public ownership). 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. The Shoreham Renaissance Strategy 2006 also 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.

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

Taking into account the policy restrictions, physical constraints and potential impacts, toghether with its sustainable location in the town centre, it is considered that the site is suitable for a mixed use development including residential.

Availability Summary

The site is in multiple public ownerships on this site (Adur District Council, West Sussex County Council and Clinical Commissioning Groups (formerly PCT). A development brief has been prepared for this site to help progress development. All relevant parties have agreed to produce a jointly funded feasibility/business plan to support wholesale redevelopment of the site with a planning application anticipated in 2017.

Achievability Summary

Given the sites prime town centre location, site preparation costs which include demolition of several buildings, is unlikely to affect the viability of this site. The focus is on the provision of medical and community use (with funding from the relevant authorites) with a residential element helping to cross fund.

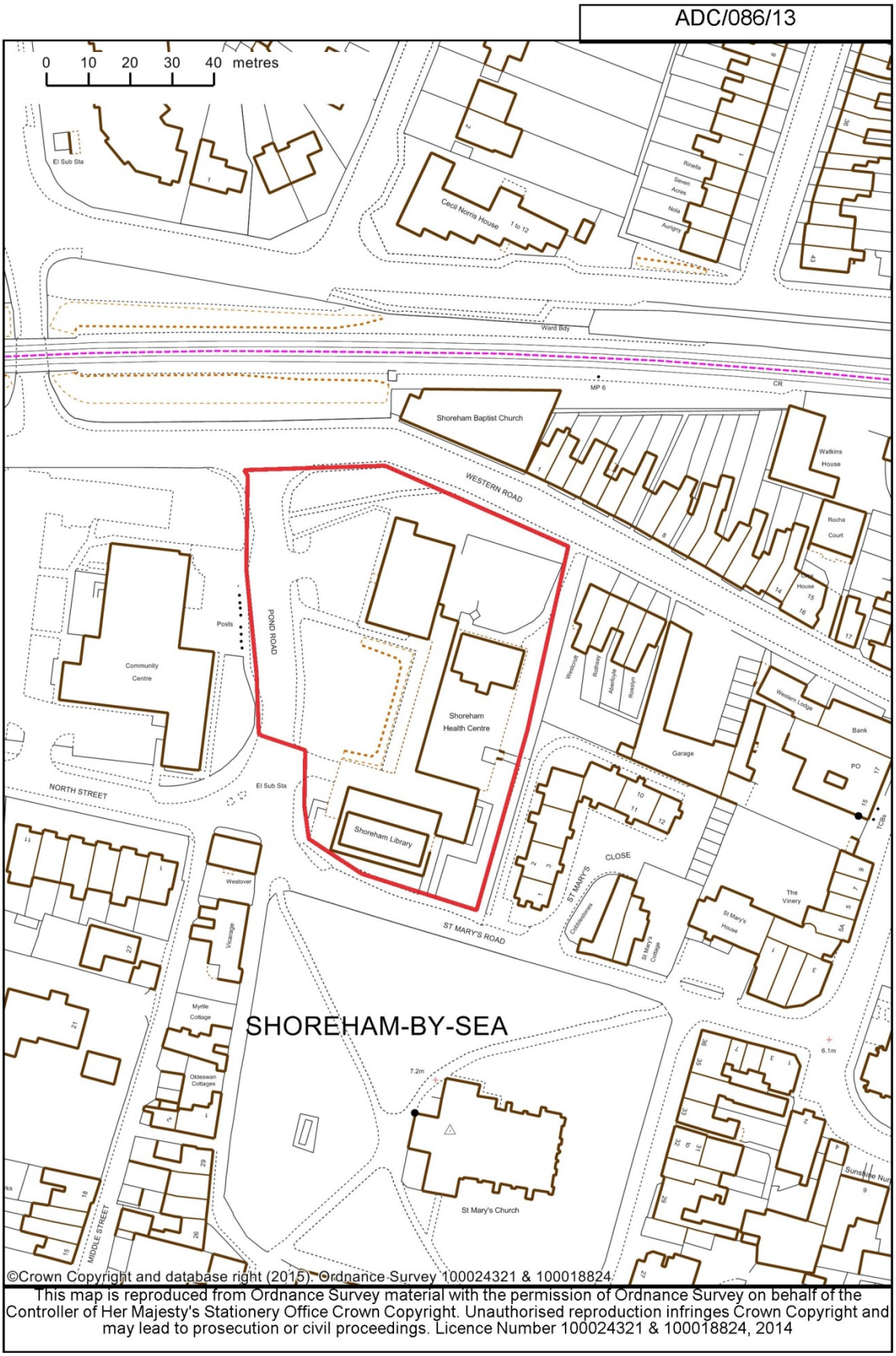
SHLAA Status Conclusion

The site is in multiple public ownership. Significant progress has been made with the owners of this site to deliver a mixed use scheme, to include the reprovision of the library and health centre together with residential development. A planning application is anticipated in 2017 with delivery in the next five years.

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



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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 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

Taking into account the policy restrictions, physical constraints and potential impacts it is considered that the site is suitable for residential development.

Availability Summary

The site is in public ownership (West Sussex County Council) and has been declared surplus to requirements. The site is vacant and available from September 2013. The landowner has indicated that a planning application will be submitted in 2016 once a title issue has been resolved.

Achievability Summary

Other than demolition costs there appears to be no other barrier affecting the viability of this site.

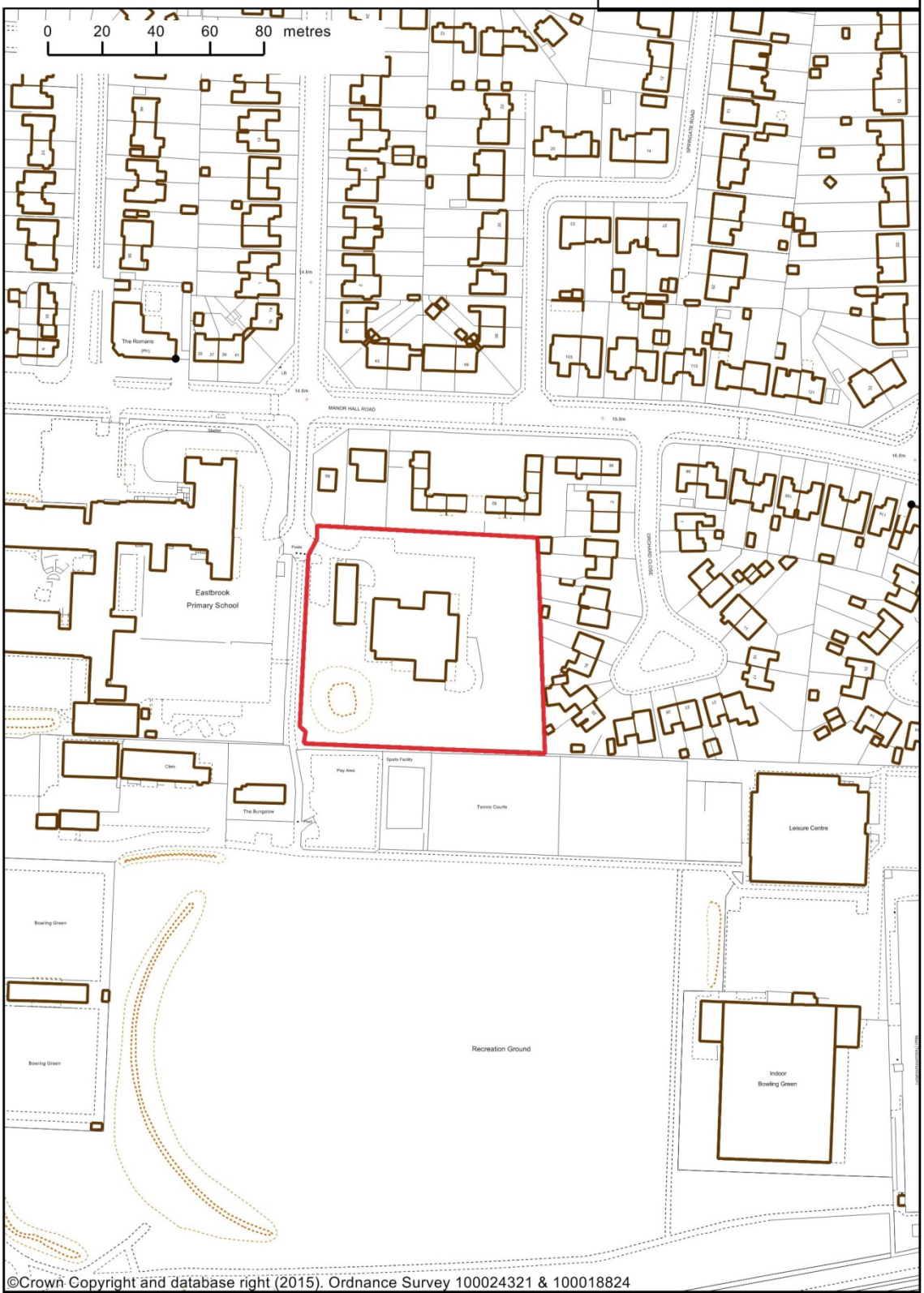
SHLAA Status Conclusion

This site is In public ownership. It has been declared surplus to education requirements and is now vacant. A planning application is anticipated 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

ADC/119/13



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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. Construction of a golf course has commenced but never completed. Abuts residential development to the west, the Brighton & Hove Albion Football Academy to the south and Shoreham Airport to the east. The A27, together with the Withy Patch Gypsy and Travellers site forms the northern boundary.

Policy Restrictions

The site is currently outside of the built up area boundary on the adopted Proposals Map 1996. However, the Amendments to the Proposed Submission Adur Local Plan 2016 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. 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.
It will be necessary to relocate the existing permanent Gypsy and Traveller site to accommodate the roundabout.

Potential Impacts

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

Taking into account the policy restrictions, physical constraints and potential impacts it is considered that the site is suitable for development.

Availability Summary

The site is in private ownership and the landowner is actively promoting this site for development through the local plan process. It is anticipate that a planning application will be submitted to run alongside the Local Plan Public Examination.

Achievability Summary

This greenfield site is identified in the Amendments to the Proposed Submission Adur Local Plan (2016) as a potential strategic allocation for a residential led mixed use development. Various constraints, including flood risk, transport and landscape impact and the relocation of the Gypsy and Traveller site are currently being adressed. 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. A further Regulation 18 Consultation indicating proposed changes to the built up area boundary, the number of dwellings, the preferrred roundabout location and the relocation of the Withy Patch site took place between 9th Dec 2015 and 4 January 2016.

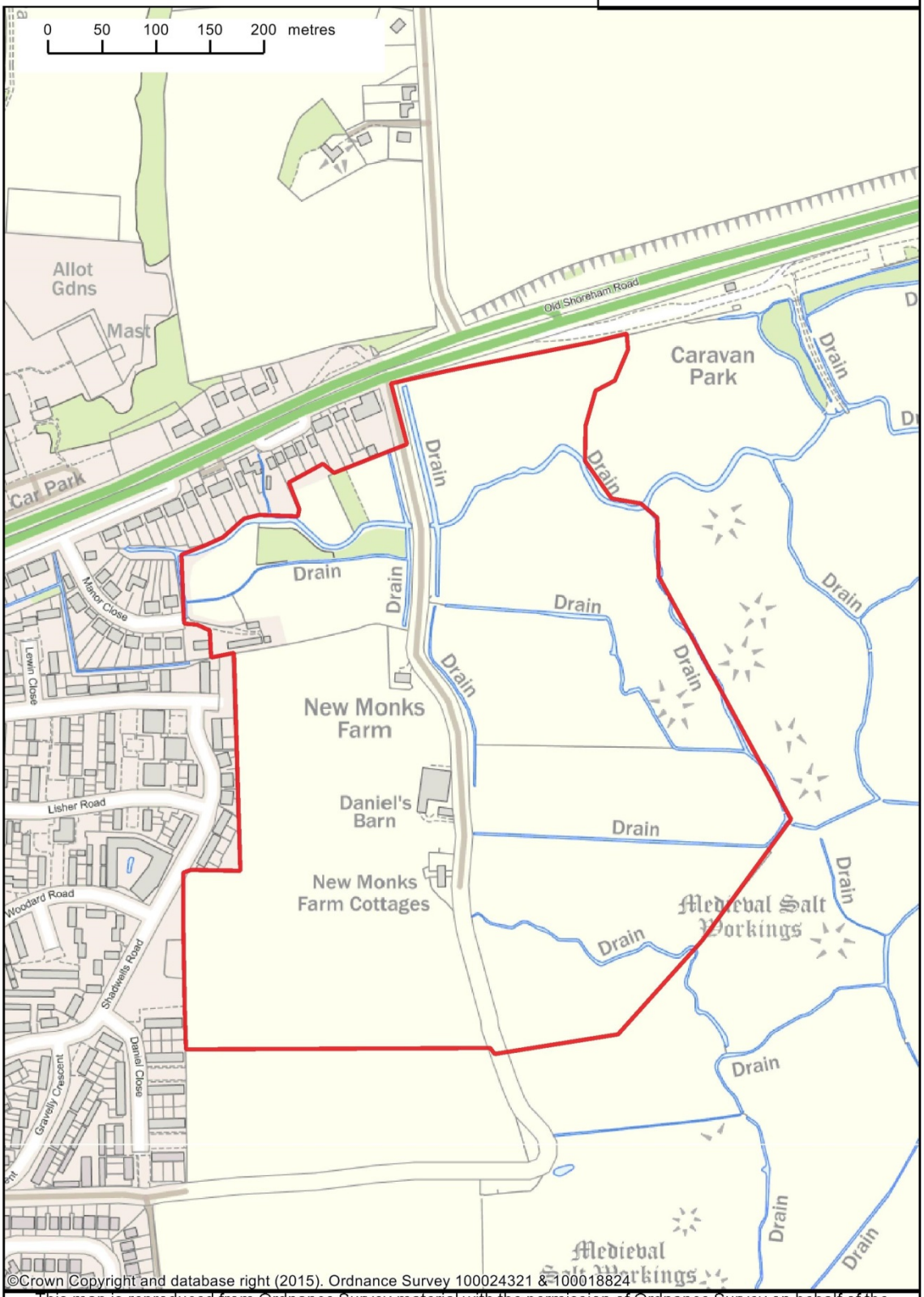
SHLAA Status Conclusion

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 adressed. It is anticipate that a planning application will be submitted to run alongside the Local Plan Public Examination in early 2017.

Density (dwg / ha)	35	**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/123/13	**Current Use(s)**	
Site Address	Land north of 20/40 Firle Road	Garden	
Planning Status	None		
Re-use of Land	Greenfield	**Ward**	Manor

Site Description

Large rear garden of detached bungalow on the slope of the South Downs. Hedgerow along the northern and western boundary buffers the site from the National Park and Lancing Ring Local Nature Reserve.

