

**Adur District Council**

**Strategic Housing Land Availability Assessment  
&  
Employment Land Availability Assessment  
Update**

**March 2026  
(Base Date of Study 1/4/2025)**



**ADUR & WORTHING  
COUNCILS**

# Contents

- Introduction.....
- 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.....

# Introduction

This Strategic Housing & Economic Land Availability Assessment (SHELAA) identifies the housing and commercial 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 and commercial. The SHELAA, 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.

## **Housing Land Availability**

The first Adur SHLAA was published in 2009 following a comprehensive review of all the development opportunities in the Plan area. It has been reviewed and updated regularly through the Annual Monitoring Report. In 2013, the South Downs National Park Authority took responsibility for assessing sites that fall within the national park boundary and therefore undertake their own Call for Sites. The Adur SHLAA only considers those sites that fall outside of the national park. 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.

As part of the evidence base for the Adur Local Plan (adopted in December 2017) and 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 was undertaken. The SHLAA Update 2016 (published in October 2016) reassessed all existing sites together with the addition and assessment of new opportunities. The NPPF and National Planning Practice Guidance (NPPG) were both updated in 2019 (and further revised in 2024) and reiterate the requirement for local authorities to produce a SHLAA. Whilst the Councils are confident that the previous approach to the Assessment was robust and relevant, it was considered appropriate to amend the SHLAA methodology to reflect the five stages as set out in the most recent guidance.

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The revised methodology was jointly prepared by both Adur and Worthing Councils and sets out the main stages of the Assessment that will be undertaken. Although the same methodology will be used, a separate SHLAA will be prepared and published by each Authority.

Consultation on the methodology was undertaken between 24th February – 20th March 2020. The revised methodology together with the responses received as part of that consultation (and where relevant, changes made to the methodology) can be viewed here:

<https://www.adur-worthing.gov.uk/planning-policy/adur/adur-background-studies-and-info/housing-supply/#shlaa>

## **Call for Sites**

On regular occasions the Council has publicised a 'Call for Sites' when landowners, developers, agents and other stakeholders with knowledge and interests in the area are asked to either put forward opportunities for assessment or provide any updated information on existing SHLAA sites. Like most authorities, Adur District Council suggest a time period within which sites should be promoted. However, as housing need is so great in Adur and site opportunities so limited the reality is that the 'Call for Sites' never closes and interested parties are encouraged to submit potential sites for consideration at **ANY** time. The most recent Call for Sites was carried out between November 2025 - January 2026.

The 2014 SHLAA committed the Council to report any updates annually through a review of the SHLAA and the Annual Monitoring Report (AMR). This SHLAA Update 2025 has a base date of 1st April 2025. It has reassessed all existing sites together with the addition and assessment of new opportunities.

## **Potential Sites**

A significant number of Potential Sites have now received planning consent for redevelopment and therefore have been removed from the list of Potential Sites which has resulted in the reduction of Potential Sites in the SHLAA.

## **Employment Land Review Assessment**

A number of sites (see SH/EL01/22, ADC/EL01/24 & ADC/EL02/25) have been promoted for an alternative employment use and therefore this report includes an assessment of employment land.