Policy Restrictions

The site is currently outside of the built up area boundary on the adopted Proposals Map 1996. However, the Amendments to the Submission Adur Local Plan (2016) is proposing 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. The site would still be greenfield in accordance with the National Planning Policy Framework. There may be archaeological potential on this site as it lies 600m south east of the Romano-Celtic temple at Lancing Ring and further investigation may be required.

Physical Constraints

A key constraint to the development of this site is the steep gradient of the land which may affect the layout of any development. 20 Firle Road would also need to be demolished to allow satisfactory access to the site. Given the sites proximity to the strategic Road Network, there is potential to adversely impact the A27 which already suffers from congestion and a full Transport Assessment will be required. 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 can utilise the controlled crossing to cross the A27.

Potential Impacts

Given the location of the site abutting the National Park, Lancing Ring LNR and SNCI a landscape buffer will be needed and careful consideration given to the impact on the surrounding area if this site came forward for development. Lancing Ring is used for informal recreation and many of the network of paths afford views over the coastal plain. The existing character of the Reserve is largely unaffected by neighbouring housing due to their low ridge height and position on the hillside below. Any layour 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.

Suitability Summary

Taking into account the policy restrictions, physical constraints and potential impacts, it is considered that, with sensitive design and layout, the site is suitable for residential development.

Availability Summary

The site is in private ownership. It has been promoted for development through the SHLAA process and pre application discussions are taking place for residential development on this site. The agent has indicated that a planning application is likely to be submitted in early 2017.

Achievability Summary

The cost of demolition of the bungalow to provide a satisfactory access is unlikely to affect the viability of this site and development is considered acheivable.

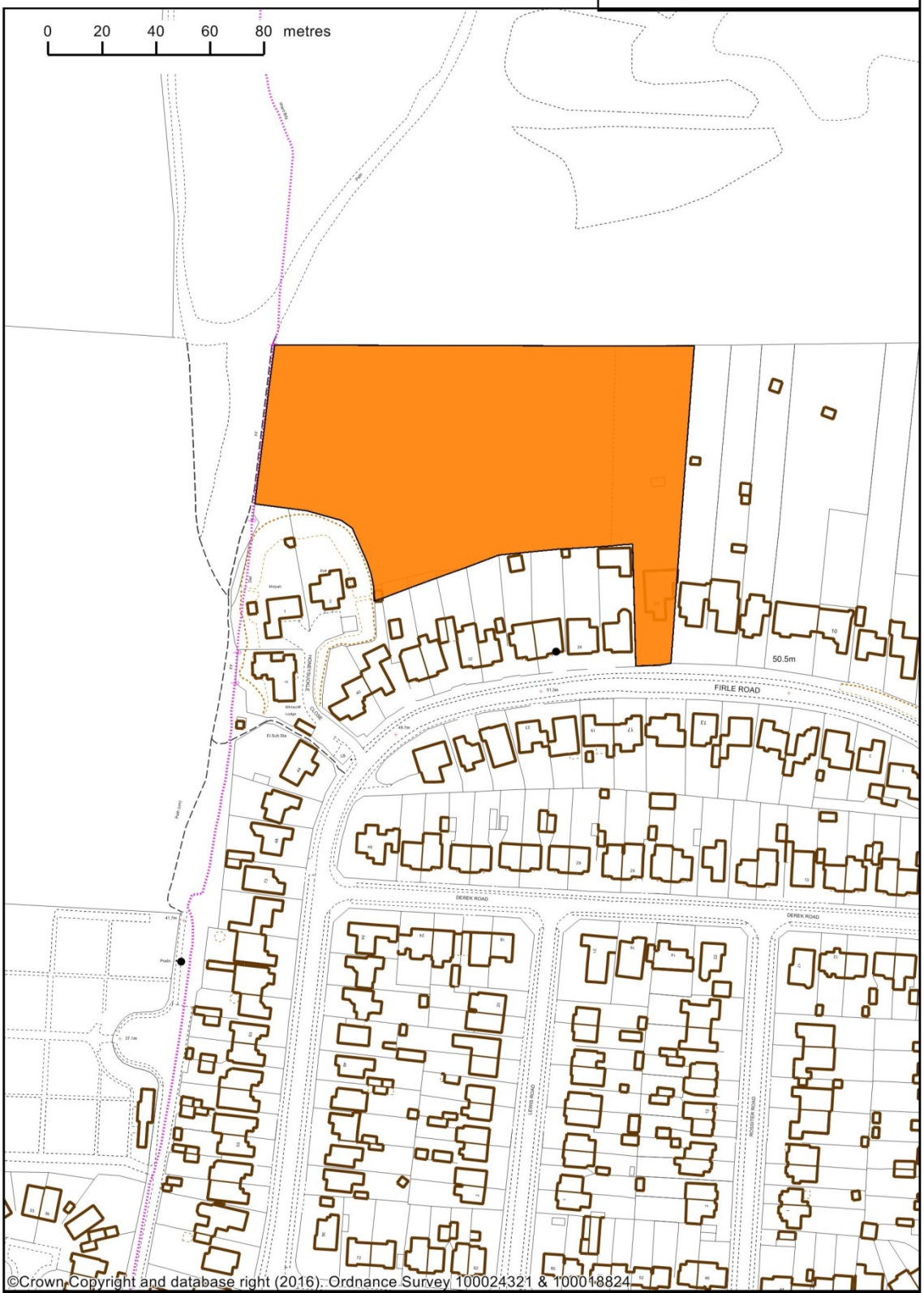
SHLAA Status Conclusion

This site was previously within an Area of Outstanding Natural Beauty where development was resisted, but was then excluded from the South Downs National Park when it was designated. It comprises a large garden and the Amendments to the Proposed Submission Adur Local Plan 2016 proposes that it is included within the built up area boundary. The site has been promoted for development for many years and pre application discussions are currently progressing with the owner of the site for residential development. A planning application is anticipated in 2016.

Density (dwg / ha)	19	**Potential Gross Yield (dwellings)**	9
Site Area (ha)	1.25	**Potential Net Yield (dwellings)**	8

Land north of 20-40 Firle Road, Lancing

ADC/123/13



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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 is currently outside of the built up area boundary on the adopted Proposals Map 1996. However, the Amendments to the Submission Adur Local Plan (2016) is proposing 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. The site would still be greenfield in accordance with the National Planning Policy Framework. There may be archaeological potential on this site as it lies 600m south east of the Romano-Celtic temple at Lancing Ring and further investigation may be required.

Physical Constraints

A key constraint which may affect the development of this site is the steep gradient of the land which may affect the layout of any development.
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 potential to adversely impact the A27 which already suffers from congestion and a Full Transport Assessment will be required. 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 can utilise the controlled crossing to cross the A27.

Potential Impacts

Given the location of the site abutting the National Park, Lancing Ring LNR and SNCI a landscape buffer will be needed and careful consideration given to the impact on the surrounding area if this site came forward for development. Lancing Ring is used for informal recreation and many of the network of paths afford views over the coastal plain. The existing character of the Reserve is largely unaffected by neighbouring housing due to their low ridge height and position on the hillside below. Any layour 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.

Suitability Summary

Taking into account the policy restrictions, physical constraints and potential impacts, it is considered that, with sensitive design and layout, the site is suitable for residential development.

Availability Summary

The site is in multiple private ownership. It has been promoted for development through the SHLAA process and pre application discussions are taking place for residential development on this site. The agent has indicated that a planning application is likely to be submitted in late 2016 with commencement on site towards the end of 2017.

Achievability Summary

The site is being promoted for development by the relevant landowners. The cost of demolition of the dwelling to provide a satisfactory access is unlikely to affect the viability of this site and development is considered acheivable.

SHLAA Status Conclusion

This site was previously within an Area of Outstanding Natural Beauty where development was resisted, but was then excluded from the South Downs National Park when it was designated. Pre application discussions continue to be held with the agent and a planning application is anticipated in 2017.

Density (dwg / ha)	20	**Potential Gross Yield (dwellings)**	14
Site Area (ha)	0.85	**Potential Net Yield (dwellings)**	13

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**	Peverel

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

The site is currently outside of the built up area boundary on the adopted Proposals Map 1996. However, the Amendments to the Proposed Submission Adur Local Plan (2016) 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.

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

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. 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

Taking into account the policy restrictions, physical constraints and potential impacts it is considered that the site is suitable for development.

Availability Summary

The site is in private ownership and the landowner is actively promoting this site for development through the local plan process. It is anticipate that a planning application will be submitted to run alongside the Local Plan Public Examination.

Achievability Summary

This greenfield site is identified in the Amendments to the Proposed Submission Adur Local Plan (2016) as a potential strategic allocation for housing development. Various constraints, including transport and landscape impact are currently being adressed. Although there will be costs associates 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.

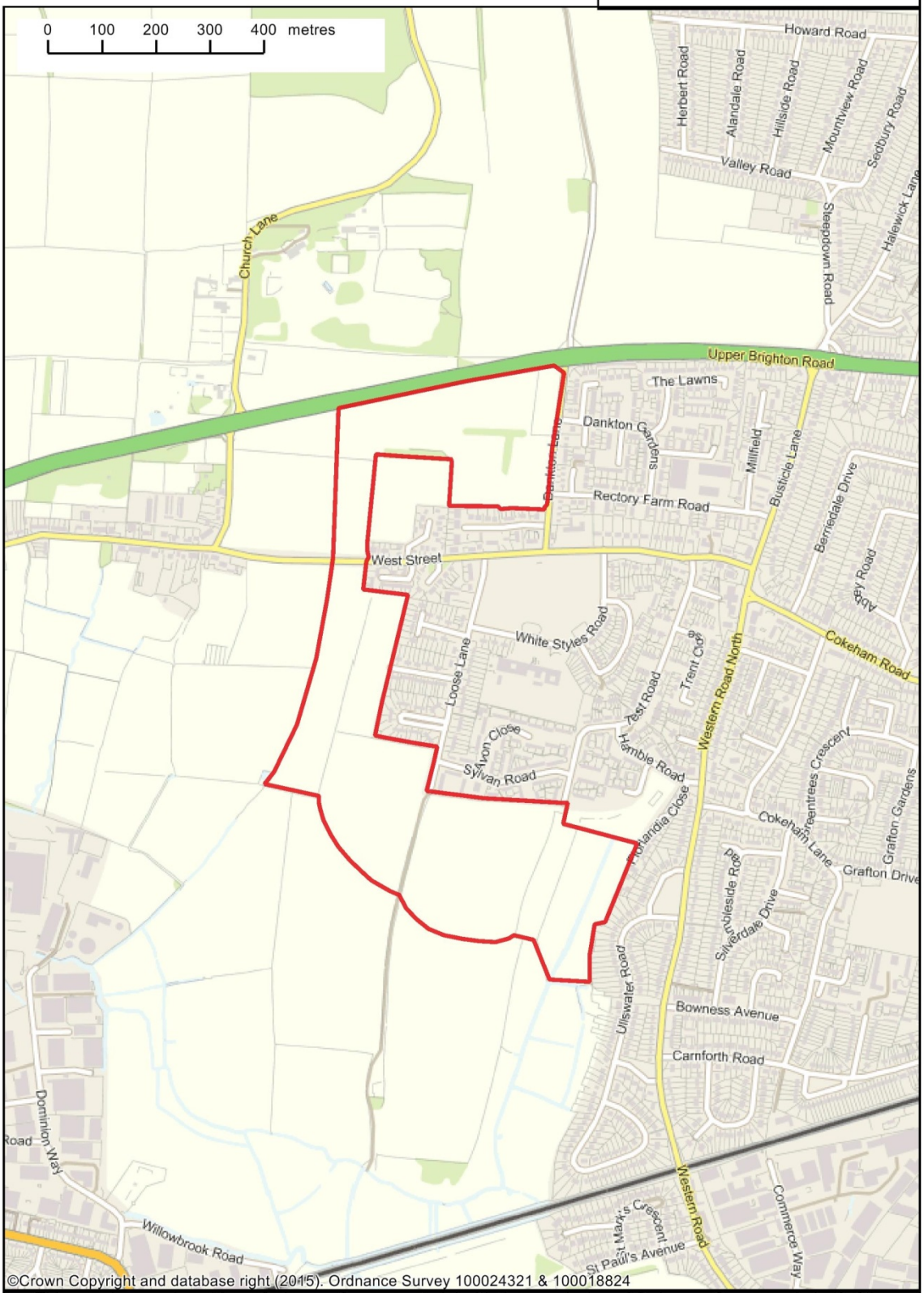
SHLAA Status Conclusion

This greenfield site was identified through the Local Plan process as a potential strategic allocation for a residential development and is being actively promoted by the landowner. Various constraints, including transport and landscape impact are currently being adressed. It is anticipate that a planning application will be submitted to run alongside the Local Plan Public Examination in early 2017.

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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SHLAA ID	ADC/144/16	**Current Use(s)**	
Site Address	Former Bell Memorial Home, 162-164 South Street, Lan	Vacant	
Planning Status	PA Submit		
Re-use of Land	Brownfield	**Ward**	Widewater

Site Description

Detached 2/3 storey building within Lancing Village Town Centre and fronting South Street. There are residential dwellings to the west and a mix of commercial and residential uses to the south, east and north.

Policy Restrictions

The site lies within the secondary frontage of Lancing village centre where a more flexible approach to development is taken. The site was previously in a C2 use and its change to a C3 use is appropriate in this location. There is no conflict with the Lancing Vision (2012) document.

Physical Constraints

There are no physical constraint asociated with this site.

Potential Impacts

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

Suitability Summary

Taking into account the policy restrictions, physical constraints and potential impacts, together with its sustainable location within Lancing village centre, the site is considered suitable for development.

Availability Summary

The site is vacant and available for redevelopment.

Achievability Summary

Pre-application discussions have taken place and a planning application has now been submitted (AWDM/1706/16) by a planning agent on behalf of a developer.

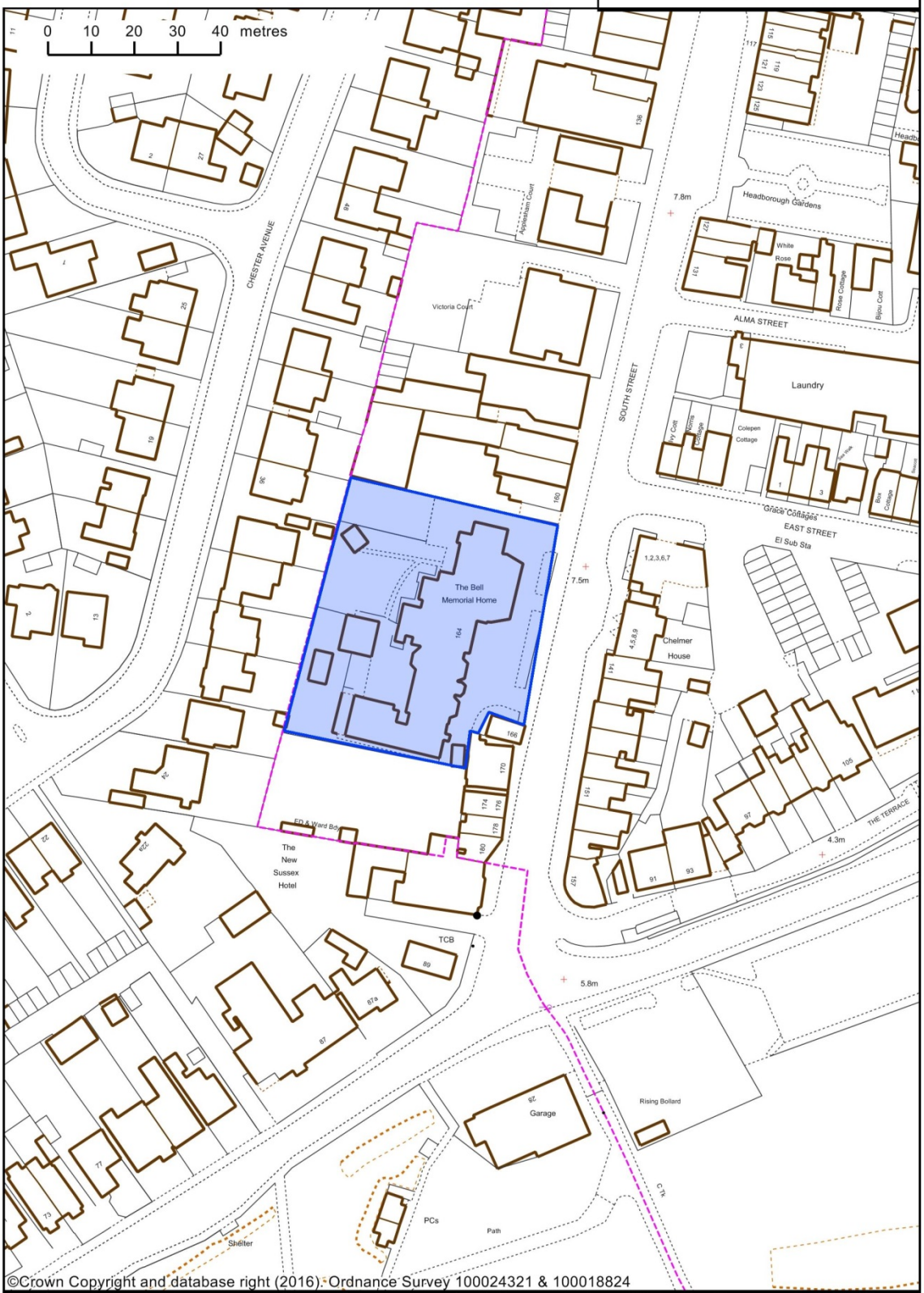
SHLAA Status Conclusion

The site, which is now vacant, is actively being promoted for development.

Density (dwg / ha)	107	**Potential Gross Yield (dwellings)**	32
Site Area (ha)	0.30	**Potential Net Yield (dwellings)**	32

Former Bell Memorial Home, South Street, Lancing

ADC/144/16



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SHLAA ID	ADC/145/16	**Current Use(s)**	
Site Address	Caxton House, Ham Road, Shoreham-by-Sea		B1c - Light Industry, B2 - General Industry
Planning Status	PA Submit		
Re-use of Land	Brownfield	**Ward**	St. Mary's

Site Description

Three storey brick and flint building on the north side of Ham Road with parking to the east, the former railway sidings (SHLAA Ref? 066/13) beyond which is the railway line to the north, residential and retail to the south. Attached to its western side is 17 Ham Road (SHLAA Ref: ADC/142/15). Access is from Ham Road.

Policy Restrictions

The main concern is the loss of commercial use.

Physical Constraints

Parts of the site fall within a 10 metre buffer of potentially contaminated land and mitigation may be required.

Potential Impacts

The site lies within the Shoreham-by-Sea Conservation Area. The proposed development seeks to retain and extend the existing building, retaining its character and appearance.

Suitability Summary

Taking into account the policy restrictions, physical constraints and potential impacts, together with its sustainable location within the town centre, the site is considered suitable for development.

Availability Summary

The site is currently in use as a print works and offices. The printworks elements of the building have decreased due to improving technology and the intention is to relocate to smaller premises.

Achievability Summary

The site is actively being promoted for development and a planning application has been submiited. The existing uses will need to be relocated prior to redevelopment.

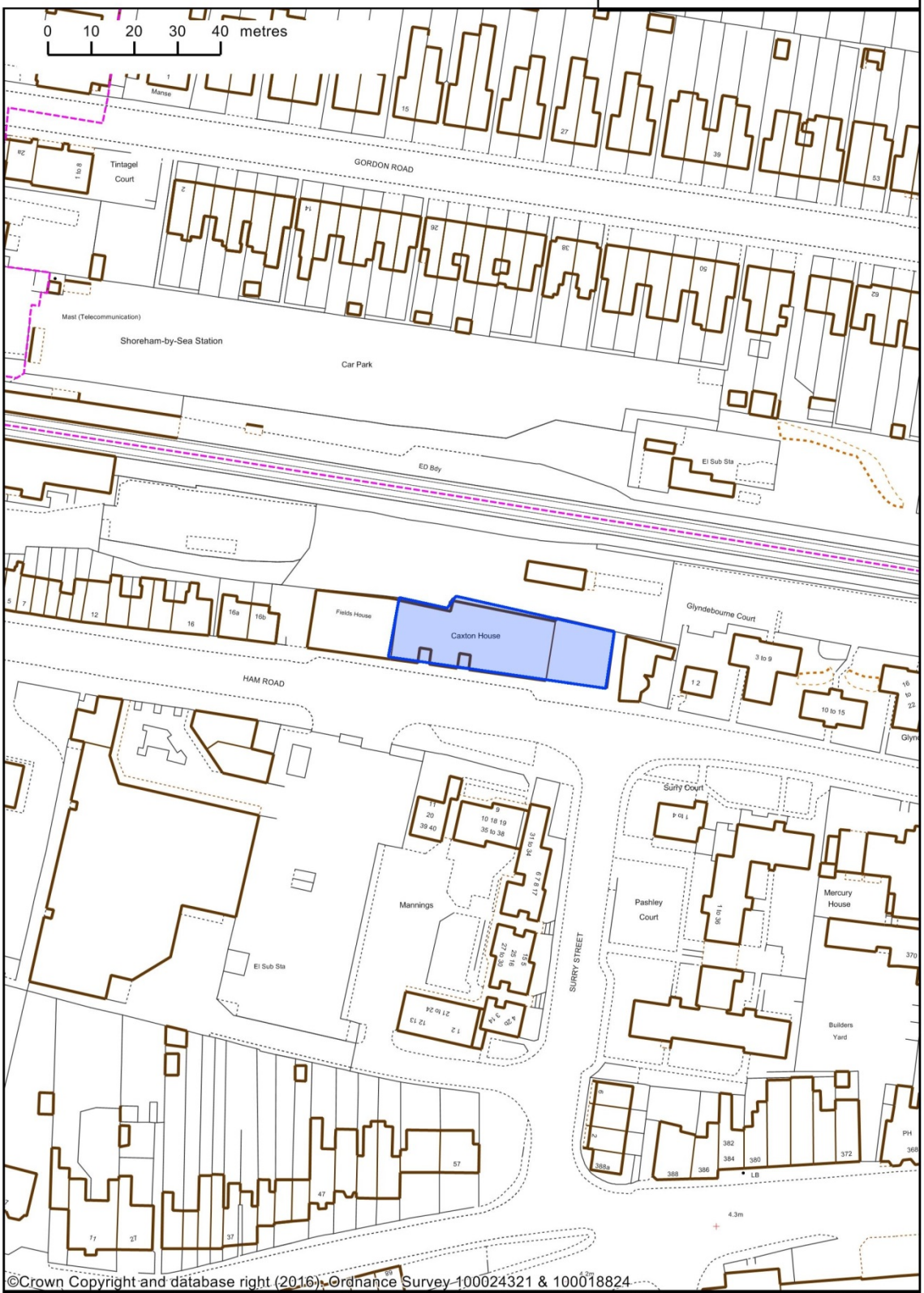
SHLAA Status Conclusion

The existing uses will need to be relocated prior to development of this site. A planning application has been submitted

Density (dwg / ha)	182	**Potential Gross Yield (dwellings)**	14
Site Area (ha)	0.077	**Potential Net Yield (dwellings)**	14

Caxton House, Ham Road, Shoreham-by-Sea

ADC/145/16



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SHLAA ID	SH/001/13	**Current Use(s)**	
Site Address	5 Brighton Road	Vacant	
Planning Status	PA Refuse		
Re-use of Land	Brownfield	**Ward**	Southwick

Site Description

This vacant warehouse lies at the end of the western arm of Shoreham Harbour.

Policy Restrictions

It is accepted that the saved Local Plan 1996 policies are out of date and that a mixed use development to help regenerate Shoreham Harbour is acceptable on this site. The site lies within the Shoreham Harbour Regeneration Area where a mixed development of employment, residential and leisure uses are proposed. A Joint Area Action Plan is currently being prepared for this Broad Location.

Physical Constraints

The main constraints to the development of this site are flood risk, land contamination and transport issues. These are being addressed as part of the JAPP process.

Potential Impacts

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

Suitability Summary

A number of evidence studied undertaken as part of the JAAP process have indicated that this site is suitable for development provided the identified constraints can be overcome.Taking into account the policy restrictions, physical constraints and potential impacts, together with its sustainable location, it is considered that this site is suitable for residential development.

Availability Summary

The site is available for development.

Achievability Summary

There are issues arround the viability of delivering a comprehensive development of the Western Arm of Shoreham Harbour. The JAAP will address these issues. Given the sites prime waterside location, site preparation costs in terms of demolition and mitigation measures are unlilely to affect the redevelopment of this site. Early pre application discussions have taken place.

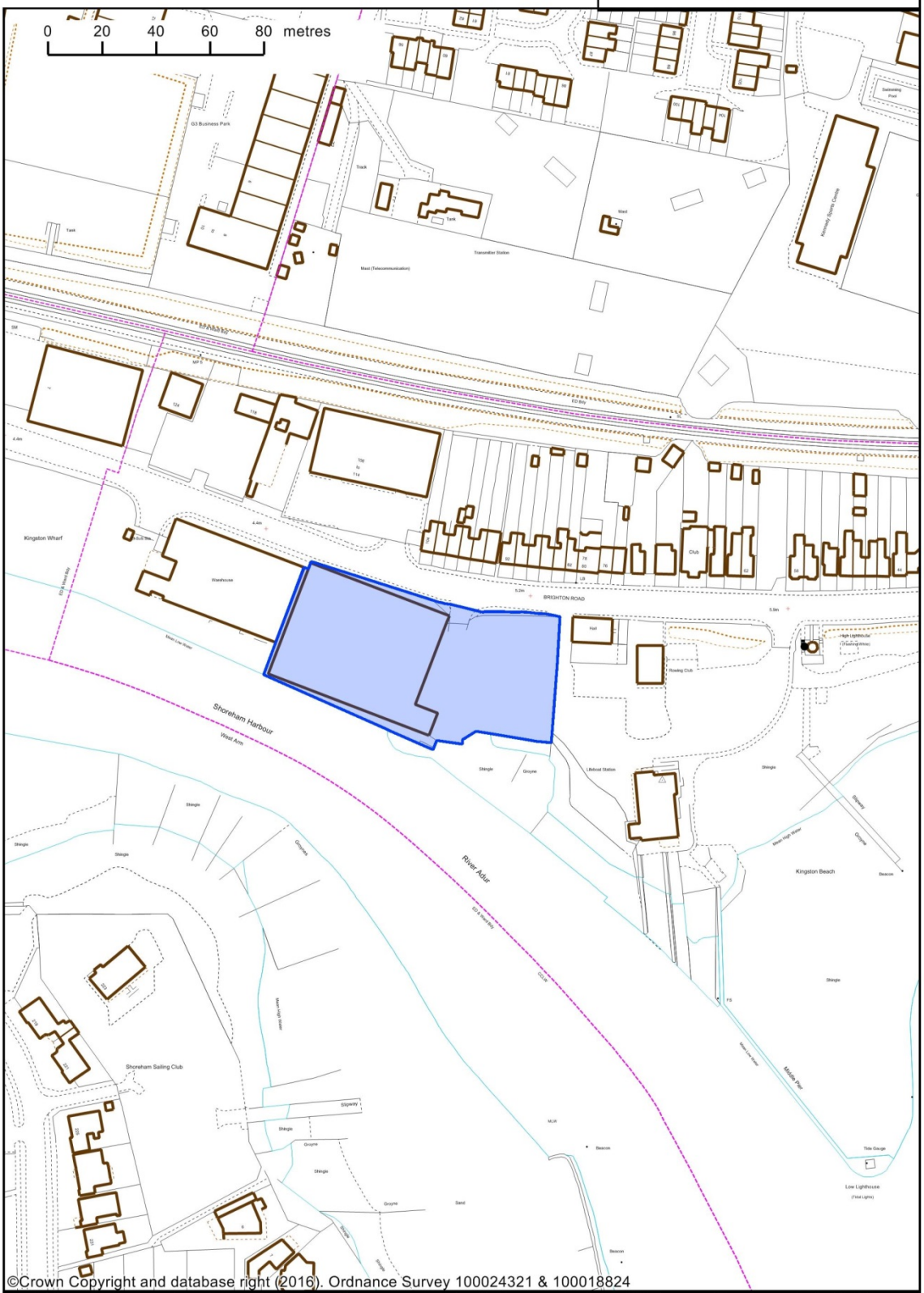
SHLAA Status Conclusion

This site lies within the Shoreham Harbour Regeneration Area identified as a broad location for change. The regeneration of Shoreham Harbour has been a long term aspiration and and the redevelopment of the Western Harbour Arm is recognised as a priority for the Shoreham Harbour Partnership.The precise form and amount of development has yet to be determined. Early pre-application discussions were held in February 2016 for residential development on this site and a number of other potential developers have expressed an interest in the site.

Density (dwg / ha)	120	**Potential Gross Yield (dwellings)**	60
Site Area (ha)	0.5	**Potential Net Yield (dwellings)**	60

5 Brighton Road, Shoreham-by-Sea

SH/001/13



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SHLAA ID	SH/005/15	**Current Use(s)**	
Site Address	Free Wharf, Brighton Road, Shoreham-by-Sea	B2 - General Industry	
Planning Status	None		
Re-use of Land	Brownfield	**Ward**	St. Mary's

Site Description

The site comprises Tarmac/Free Wharf occupied by Minelco, (but excludes Ham Business Centre, Whale Car Wash and Kwik Fit buildings fronting Brighton Road). To the east lies Glasstec aggregates depot and a large storage and distribution building occupied by Paladone. To the west is Riverside Business Centre and Frosts Garage, to the north lies Ham Recreation Ground, the former Civic Centre offices, retail warehouse and food outlet. The site fronts the River Adur to the south.

Policy Restrictions

It is accepted that the saved Local Plan 1996 policies are out of date and that a mixed use development to help regenerate Shoreham Harbour is acceptable on this site. The site lies within the Shoreham Harbour Regeneration Area where a mixed development of employment, residential and leisure uses are proposed. A Joint Area Action Plan is currently being prepared for this Broad Location.
It is recommended that a strategy for archaeological mitigation should be drawn up.

Physical Constraints

The site lies adjacent an Air Quality Management Area and an Air Quality Impact Assessment will be required. The site lies within Flood Zone 3. The issues of flood defence and transport/access will need to be agreed with the relevant agencies. There is potential for contaminated land due to the historic uses on the site. These are being addressed as part of the JAAP process.

Potential Impacts

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

Suitability Summary

A number of evidence studied undertaken as part of the JAAP process have indicated that this site is suitable for development provided the identified constraints can be overcome.Taking into account the policy restrictions, physical constraints and potential impacts, together with its sustainable location, it is considered that this site is suitable for residential development.

Availability Summary

The site is owned by a Registered Provider. It is being promoted for development and pre application discussions are taking place. A planning application id likely to be submitted towards the end of 2016. Part of the site is vacant and demolition of some buidings has commenced.

Achievability Summary

There are issues arround the viability of delivering a comprehensive development of the Western Arm of Shoreham Harbour. The JAAP will address these issues. Given the sites prime waterside location, site preparation costs in terms of demolition and mitigation measures are unlilely to affect the redevelopment of this site. Early pre application discussions have taken place.

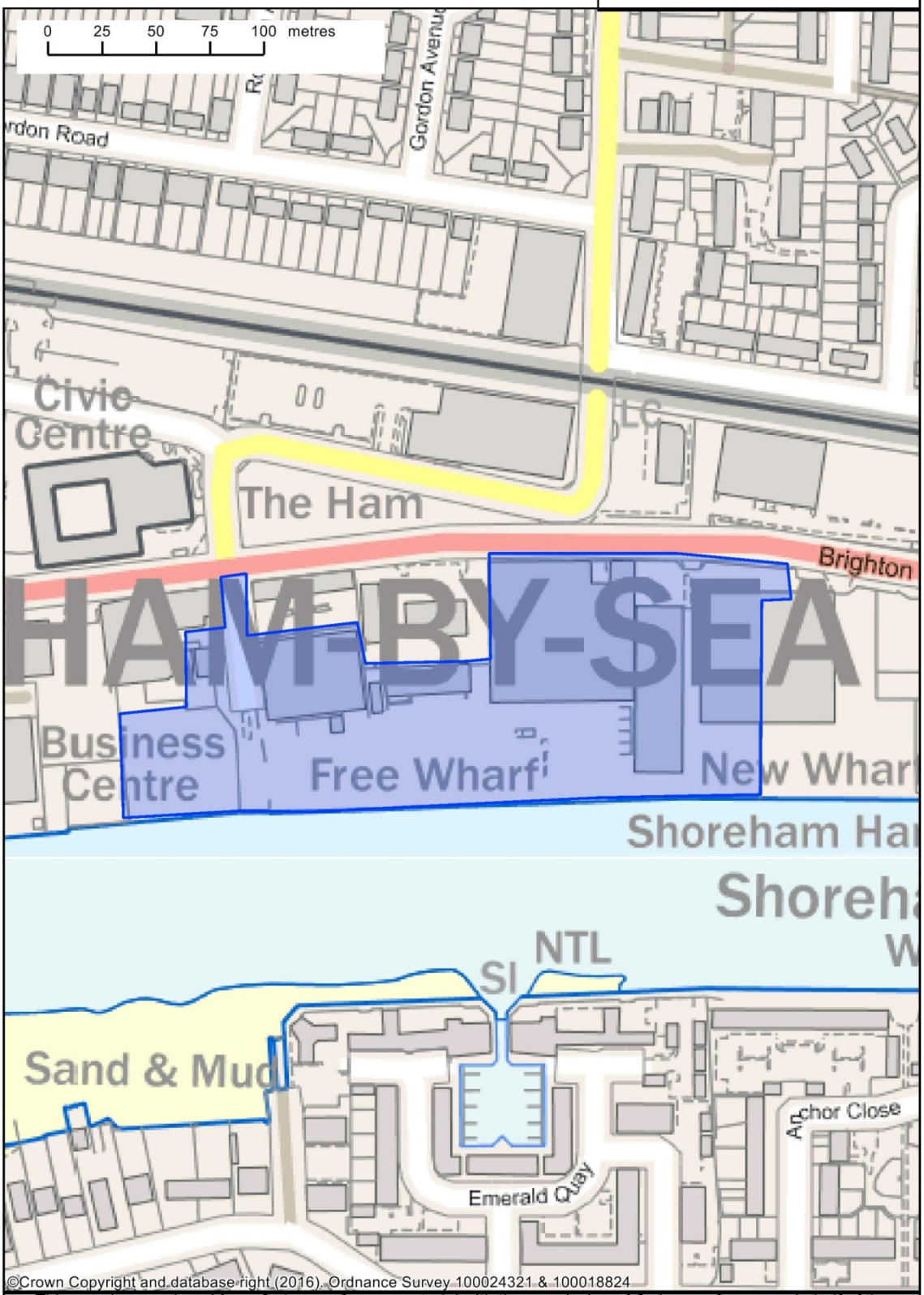
SHLAA Status Conclusion

This site lies within the Shoreham Harbour Regeneration Area identified as a broad location for change. The regeneration of Shoreham Harbour has been a long term aspiration and and the redevelopment of the Western Harbour Arm is recognised as a priority for the Shoreham Harbour Partnership. The principle of redeveloping this site for a mixed use, including residential is consistent with emerging policies. However, there are some concerns over the potential height and massing of the proposed scheme of 550 flats as it is in conflict with the Western Harbour Arm Development Brief (2013). Pending the outcome of pre application discussions and for the purposes of this SHLAA, 260 dwellings are proposed in line with the Development Brief. Further pre-application discussions have indicated a reduction in the number of dwellings proposed (450) and it is anticipated that a planning application will be submitted in early 2017.

Density (dwg / ha)	96	**Potential Gross Yield (dwellings)**	260
Site Area (ha)	2.7	**Potential Net Yield (dwellings)**	260

Free Wharf, Brighton Road, Shoreham-by-Sea

SH/005/15



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SHLAA ID	SH/006/16	**Current Use(s)**	
Site Address	Kingston Wharf, Brighton Road, Shoreham-by-Sea		B2 - General Industry, B8 - Storage & Distribution, Vacant
Planning Status	None		
Re-use of Land	Brownfield	**Ward**	Southwick

Site Description

Part of the site is vacant, the remainder is in use as storage/aggregates. To the north on the opposite side of Brighton Road is warehousing/retail uses. To the east is a vacant building and to the west is EMR. The south fronts Shoreham Harbour.

Policy Restrictions

It is accepted that the saved Local Plan 1996 policies are out of date and that a mixed use development to help regenerate Shoreham Harbour is acceptable on this site. The site lies within the Shoreham Harbour Regeneration Area where a mixed development of employment, residential and leisure uses are proposed. A Joint Area Action Plan is currently being prepared for this Broad Location.

Physical Constraints

The main constraints to the development of this site are flood risk (parts of the site are in flood zones 3a and 3b and non functional floodplain), land contamination and transport issues. These are being addressed as part of the JAPP process.

Potential Impacts

There are no identified impacts on hertiage and environmental assets arising from any potential development on this site.

Suitability Summary

A number of evidence studied undertaken as part of the JAAP process have indicated that this site is suitable for development provided the identified constraints can be overcome.Taking into account the policy restrictions, physical constraints and potential impacts, together with its sustainable location, it is considered that this site is suitable for residential development.

Availability Summary

The site is currently owned by Shoreham Port Authority who have an agreement to sell the land to a developer once the leases on the site expire in 2018. The site will then be available for development.

Achievability Summary

Given the sites prime waterside location, site preparation costs in terms of demolition and mitigation measures are unlilely to affect the redevelopment of this site. Early pre-application discussions continue.

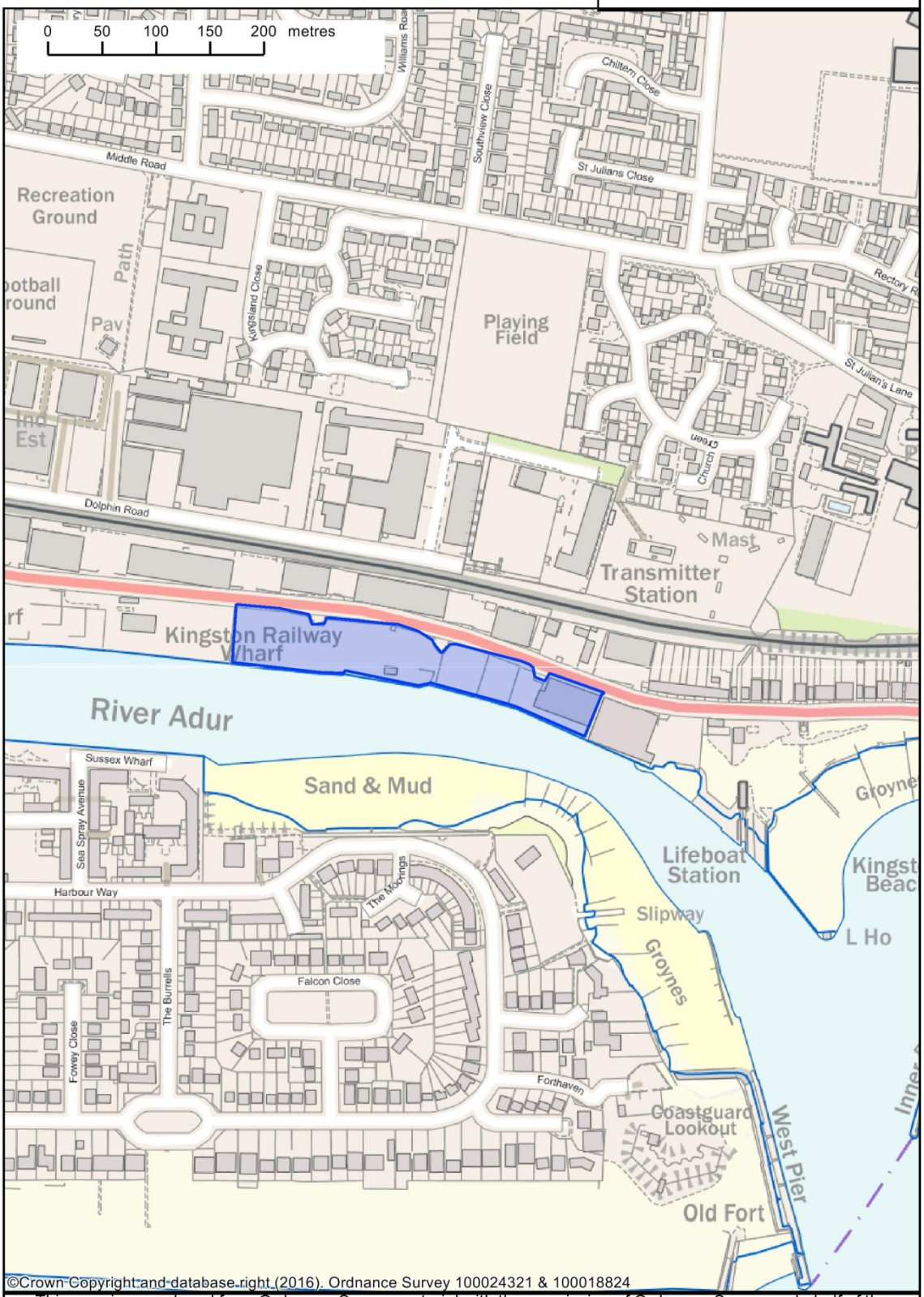
SHLAA Status Conclusion

This site lies within the Shoreham Harbour Regeneration Area identified as a broad location for change. The regeneration of Shoreham Harbour has been a long term aspiration and and the redevelopment of the Western Harbour Arm is recognised as a priority for the Shoreham Harbour Partnership. The principle of redeveloping this site for a mixed use, including residential is consistent with emerging policies.

Density (dwg / ha)	88	**Potential Gross Yield (dwellings)**	140
Site Area (ha)	1.6	**Potential Net Yield (dwellings)**	140

Kingston Wharf, Brighton Road, Shoreham-by-Sea

SH/006/16



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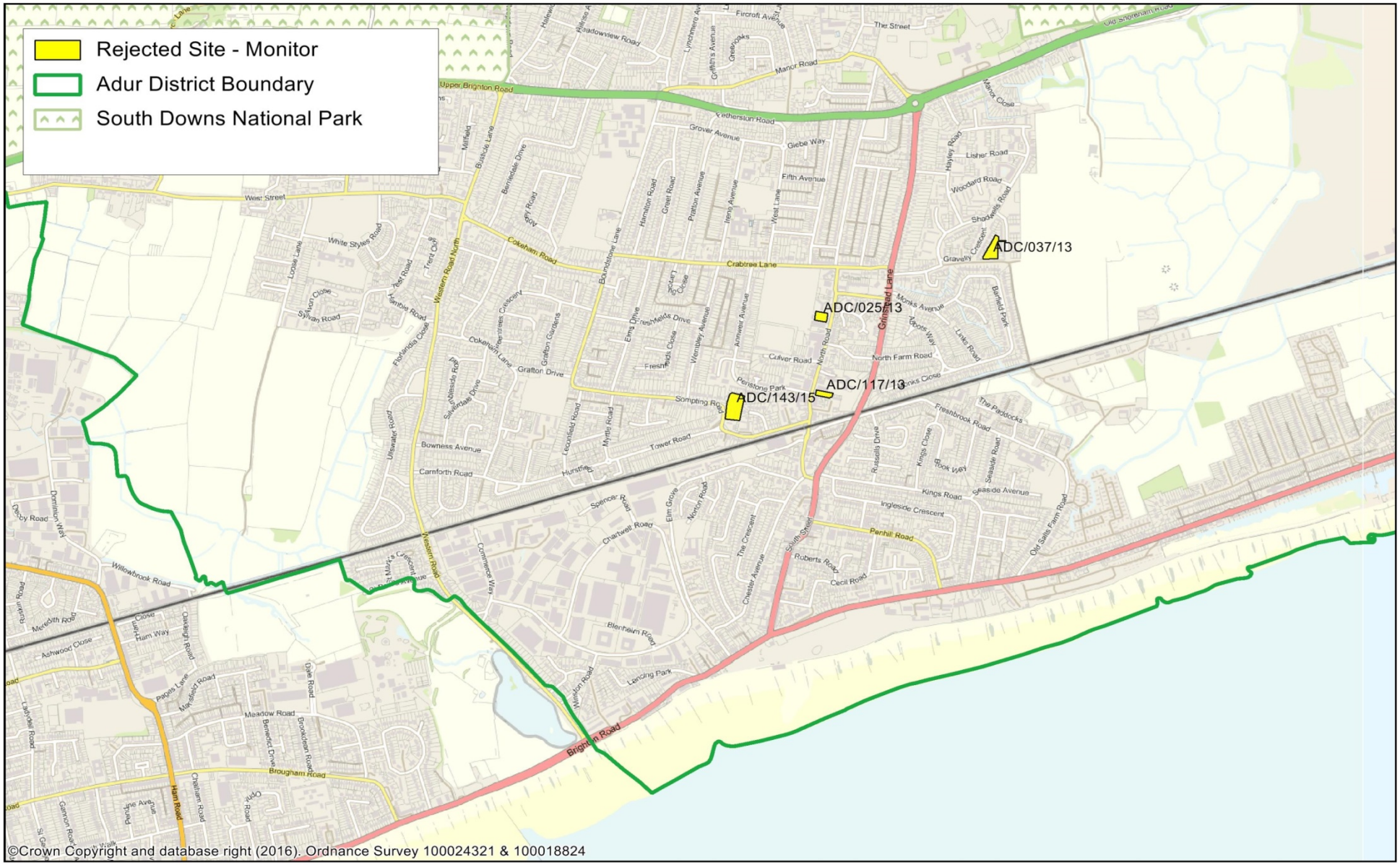
Appendix 2: Rejected Sites – Monitor

Table 9: List of Rejected- Monitor Sites

SHLAA ID	Site Address	Planning Status
ADC/025/13	Police Station, 107-111 North Road, Lancing	None
ADC/037/13	Garage Compound, 88/163 Daniel Close, Lancing	None
ADC/053/13	Car Park, Tarmount Lane, Shoreham-by-Sea	None
ADC/093/13	Car Park, Beach Green, Shoreham-by-Sea	None
ADC/117/13	Lancing Delivery Office, 40 North Road, Lancing	None
ADC/120/13	Shoreham Police Station, Ham Road, Shoreham-by-Sea	None
ADC/138/13	Land north 123/207 Manor Hall Road, Southwick	None
ADC/143/15	Warren Court, Sompting Road, Lancing	None

Rejected Sites – Monitor – West Adur



Rejected Sites – Monitor – East Adur

Rejected Sites - Monitor

SHLAA ID	Site Address	SHLAA Conclusion
ADC/025/13	Lancing Police Station, 107-111 North Road Lancing	This site has has been Identified in the Sussex Police Estates and Facilites 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/037/13	Garage Compound, 88/163 Daniel Close Lancing	As part of a review of its land holdings, Adur Council is investigating the potential of this site for redevelopment through a feasibility study. Further work on the impact of the loss of car parking will need to be understood before a detailed redevelopment scheme is progressed. 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/053/13	Car Park, Tarmount Lane Shoreham	The site is currently required as a public car park for both the adjacent retail store and general town centre use. However, the site is owned by Adur District Council and if an opportunity to redevelop the adjacent Shoreham Police Station (ADC/120/13) arises, consideration will be given to a comprehensive redevelopment of the two sites which should include the reprovision of public car parking.The site will be monitored on a regular basis.
ADC/093/13	Car Park, Beach Green Shoreham	This Council owned site is considered suitable for residential development. It is currently in use as a public car park but is not particularly well used. Part of the site would need to be retained for public car parking. The pumping station and access to it at the western end of the site would also need to be retained. The construction of the Shoreham Adur Tidal Walls (due for completion in 2018) would help address the flooding issues on this site. The suitability of this site for an expansion of Shoreham Beach Primary School is currently being investigated by WSCC and ADC. This site will be monitored, pending the outcome of these discussions.
ADC/117/13	Lancing Delivery Office, 40 North Road Lancing	This site is considered suitable for a mixed use retail/residential development. However, 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 yet 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 has has been Identified in the Sussex Police Estates and Facilites 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.

SHLAA ID	Site Address	SHLAA Conclusion
ADC/138/13	Land north 123/207 Manor Hall Road Southwick	Major constraints would have to be overcome if this Council owned site is to be developed for residential use and it is unlikely that this could be achieved. Satisfactory access can only be gained by either the demolition of a dwelling or across the land to the north (ADC/132/13), part of which is in allotment use and the remainder of which has recently been sold for employment purposes. The Eastbrook Allotments Development Brief (2015) identifies this site as being suitable for an extension to the allotments or for a community use. However, it does not rule out the option for residential development and the site will continue to be monitored.
ADC/143/15	Warren Court, Sompting Road, Lancing Lancing	This Council owned site is currently in residential use and is suitable for redevelopment with a higher density scheme. However, it is not currently available as a programme to decant existing residents to alternative accommodation to allow demolition and rebuilding to take place has yet to be agreed. It is likely to come forward in the medium term (years 6-10). Indications are that 22 flats could be demolished and replaced with 32 flats, giving a net gain of 10 dwellings.

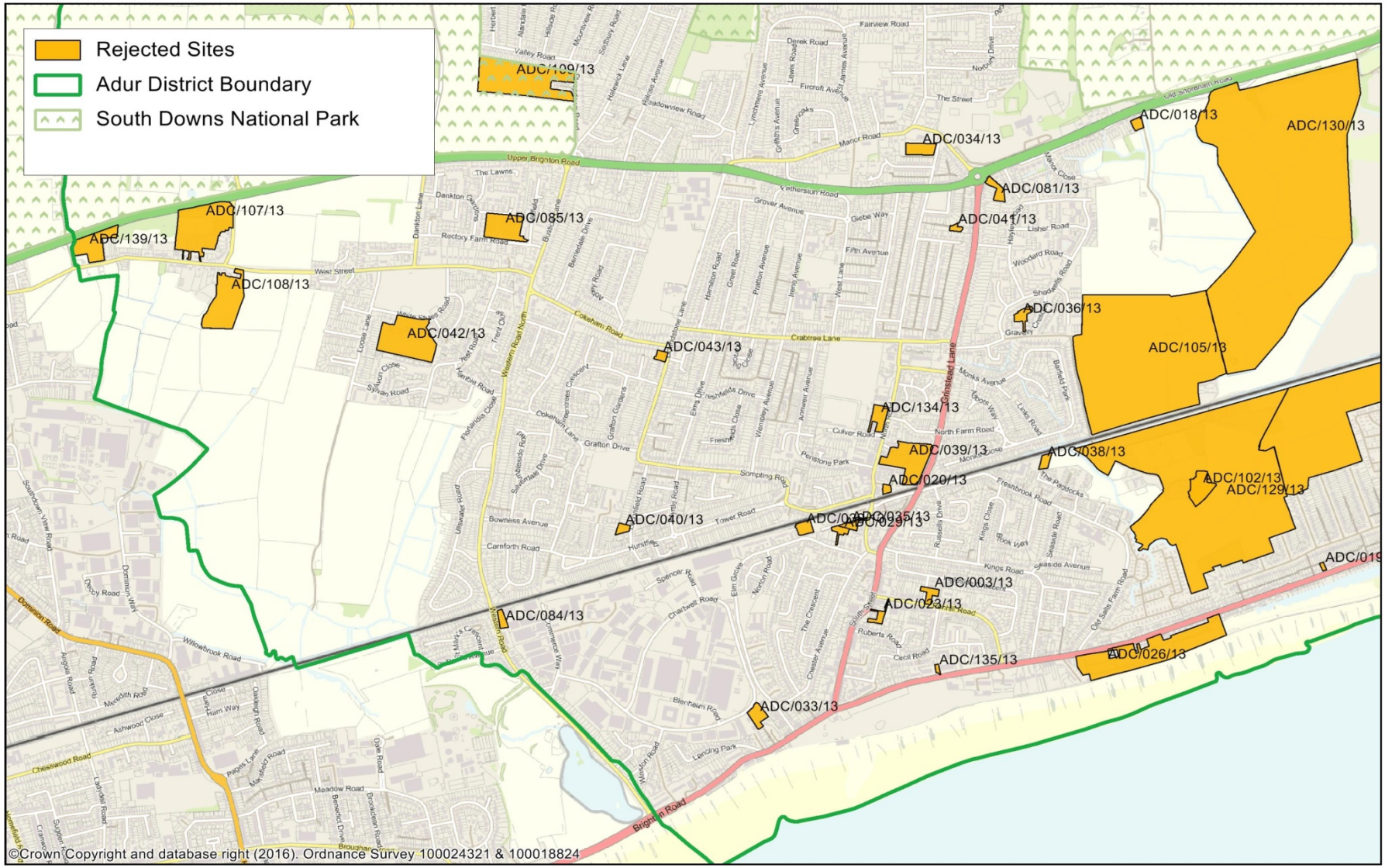
Appendix 3: Rejected Sites

Table 10: List of Rejected Sites

SHLAA ID	Site Address	Planning Status
ADC/001/13	Kingdom Hall, Wembley Gardens, Lancing	Completed
ADC/003/13	Regal House, 45/49 Penhill Road, Lancing	PA Expired
ADC/018/13	Coastline Caravans, 88 Old Shoreham Road, Lancing	None
ADC/019/13	337 Brighton Road, Lancing	None
ADC/020/13	Land at 2/4 North Road, Lancing	None
ADC/021/13	16a to 18a North Road, Lancing	Completed
ADC/023/13	South Street Car Park, South Street, Lancing	None
ADC/024/13	Garage and Offices, 120 High Street, Shoreham-by-Sea	None
ADC/026/13	Eastern Sands Caravan Park, Brighton Road, Lancing	None
ADC/029/13	Elm Grove Lodge, Elm Grove, Lancing	PA Approve
ADC/030/13	Car Park, Asda, South Street, Lancing	None
ADC/033/13	Car Park, Marlborough Road, Lancing	None
ADC/034/13	146 First Avenue, Lancing	None
ADC/035/13	Telephone Exchange, 6 South Street, Lancing	None
ADC/036/13	Garage Compound, Gravelly Crescent, Lancing	None
ADC/038/13	Land north 41/42 The Paddocks, Lancing	None
ADC/039/13	Freshbrook First School, Grinstead Lane, Lancing	None
ADC/040/13	42/44 Leconfield Road, Lancing	PA Expired
ADC/041/13	Brethrens Meeting Room, east First Avenue, Lancing	PA Submit
ADC/042/13	Sompting Village Primary School, Whitestyles Road, Sompting	None
ADC/043/13	57 Boundstone Lane, Lancing	PA Refuse
ADC/045/13	Amenity Open Space, Williams Road, Shoreham-by-Sea	None
ADC/047/13	Car Park, Lower Beach Road, Shoreham-by-Sea	None
ADC/048/13	The Longshore Public House, 153 Brighton Road, Shoreham-by-Sea	None
ADC/050/13	Playing field, Middle Road, Shoreham-by-Sea	None
ADC/051/13	Community Halls, Eastern Close, Shoreham-by-Sea	None
ADC/052/13	Civic Centre Staff Car Park, Ham Road, Shoreham-by-Sea	None
ADC/054/13	Telephone Exchange, 1 Tarmount Lane, Shoreham-by-Sea	None
ADC/055/13	Station Car Park, Buckingham Road, Shoreham-by-Sea	None
ADC/056/13	Dunelm Mill, Ham Road, Shoreham-by-Sea	None
ADC/057/13	The Ham, Eastern Avenue, Shoreham-by-Sea	None
ADC/060/13	Kingston Buci Children and Family Centre, Middle Road, Shoreham-by-Sea	None
ADC/061/13	Land to south at junction of Chanctonbury Drive, Shoreham-by-Sea	None
ADC/066/13	Former railway sidings, Brunswick Road, Shoreham-by-Sea	None

ADC/067/13	Play Area, Prince Charles Close, Southwick	None
ADC/068/13	Ridgeway Allotments and adjoining grazing land, Southwick	None
ADC/070/13	12/14 Southdown Road, Southwick	PA Appeal Dismisses
ADC/071/13	Manor Hall Nursery, Gardner Street, Southwick	None
ADC/072/13	Emblem House, Manor Hall Road, Southwick	None
ADC/074/13	Chalex Works, Manor Hall Road, Southwick	None
ADC/075/13	Ocean View Business Park, Gardner Road, Southwick	None
ADC/078/13	Land SW corner Southwick Recreation Ground, Southwick	None
ADC/079/13	East Allotments, The Gardens, Southwick	None
ADC/080/13	Quayside Recreation Ground, Upper Kingston Lane, Southwick	None
ADC/081/13	4 Old Shoreham Road, Lancing	PA Submit
ADC/084/13	Yard rear of St Peters Place, Western Road, Sompting	PA Withdrawn
ADC/085/13	Rectory Farm Industrial Estate, Rectory Farm Road, Sompting	None
ADC/088/13	Cecil Norris House, Ravens Road, Shoreham-by-Sea	None
ADC/089/13	3 to 15 New Road, Shoreham-by-Sea	PA Expired
ADC/090/13	193B Upper Shoreham Road, Shoreham-by-Sea	None
ADC/091/13	412/414 Brighton Road, Shoreham-by-Sea	PA Withdrawn
ADC/092/13	Garage Compound, r/o Kingston Broadway, Shoreham-by-Sea	PA Appeal Dismissed
ADC/094/13	2-8 Tarmount Lane, Shoreham-by-Sea	None
ADC/095/13	124 Upper Shoreham Road, Shoreham-by-Sea	PA Appeal Dismissed
ADC/097/13	Grazing land, Overhill, Southwick	None
ADC/099/13	r/o 53/59 Southview Road, Southwick	None
ADC/100/13	Europa House, 46/50 Southwick Square, Southwick	None
ADC/101/13	Land East of Adur Close, Lancing	None
ADC/102/13	The Minstrels Gallery, Old Salts Farm Road, Lancing	PA Expired
ADC/104/13	Land at junction of Saltings Roundabout, Lancing	None
ADC/105/13	Land south west of New Monks Farm, Mash Barn Lane, Lancing	None
ADC/106/13	Land at New Salts Farm, Lancing	None
ADC/107/13	West Street Nursery, West Street, Sompting	PA Appeal Dismissed
ADC/108/13	Stocks Garden, Stocks House, West Street, Sompting	None
ADC/111/13	Shoreham Gateway Site, Steyning Road, Shoreham-by-Sea	None
ADC/113/13	Adur Recreation Ground, Brighton Road, Shoreham-by-Sea	None
ADC/115/13	Private playing field east 70/104 Downsway, Southwick	None
ADC/116/13	1/3 Steyning Road, Shoreham-by-Sea	None
ADC/126/13	Land at Mill Hill, Shoreham-by-Sea	None
ADC/127/13	25 Beach Green, Shoreham-by-Sea	PA Refuse
ADC/128/13	Land between Adur Rec and New Salts Farm Road, Lancing	None

ADC/129/13	Land at Old Salts Farm, Lancing	None
ADC/130/13	New Monks Farm (proposed Country Park), Lancing	None
ADC/131/13	Transmitter Station and Mast, Church Green, Shoreham-by-Sea	None
ADC/132/13	Eastbrook Allotments, Old Shoreham Road, Southwick	None
ADC/133/13	St Marys Church Hall, 24/25 East Street, Shoreham-by-Sea	PA Appeal Dismissed
ADC/134/13	Queens Parade, North Road, Lancing	PA Refuse
ADC/135/13	147 Brighton Road, Lancing	PA Appeal Dismissed
ADC/136/13	The Pilot , Station Road, Southwick	None
ADC/139/13	Land at Upton Farmhouse, Upper Brighton Road	None
ADC/146/16	Land at New Salts Farm (Phase 1), Lancing	None
SH/002/13	Technology House, West Street, Southwick	None
SH/003/13	Lady Bee Marina	PA Refuse
SH/004/13	Land adjacent Ham Business Centre, Brighton Road, Shoreham-by-Sea	None


Rejected Sites
Adur District Boundary
South Downs National Park
ADC/109/13
ADC/107/13
ADC/139/13
ADC/108/13
ADC/085/13
ADC/042/13
ADC/043/13
ADC/034/13
ADC/018/13
ADC/130/13
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ADC/129/13
ADC/040/13
ADC/084/13
ADC/003/13
ADC/023/13
ADC/135/13
ADC/026/13
ADC/033/13
Upper Brighton Road
West Street
Cokeham Road
Crabtree Lane
Western Road North
Coinsfield Lane
Sompting Rd
Tower Road
Carnforth Road
Bowness Avenue
Brighton Road
Dominion Road
Willowbrook Road
Chesswood Road
Old Shoreham Road
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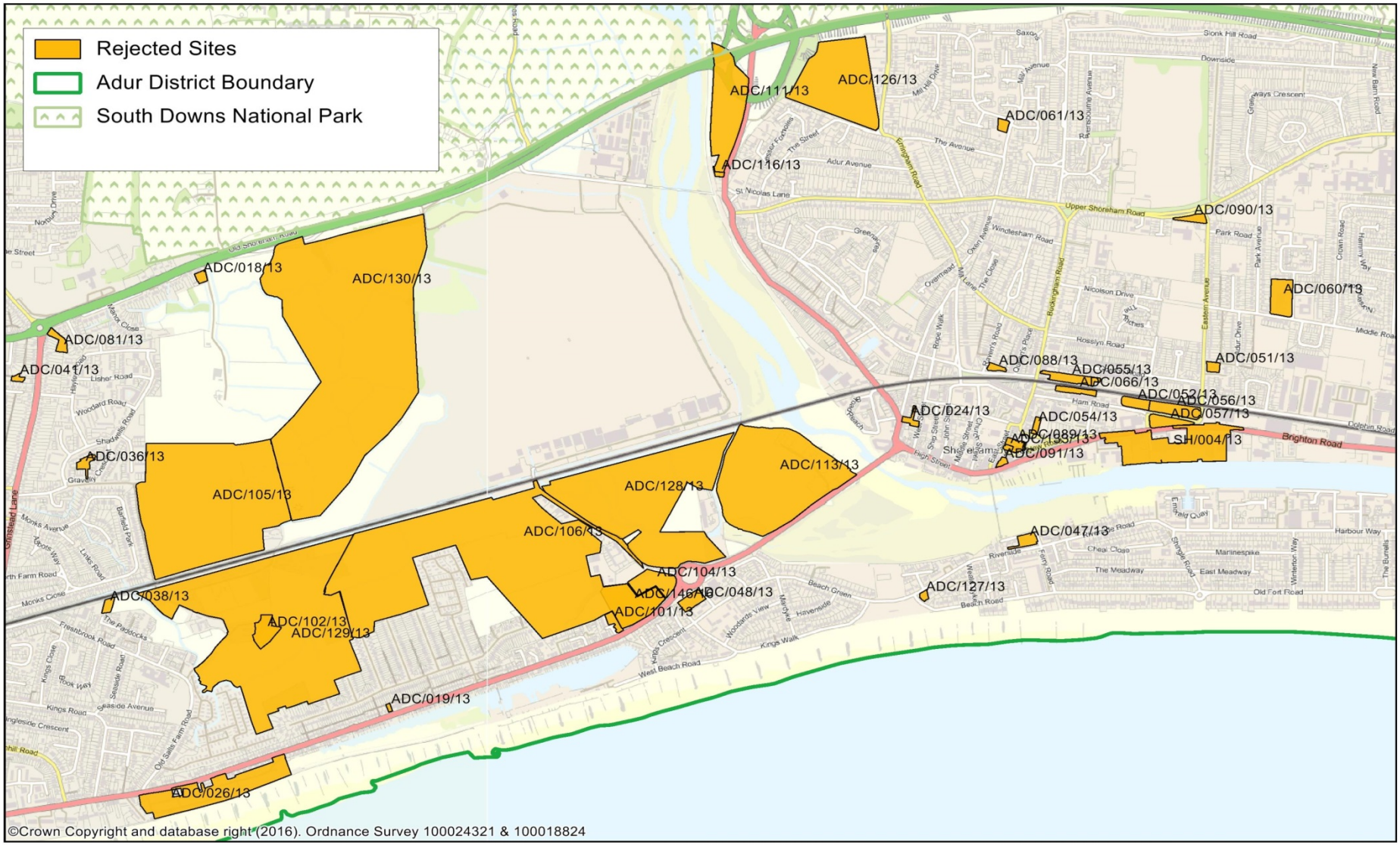
Rejected Sites
Adur District Boundary
South Downs National Park
ADC/111/13
ADC/126/13
ADC/116/13
ADC/061/13
ADC/090/13
ADC/060/13
ADC/018/13
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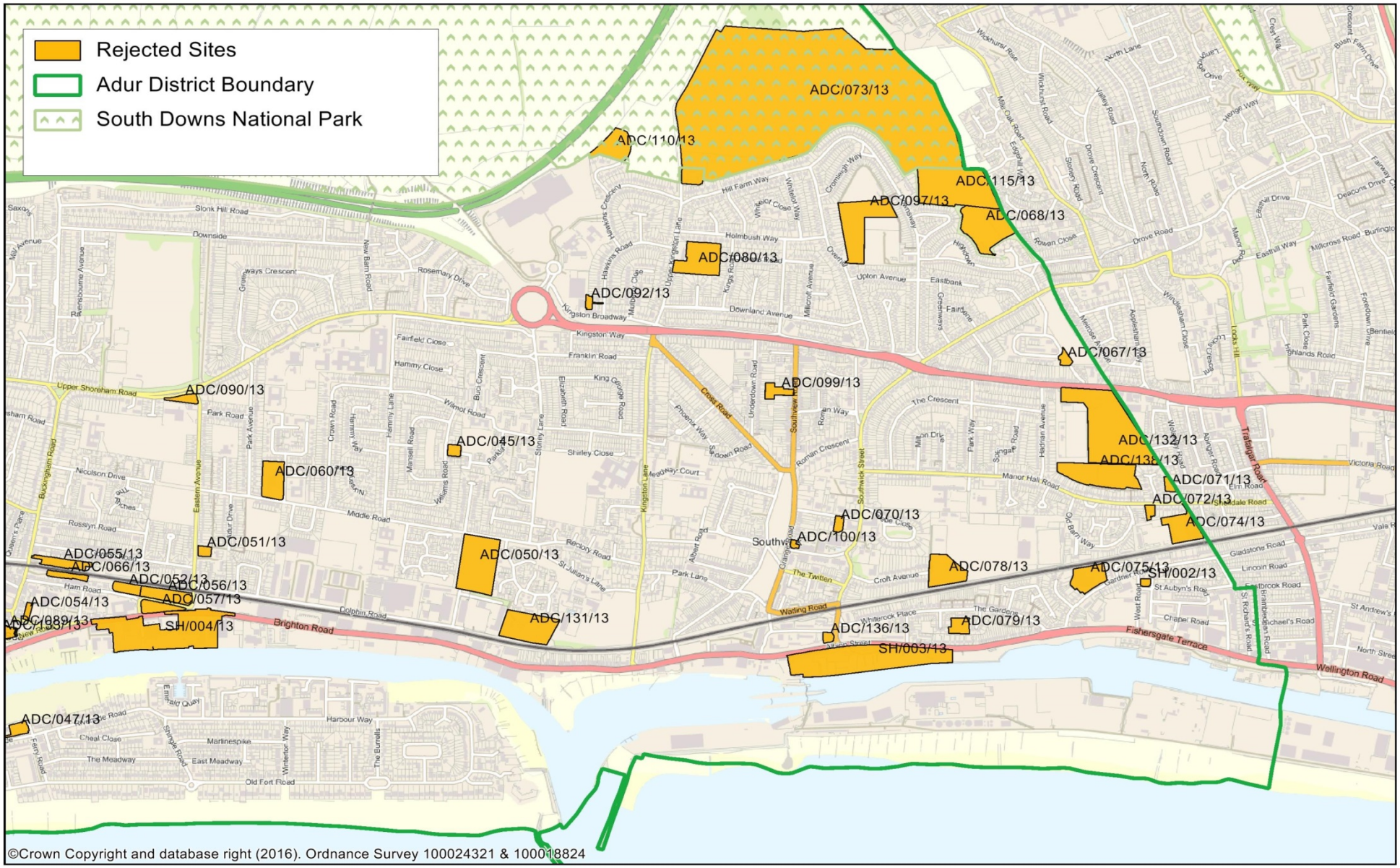
Rejected Sites – Adur East



Rejected Sites

SHLAA ID	Site Address	SHLAA Conclusion
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 been completed.
ADC/003/13	Regal House, 45/49 Penhill Road Lancing	The planning consent on this site has now expired. There had been no change in at least 3 years and no indication that the site is to be promoted for residential redevelopment. From the information available, it is considered that there is not a reasonable prospect that housing will be delivered on the site and therefore the site has been reassessed as a 'Rejected Site'
ADC/018/13	Coastline Caravans, 88 Old Shoreham Road Lancing	The site is in use as a used caravan and servicing facility and is not available for development. No response was received from the 'Call for Sites' exercises and there had been no change in at least 3 years and no indication that the site is to be promoted for residential redevelopment. From the information available, it is considered that there is not a reasonable prospect that housing will be delivered on the site. And therefore the site has been reassessed as a 'Rejected Site'
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 accounted for 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 accounted for 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. Development on this site has been completed.
ADC/023/13	South Street Car Park, South Street Lancing	The site is currently not available as it is in use as a public car park. The Council is considering the potential of this site for residential development and a feasibility study has been completed which indicates that 5 dwellings could be accommodated. Therefore the site is too small to accommodate 6 dwellings, the threshold of this study, and any dwellings delivered will be accounted for through other monitoring.
ADC/024/13	Garage and Offices, 120 High Street Shoreham	This site has been redeveloped for retail use and is not available for residential development.

SHLAA ID	Site Address	SHLAA Conclusion
ADC/026/13	Eastern Sands Caravan Park, Brighton Road Lancing	This site is in use as a holiday caravan park and is not available for development. There are also significant mitigation costs associated with flood risk which would make residential development unviable. In the last few years there has been significant investment in terms of replacement accommodation, consolidating its use as a holiday caravan park.
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 accounted for through other monitoring.
ADC/030/13	Car Park, Asda, South Street Lancing	The site appears well used as a retail car park and development for residential use would affect the proper functioning of the adjacent retail use.
ADC/033/13	Car Park, Marlborough Road Lancing	The site has been redeveloped for employment use and is not available for residential development.
ADC/034/13	146 First Avenue Lancing	The site is suitable for residential development but is not currently available and is not being promoted for development..
ADC/035/13	Telephone Exchange, 6 South Street Lancing	The site is in use as a telephone exchange and is not currently available for development.
ADC/036/13	Garage Compound, Gravelly Crescent Lancing	The Council is considering the potential of this site for residential development and a feasibility study has been completed which indicates that 5 dwellings could be accommodated. Therefore the site is too small to accommodate 6 dwellings which is the threshold for this study, Any dwellings that may be delivered on this site will be accounted for through other monitoring.
ADC/038/13	Land north 41/42 The Paddocks Lancing	The site is not considered suitable for residential development as it is within flood zone 3 and constitutes a heavily wooded amenity space on the edge of Lancing.
ADC/039/13	Freshbrook First School, Grinstead Lane Lancing	A review of school provision by West Sussex County Council concluded this site is not surplus to requirements and it remains in education/community use.

SHLAA ID	Site Address	SHLAA Conclusion
ADC/040/13	42/44 Leconfield Road Lancing	The site has been redeveloped for a community use.
ADC/041/13	Brethrens Meeting Room, east First Avenue Lancing	A planning application has been submitted for two dwellings on this site. Therefore the site is too small to accommodate 6 dwellings which is the threshold of this study. Any dwellings that may be delivered on this site will be accounted for through other monitoring.
ADC/042/13	Sompting Village Primary School, Whitestyles Road, Sompting	A review of school provision by West Sussex County Council concluded this site is not surplus to requirements and it remains in education use.
ADC/043/13	57 Boundstone Lane Sompting	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 accounted for through other monitoring.
ADC/045/13	Amenity Open Space, Williams Road Shoreham	This Council owned site is in leisure/recreation use and it has now been formally designated a village green. It is not available for residential development.
ADC/047/13	Car Park, Lower Beach Road Shoreham	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. The site is within flood zone 3b and is not considered suitable for development.
ADC/048/13	The Longshore Public House, 153 Brighton Road Shoreham	The site is in use as a public house and a recent refurbishment has consolidated this use. It is in Flood Zone 3b and is not suitable for residential development.
ADC/050/13	Playing field, Middle Road Shoreham	A review of school provision by West Sussex County Council concluded this site is not surplus to requirements and it remains in education use as part of the Shoreham Academy.
ADC/051/13	Community Halls, Eastern Close Shoreham	The site is in use as a community facility and is not currently available.

SHLAA ID	Site Address	SHLAA Conclusion
ADC/052/13	Civic Centre Staff Car Park, Ham Road, Shoreham Shoreham	The Council, as landowner, is keen to see the site developed at the earliest opportunity as Phase 1 of a wider scheme together with the former Civic Centre on the south side of Ham Road (SHLAA Ref: ADC/059/13). However the site is to be redeveloped for employment use to meet the business expansion requirements of local businesses and is no longer available for residential development.
ADC/054/13	Telephone Exchange, 1 Tarmount Lane Shoreham	The site is in use as a telephone exchange and is not currently available for development.
ADC/055/13	Station Car Park, Buckingham Road Shoreham	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 is not considered appropriate.
ADC/056/13	Dunelm Mill, Ham Road Shoreham	The site is in retail use and not available for development.
ADC/057/13	The Ham, Eastern Avenue, Shoreham Shoreham	The site is a well used public open space. A new skateboard park has 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 use.
ADC/060/13	Kingston Buci Children and Family Centre, Middle Road Shoreham	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.
ADC/061/13	Land to south at junction of Chanctonbury Drive Shoreham	Whilst this site is currently underused as an amenity space, there is potential with adjoining land containing a listed building, for this area to contribute signficantly to meeting the open space needs of this area. The site is considered unsuitable for housing development.
ADC/066/13	Former railway sidings, Brunswick Road Shoreham	The Shoreham Renaissance Strategy 2006 identified this site to be retained for railway uses and the site is not considered suitable for housing.
ADC/067/13	Play Area, Prince Charles Close Southwick	This Council owned site is not available for development. A decision was taken by the Council that, because of the location of overhead power lines, the site is not suitable for residential development and should be retained as a children’s play area.

SHLAA ID	Site Address	SHLAA Conclusion
ADC/068/13	Ridgeway Allotments and adjoining grazing land Southwick	This Council owned site has poor access and major physical constraints in the form of overhead 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.
ADC/070/13	12/14 Southdown Road 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 accounted for through other monitoring.
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 accounted for through other monitoring.
ADC/072/13	Emblem House, Manor Hall Road Southwick	The presence of overhead powerlines and the noise from the adjacent sub station makes the site unsuitable for residential development.
ADC/074/13	Chalex Works, Manor Hall Road Southwick	A significant part of this site has been 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. In addition the site is now protected for employment uses in the Submission Adur Local Plan 2016 and its loss to residential use would be contrary to policy. It is also located adjacent a major electricity sub station and the noise from this use makes the site unsuitable for housing.
ADC/075/13	Ocean View Business Park, Gardner Road, Southwick Southwick	A Lawful Development Certificate has been granted for B1 and B8 uses which has been implemented. Subsequently a planning application was approved in January 2016 (AWDM/1673/15) - part C/U from mixed Use Classes B1 (business) and B8 (storage or distribution) to mixed Use Classes B1, B2 and B8 in addition to part internal change of use to MOT testing of applicants own motorcycles (formerly Nynex House). The site is therefore no longer available for residential development.
ADC/078/13	Land SW corner Southwick Recreation Ground Southwick	The site forms part of an attractive public open space, providing informal amenity space and a skateboard facility. The site is not considered suitable for housing development.
ADC/079/13	East Allotments, The Gardens Southwick	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.

SHLAA ID	Site Address	SHLAA Conclusion
ADC/080/13	Quayside Recreation Ground, Upper Kingston Shoreham	This 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.
ADC/081/13	4 Old Shoreham Road Lancing	This site is suitable for residential development. However, several planning applications have been refused and an appeal dismissed on grounds of over development and flood risk. It is concluded that the site could potentially accommodate less than 6 units. Any dwellings that may be delivered on this site will be accounted for through other monitoring.
ADC/084/13	Yard rear of St Peters Place, Western Road Sompting	The planning application for residential development in 2008 was withdrawn. Two further planning applications to change the use of the site from a caravan sales area to a storage yard (for building materials) were refused in 2010 and 2011. The site appears to be in use for car storage/ sales and is not being actively promoted for development. There was no response at the "Call for Sites" stage of both the 2012 SHLAA update and the 2014 SHLAA. It is concluded that the site is not available for development. The site has been reassessed as a 'Rejected Site'
ADC/085/13	Rectory Farm Industrial Estate, Rectory Farm Road Sompting	The site is considered to be suitable for residential development. However, the Employment Land Review 2014 recommends that this site be retained for employment use given the limited supply of land for employment use in the District. The site is now protected for employment uses in the Submission Adur Local Plan 2016 and its loss to residential use would be contrary to policy.
ADC/088/13	Cecil Norris House, Ravens Road Shoreham	This site comprises Council owned sheltered housing but is considered not fit for purpose. The Council, as part of a review of its land holdings is to redevelop this sheltered housing scheme to create a modern scheme specifically for older people. Members took the decision to redevelop in October 2015. It is anticipated that development will commence in 2018/19. However, the proposed scheme involves the demolition of the existing dwellings and replacement with a similar number of units, giving no net gain in supply. The site is therefore rejected from this study as it will not deliver a net gain of dwellings.
ADC/089/13	3 to 15 New Road Shoreham	The planning consent for residential development has lapsed. No response was received from the ‘Call for Sites’ exercises and there had been no change in at least 3 years and no indication that the site is to be promoted for residential development. From the information available, it is considered that there is not a reasonable prospect that housing will be delivered on the site. The site has been reassessed as a 'Rejected Site'
ADC/090/13	193B Upper Shoreham Road, Shoreham-by-Sea Shoreham	The former medical facility on this site has now been replaced on an alternative site. There have been previous discussions for a residential use on this site; however it is to be retained by the NHS and is not currently available for residential development. A planning application has now been approved for a change of use of the building to a funeral directors, which has been implemented. The site is therefore no longer available for residential development.

SHLAA ID	Site Address	SHLAA Conclusion
ADC/091/13	412/414 Brighton Road Shoreham	A planning application for residential development was withdrawn and the site is no longer being promoted for development. It remains in use as a petrol filling station and is not available.
ADC/092/13	Garage Compound, r/o Kingston Broadway Shoreham	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 amentity. 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.
ADC/094/13	2-8 Tarmount Lane Shoreham	The site has been redeveloped for an alternative use.
ADC/095/13	124 Upper Shoreham Road Shoreham	An appeal for a block of 11 flats was dismissed on this site in October 2008. There had been no submission of a new application in 3 years and there has been a recent planning application approved for new building works which consolodates its existing use as a dwelling house and therefore the site has been reassessed as a "Rejected Site".
ADC/097/13	Grazing land, Overhill Southwick	This Council owned site is considered suitable for residential development. However, there is a covenant on the site restricting its use for cemetery purposes and a Member decision was taken on 30th August 2011 not to proceed with residential development on this site. The site is not currently available.
ADC/099/13	r/o 53/59 Southview Road Southwick	Although the site has previously been promoted for development through the Call for Sites exercises, a planning application has not been forthcoming and it has not been demonstrated that access constraints can be overcome in a satisfactory manner. The site is also vulnerable to groundwater flooding and this would need to be mitigated. The site is too small to accommodate six dwellings and any dwellings that may be delivered on this site will be accounted for through other monitoring.
ADC/100/13	Europa House, 46/50 Southwick Square Southwick	The site remains in use as an office.
ADC/101/13	Land East of Adur Close Lancing	This greenfield site lies outside but adjacent to the the built up area boundary. It forms part of an area identifed in the Urban Fringe Study 2006 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 the same reasons for rejection still apply.

SHLAA ID	Site Address	SHLAA Conclusion
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 the 2014 SHLAA. There had been no change in at least 3 years and no indication that the site is to be promoted for residential redevelopment and therefore it is concluded that the site is no longer available.
ADC/104/13	Land at junction of Saltings Roundabout Lancing	This greenfield site lies outside but adjacent to the the built up area boundary 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.
ADC/105/13	Land south west of New Monks Farm, Mash Barn Lancing	This site has been redeveloped for an alternative use.
ADC/106/13	Land at New Salts Farm Lancing	This greenfield site lies within the Lancing/Shoreham-by-Sea Local Green Gap. Various constraints, including flood risk and landscape impact have not been addressed to the satisfaction of the local planning authority. The Local Green Gap is a critically important component of the landscape setting of both Shoreham-by-Sea and Lancing which border the gap, contributing to their individual, distinctive character and local identity. This area forms a key part of the landscape setting for the local landmarks of New Salts Farm and Shoreham Airport Terminal tower (which is Grade 2* listed) and makes an important contribution to the landscape settings of Shoreham and Lancing and to the sense of openness and greenness in the views across the Lancing Gap from the A259 and from the railway. There are significant concerns regarding flood risk on the site, particularly with regard to surface water and groundwater (and the degree that groundwater is influenced by the tide). Until it has been demonstrated that these issues can be overcome to the satisfaction of Adur District Council, West Sussex County Council (as Lead Local Flood Authority) and the Environment Agency, the site is not considered suitable for residential development.
ADC/107/13	West Street Nursery, West Street Sompting	This greenfield site, in Sompting Village, lies within the Local Green Gap and plays 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. 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 for this study. Any dwellings that may be delivered on this site will be accounted for through other monitoring.
ADC/108/13	Stocks Garden, Stocks House, West Street Sompting	This greenfield site, in Sompting Village, lies within the Local Green Gap and plays 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. It is not considered suitable for development.

SHLAA ID	Site Address	SHLAA Conclusion
ADC/111/13	Shoreham Gateway Site, Steyning Road Shoreham	This greenfield site lies within the Lancing/Shoreham-by-Sea Local Green Gap. 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. 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-by-Sea 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. The construction of the Shoreham Adur Tidal Walls will impact on this site, to be assessed during the planning application process for the Tidal Walls.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 lies within the Lancing/Shoreham-by-Sea Local Green Gap. 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. The site is not suitable for residential development.
ADC/115/13	Private playing field east 70/104 Downsway Southwick	This greenfield site was formally within the Area of Outstanding Beauty but now excluded from the National Park. This sports field is proposed to be included within the built up area boundary in the Submission Adur Local Plan 2016. 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. The site is not suitable or available for development.
ADC/116/13	1/3 Steyning Road Shoreham	This greenfield 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 accounted for through other monitoring.
ADC/126/13	Land at Mill Hill Shoreham	This greenfield site is available but is not considered suitable for residential development. The elevated, open farmland on the slopes of Mill Hill is assessed as an area of high overall landscape sensitivity which makes an important and highly valued contribution to the landscape of the Lancing-Shoreham Gap and to the setting of the South Downs National Park and Shoreham-by-Sea. In addition, whilst it has not, at this stage, been demonstrated to the satisfaction of the Local Highways Authority that a suitable access can be provided, it is considered that a safe and acceptable design for this may be achievable, subject to a safety audit and traffic analysis.
ADC/127/13	25 Beach Green Shoreham	A planning application has been refused for 7 dwellings on the grounds of excessive overdevelopment. It is considered that the site is too small to accommodate 6 dwellings which is the threshold for this study. Any dwellings that may be delivered on this site will be accounted for through other monitoring.

SHLAA ID	Site Address	SHLAA Conclusion
ADC/128/13	Land between Adur Rec and New Salts Farm Road Lancing	The site is not available for development. It has been purchased by the Dogs Trust who own adjacent land and it is used as an exercise area for dogs.
ADC/129/13	Land at Old Salts Farm, Lancing Lancing	This greenfield site lies within the Lancing/Shoreham-by-Sea Local Green Gap. Various constraints, including flood risk, transport and landscape impact have not been addressed to the satisfaction of the local planning authority. While it is accepted that tidal flood risk will be improved as a result of the construction of the Shoreham Adur Tidal Walls, there are significant surface water and groundwater issues in the area as documented in the Lancing Surface Water Management Plan. In addition, groundwater levels in the area are also influenced by the tide and high tides may cause groundwater to back up and maintain high groundwater levels. Until it has been demonstrated that these issues can be overcome to the satisfaction of Adur District Council, West Sussex County Council (as Lead Local Flood Authority) and the Environment Agency, the site is not considered suitable for residential development.
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 Submission Adur Local Plan 2016 (and being promoted by the landowner) as a Country Park and would remain in the countryside. It is considerd 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 is required for use as a transmission station and is not currently available for development.
ADC/132/13	Eastbrook Allotments, Old Shoreham Road Southwick	This site, owned by Brighton & Hove City Council, is statutory allotments. It is the subject of the Eastbrook Allotments Development Brief (2015). 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.
ADC/133/13	St Marys Church Hall, 24/25 East Street Shoreham	A planning application for part demolition and mixed use development to provide 10 flats and retail floorspace on this site was dismissed at appeal in 2010. There has been no change in at least 3 years and no indication that there are any plans to submit a revised scheme. The site is in use as a community facility and is not available for development. It has therefore been reassessed as a ‘Rejected Site’

SHLAA ID	Site Address	SHLAA Conclusion
ADC/134/13	Queens Parade, North Road, Lancing Lancing	A planning application for 6 flats to be provided as an additional storey to the building has been refused. Such development would constitute an over intensive use of the site and would provide an unnacceptably poor standard of accommodation, with a lack of external amenity space, poor means of access and inadequate storage facilities. This is too small for 6 dwellings which is the threshold of this study. Any dwellings that may be delivered on this site will be accounted for through other monitoring.
ADC/135/13	147 Brighton Road, Lancing Lancing	A planning appeal for 9 flats on this site has been dismissed. Such development would constitute an over intensive use of the site and would provide an unnacceptably poor standard of accommodation, with a lack of external amenity space and poor means of access. This 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 accounted for through other monitoring.
ADC/136/13	The Pilot , Station Road, Southwick Southwick	This site has been developed for an alternative use.
ADC/139/13	Land at Upton Farmhouse, Upper Brighton Road Sompting	The site lies within the Worthing – Sompting/Lancing Local Green Gap and 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.
ADC/146/16	Land at New Salts Farm (Phase 1) Lancing	This greenfield site lies within the Lancing/Shoreham-by-Sea Local Green Gap. It forms Phase 1 of a wider area assessed under SHLAA Ref: ADC/106/13). Various constraints, including flood risk and landscape impact have not been addressed to the satisfaction of the local planning authority. The Local Green Gap is a critically important component of the landscape setting of both Shoreham-by-Sea and Lancing which border the gap, contributing to their individual, distinctive character and local identity. This area forms a key part of the landscape setting for the local landmarks of New Salts Farm and Shoreham Airport Terminal tower (which is Grade 2* listed) and makes an important contribution to the landscape settings of Shoreham and Lancing and to the sense of openness and greenness in the views across the Lancing Gap from the A259 and from the railway. There are significant concerns regarding flood risk on the site, particularly with regard to surface water and groundwater (and the degree that groundwater is influenced by the tide). Until it has been demonstrated that these issues can be overcome to the satisfaction of Adur District Council, West Sussex County Council (as Lead Local Flood Authority) and the Environment Agency, the site is not considered suitable for residential development.
SH/002/13	Technology House, West Street Southwick	The site remains in employment use and is not available for development.
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.

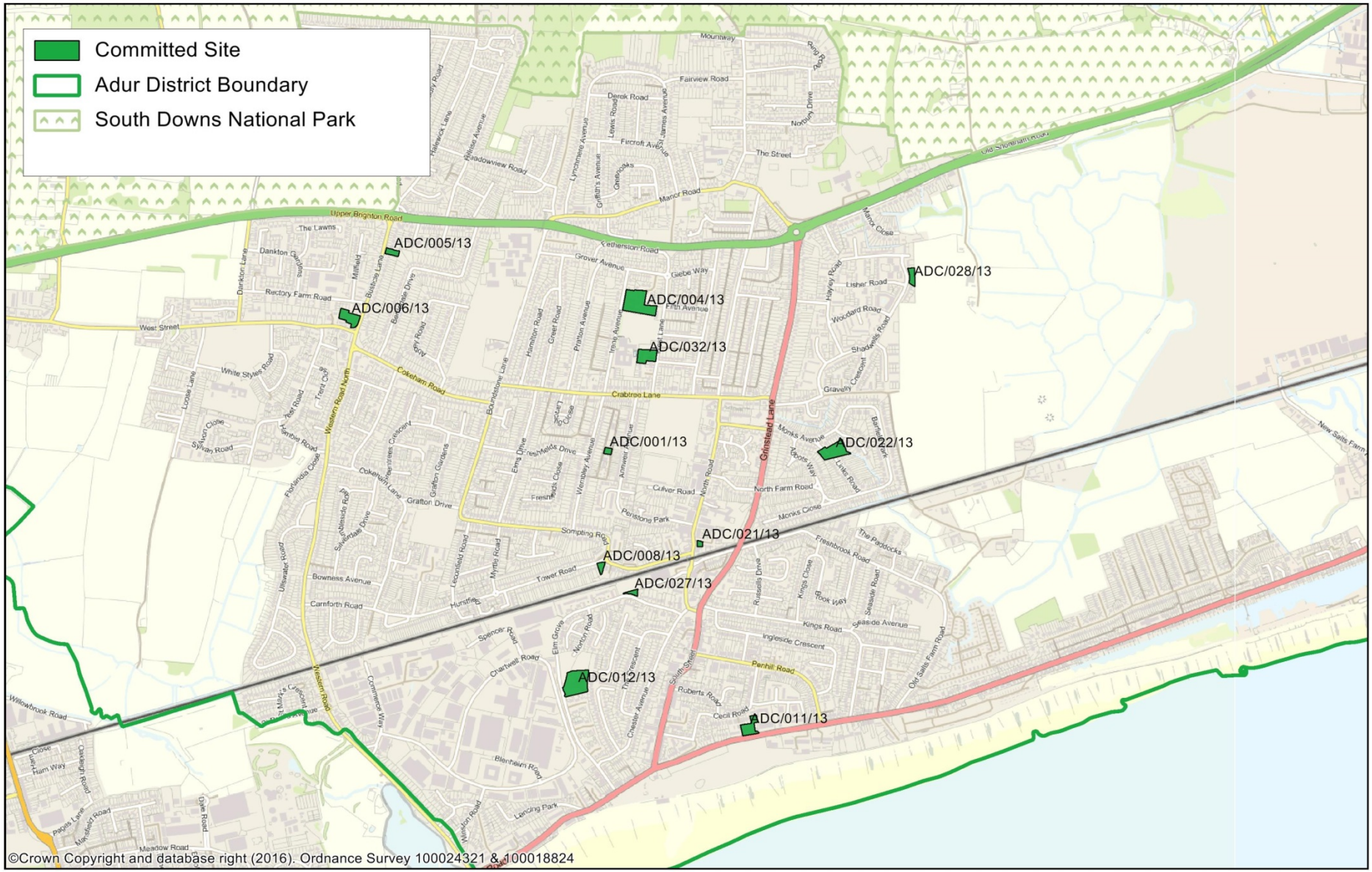
SHLAA ID	Site Address	SHLAA Conclusion
SH/004/13	Land adjacent Ham Business Centre, Brighton Shoreham	A planning application was granted for a mixed use development (to include a supermarket and residential). The approval notice has not been issued as the accompanying Section 106 Agreement has not been signed. The site has now been sold and this development will not be progressed. An alternative proposal, with an amended site boundary has been the subject of pre application discussions (SH/001/15)

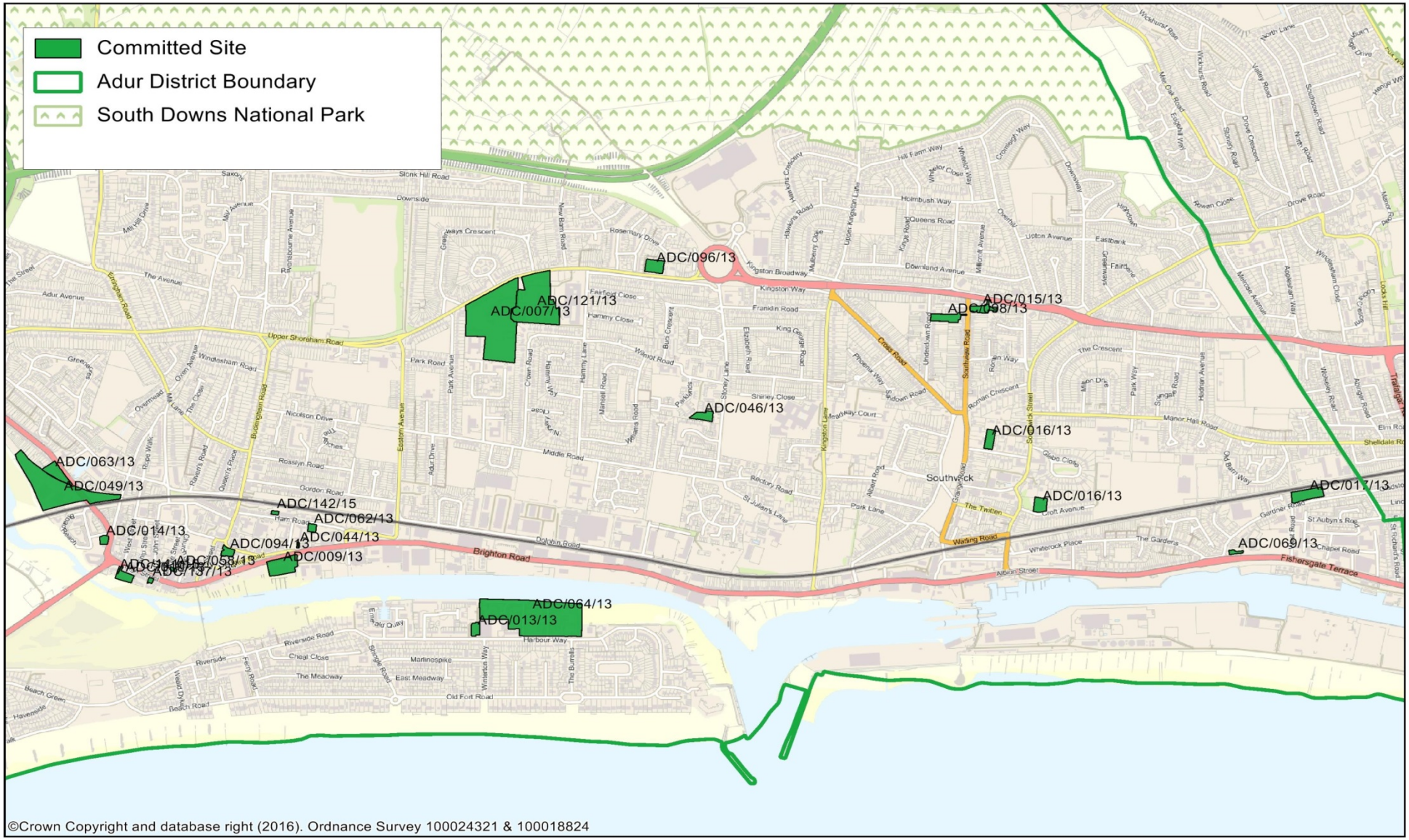
Appendix 4: Committed Sites

Table 11: List of Committed Sites

SHLAA ID	Site Address	SHLAA Status
ADC/004/13	Land North of The Globe School, Irene Avenue, Lancing	Completed
ADC/005/13	60/66 Busticle Lane, Sompting	Completed
ADC/006/13	The Ball Tree, 1 Busticle Lane, Sompting	Completed
ADC/007/13	Land adjacent Southlands Hospital, Upper Shoreham Road, Shoreham-by-Sea	Completed
ADC/008/13	Royal Naval Association, Tower Road, Lancing	Completed
ADC/009/13	79/81 Brighton Road, Shoreham-by-Sea	Under Construction
ADC/010/13	Norfolk House, High Street, Shoreham-by-Sea	Completed
ADC/011/13	Burdwood House, 143 Brighton Road, Lancing	Completed
ADC/012/13	The Elm Grove Centre, Elm Grove, Lancing	Completed
ADC/013/13	South Wharf House, Hancock Way, Shoreham-by-Sea	Completed
ADC/014/13	Ballamys Showroom, High Street, Shoreham-by-Sea	Completed
ADC/015/13	96 Southview Road, Southwick	Completed
ADC/016/13	Elmcroft, Croft Avenue, Southwick	Completed
ADC/017/13	Kingston Works, Gardner Road, Southwick	Completed
ADC/022/13	Bishops Close, Monks Farm Avenue, Lancing	Completed
ADC/027/13	Land to west of Pencroft, Elm Grove, Lancing	Completed
ADC/028/13	76-84 Shadwells Road, Lancing	Completed
ADC/032/13	Land rear of 22/26 West Lane, Lancing	Under Construction
ADC/044/13	Flats 1-7 The Surry, Brighton Road, Shoreham-by-Sea	Completed
ADC/046/13	Car Park, Arundel Close, Shoreham-by-Sea	Completed
ADC/049/13	Riverbank Business Centre, Old Shoreham Road, Shoreham-by-Sea	PA Approve
ADC/058/13	Car Park, opposite 3 Middle Street, Shoreham-by-Sea	Completed
ADC/062/13	The Morning Star Public House, Ham Road, Shoreham-by-Sea	Completed
ADC/063/13	Bridges Bank, Old Shoreham Road, Shoreham-by-Sea	Completed
ADC/064/13	Sussex Wharf, Harbour Way, Shoreham-by-Sea	Completed
ADC/069/13	Harbour House, 121 Gardner Road, Shoreham-by-Sea	Completed
ADC/096/13	136 Upper Shoreham Road, Shoreham-by-Sea	Completed
ADC/098/13	r/o 77/83 Southview Road and 82/88 Underdown Road, Southwick	Completed
ADC/121/13	Land at Southlands Hospital, Upper Shoreham Road, Shoreham-by-Sea	Under Construction
ADC/137/13	Town Hall Chambers,45/49 High Street, Shoreham-by-Sea	PA Approve
ADC/141/15	Garage Block, Britannia House, High Street, Shoreham-by-Sea	PA Approve
ADC/142/15	17 Ham Road, Shoreham-by-Sea	PA Approve

Committed Sites – West Adur




Committed Site
Adur District Boundary
South Downs National Park
ADC/096/13
ADC/121/13
ADC/007/13
ADC/015/13
ADC/098/13
ADC/046/13
ADC/016/13
ADC/063/13
ADC/049/13
ADC/142/15
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ADC/044/13
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ADC/009/13
ADC/053/13
ADC/137/13
ADC/064/13
ADC/013/13
ADC/069/13
Brighton Road
Fishersgate Terrace
Southwick
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Committed Sites

SHLAA ID	Site Address	SHLAA Conclusion
ADC/004/13	Land North of The Globe School, Irene Avenue, Lancing	Development on this site has been completed.
ADC/005/13	60/66 Busticle Lane Sompting	Development on this site has been completed.
ADC/006/13	The Ball Tree, 1 Busticle Lane Sompting	Development on this site has been completed.
ADC/007/13	Land adjacent Southlands Hospital Shoreham	Development on this site has been completed.
ADC/008/13	Royal Naval Association, Tower Road Lancing	Development on this site has been completed.
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. Development on this site has commenced and the dwellings delivered will be accounted for through other monitoring.
ADC/010/13	Norfolk House, High Street Shoreham	Development on this site has been completed and the dwellings delivered will be accounted for through other monitoring.
ADC/011/13	Burdwood House, 143 Brighton Road Lancing	Development on this site has been completed.

SHLAA ID	Site Address	SHLAA Conclusion
ADC/012/13	The Elm Grove Centre, Elm Grove Lancing	Development on this site has been completed.
ADC/013/13	South Wharf House, Hancock Way Shoreham	Development on this site has been completed.
ADC/014/13	Ballamys Showroom, High Street Shoreham	Development on this site has been completed.
ADC/015/13	96 Southview Road Southwick	Development on this site has been completed.
ADC/016/13	Elmcroft, Croft Avenue Southwick	Development on this site has been completed.
ADC/017/13	Kingston Works, Gardner Road Southwick	Development on this site has been completed.
ADC/022/13	Bishops Close, Lancing Lancing	Development on this site has been completed.
ADC/027/13	Land to west of Pencroft, Elm Grove Lancing	Development on this site has been completed.
ADC/028/13	76 to 84 Shadwells Road, Lancing Lancing	Development on this site has been completed.

SHLAA ID	Site Address	SHLAA Conclusion
ADC/032/13	Land rear of 22/26 West Lane Lancing	Development on this site has commenced and the dwellings delivered will be accounted for through other monitoring.
ADC/044/13	Flats 1-7 The Surry, Brighton Road Shoreham	Development on this site has been completed.
ADC/046/13	Car Park, Arundel Close Shoreham	Development on this site has been completed.
ADC/049/13	Riverbank Business Centre, Old Shoreham Road Shoreham	Planning permission has been granted on 12 June 2015 for the redevelopment of this site. The dwellings delivered will be accounted for through other monitoring.
ADC/058/13	Car Park,opposite 3 Middle Street Shoreham	Development on this site has been completed.
ADC/062/13	The Morning Star Publlic House, Ham Road Shoreham	Development on this site has been completed.
ADC/063/13	Bridges Bank, Old Shoreham Road Shoreham	Development on this site has been completed.
ADC/064/13	Sussex Wharf, Harbour Way Shoreham	Development on this site has been completed.
ADC/069/13	Harbour House, 121 Gardner Road Southwick	Development on this site has been completed.

SHLAA ID	Site Address	SHLAA Conclusion
ADC/096/13	136 Upper Shoreham Road, Shoreham-by-Sea Shoreham	Development on this site has been completed.
ADC/098/13	r/o 77/83 Southview Road and 82/88 Underdown Road Southwick	Development on this site has been completed.
ADC/121/13	Land at Southlands Hospital, Upper Shoreham Shoreham	Development on this site has commenced and the dwellings delivered will be accounted for through other monitoring.
ADC/137/13	Town Hall Chambers,45/49 High Street, Shoreham Shoreham	Planning consent has been granted for the redevelopment of this site. The dwellings delivered will be accounted for through other monitoring.
ADC/141/15	Garage Block Britannia House, High Street, Shoreham	Planning consent has been granted for the redevelopment of this site. The dwellings delivered will be accounted for through other monitoring.
ADC/142/15	17 Ham Road, Shoreham-by-Sea Shoreham	Planning consent has been granted for the redevelopment of this site. The dwellings delivered will be accounted for through other monitoring.

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 Publlic 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
ADC/140/13	Former Refuse Destructor, Halewick Lane, Sompting	NATIONAL PARK
ADC/141/15	Garage Block, Britannia House, High Street, Shoreham-by-Sea	Committed
ADC/142/15	17 Ham Road, Shoreham-by-Sea	Committed
ADC/143/15	Warren Court, Sompting Road, Lancing	Rejected Site-Monitor
ADC/144/16	Former Bell Memorial Home, 162-164 South Street, Lancing	Potential Site
ADC/145/16	Caxton House, Ham Road, Shoreham-by-Sea	Potential Site
ADC/146/16	Land at New Salts Farm Road (Phase 1), Lancing	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

SH/005/15	Free Wharf, Brighton Road, Shoreham-by-Sea	Potential Site
SH/006/16	Kingston Wharf, Brighton Road, Shoreham-by-Sea	Potential Site