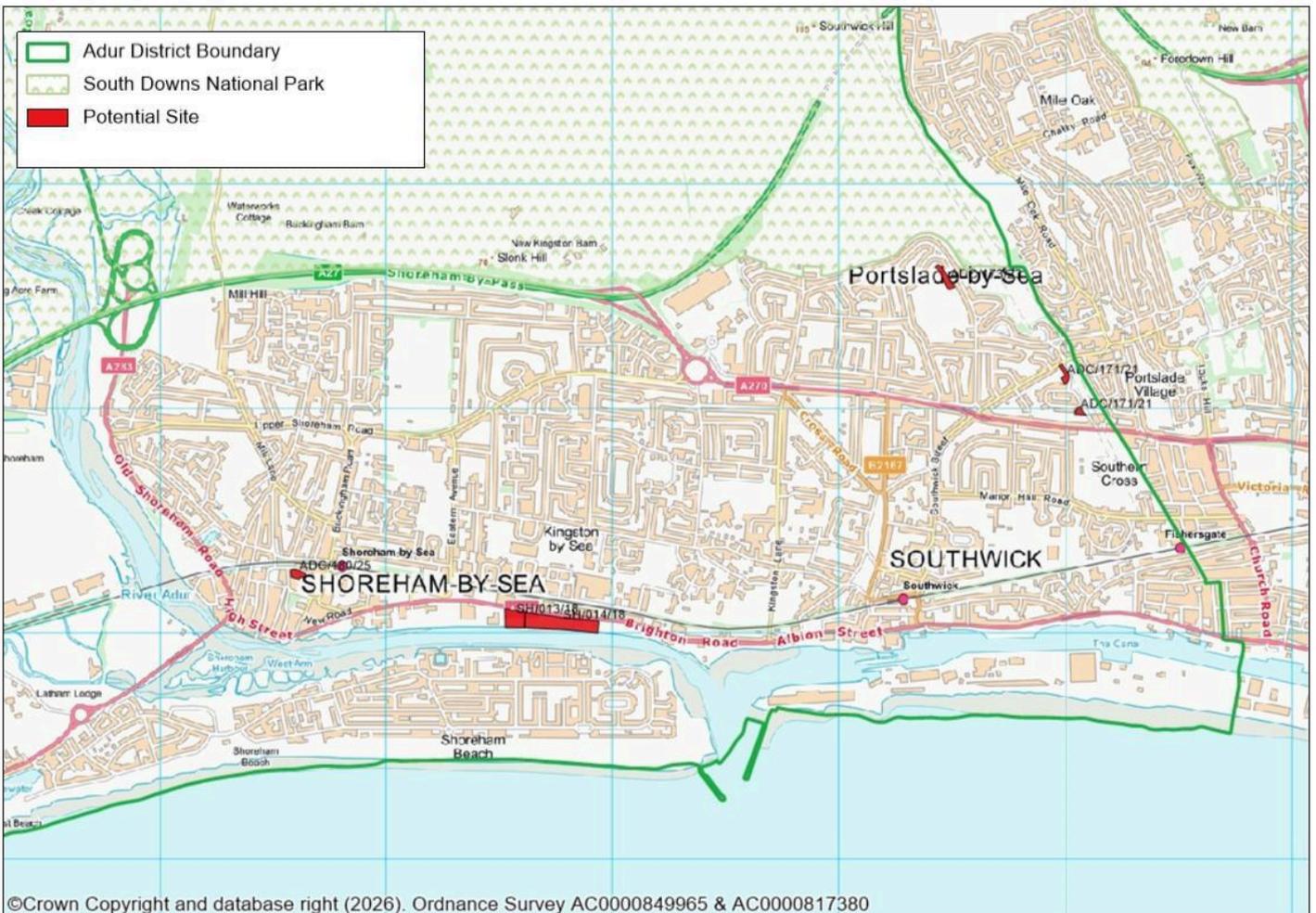
## **Flood Risk Sequential Test**

National Planning Policy aims to direct development away from areas at highest flood risk using the sequential test. The Adur & Worthing Strategic Flood Risk Assessment (2024) provides the basis and sets a ranking methodology so that the sequential approach can be applied across all areas of flood risk and also consider the impacts of climate change. National guidance recommends that local planning authorities may find it helpful to keep an up to date register of reasonably available sites clearly ranked in flood risk preference.

Therefore this report includes for all potential sites a high medium or low flood risk ranking based on the ranking methodology to aid applicants in undertaking the sequential test. The applicant will need to identify whether there are any other 'reasonably available' sites and may also need to check on the current status of relevant sites to determine if they can be considered 'reasonably available'. Paragraph 174 of the NPPF makes clear that development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding.

## Potential Sites

<a href="#">SHLAA ID</a>	<a href="#">Site Address</a>	<a href="#">SHLAA Status</a>	<a href="#">Planning Status</a>	<a href="#">Flood Risk</a>
ADC/082/13	Gochers Laundry, Alma Street, Lancing	Potential Site	None	SFRA 1
ADC/151/18	E of Manor Close/S of 72/88 Old Shoreham Rd, Lancing	Potential Site	None	SFRA 3a
SH/013/18	Fuel Tanks, Lennards Wharf, Brighton Road, Shoreham	Potential Site	None	SFRA 3a
SH/014/18	EMR, Egypt Wharf, Brighton Road, Shoreham	Potential Site	None	SFRA 3a
ADC/171/21	Prince Charles Close, Southwick	Potential Site	PA Withdrawn	SFRA 3a
ADC/173/23	Garage Block Downsway, Southwick	Potential Site	None	SFRA 1
ADC/174/23	Garage compound at Millfield, Sompting	Potential Site	None	SFRA 1
ADC/175/23	Garage compound & overgrown land at Nelson Close, Sompting	Potential Site	None	SFRA 2
ADC/178/24	74 Old Shoreham Road, Lancing	Potential Site	None	SFRA 3a
ADC/EL02/25	Land east of New Monks Farm Road, Lancing (former IKEA site)	Potential Site	PA Expired	SFRA 3a
ADC/180/25	Burrscofte (former care home), Pond Road, Shoreham	Potential Site	None	SFRA 3a



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

**Site Description**

Largely single storey building and yard which covers the majority of the site and lies within a residential area.

**Policy Restrictions**

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

**Physical Constraints**

The site is at a low risk of flooding. Potential contamination on this site is of high significance and further investigation and mitigation will be required.

**Potential Impacts**

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

**Suitability Summary**

Taking into account the assessment of 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**

It is understood that the business has been relocated and the site is now vacant. A planning application was submitted for 8 dwellings (AWDM/1209/23) in April 2024 but this falls outside of the current monitoring period. It has not yet been determined.

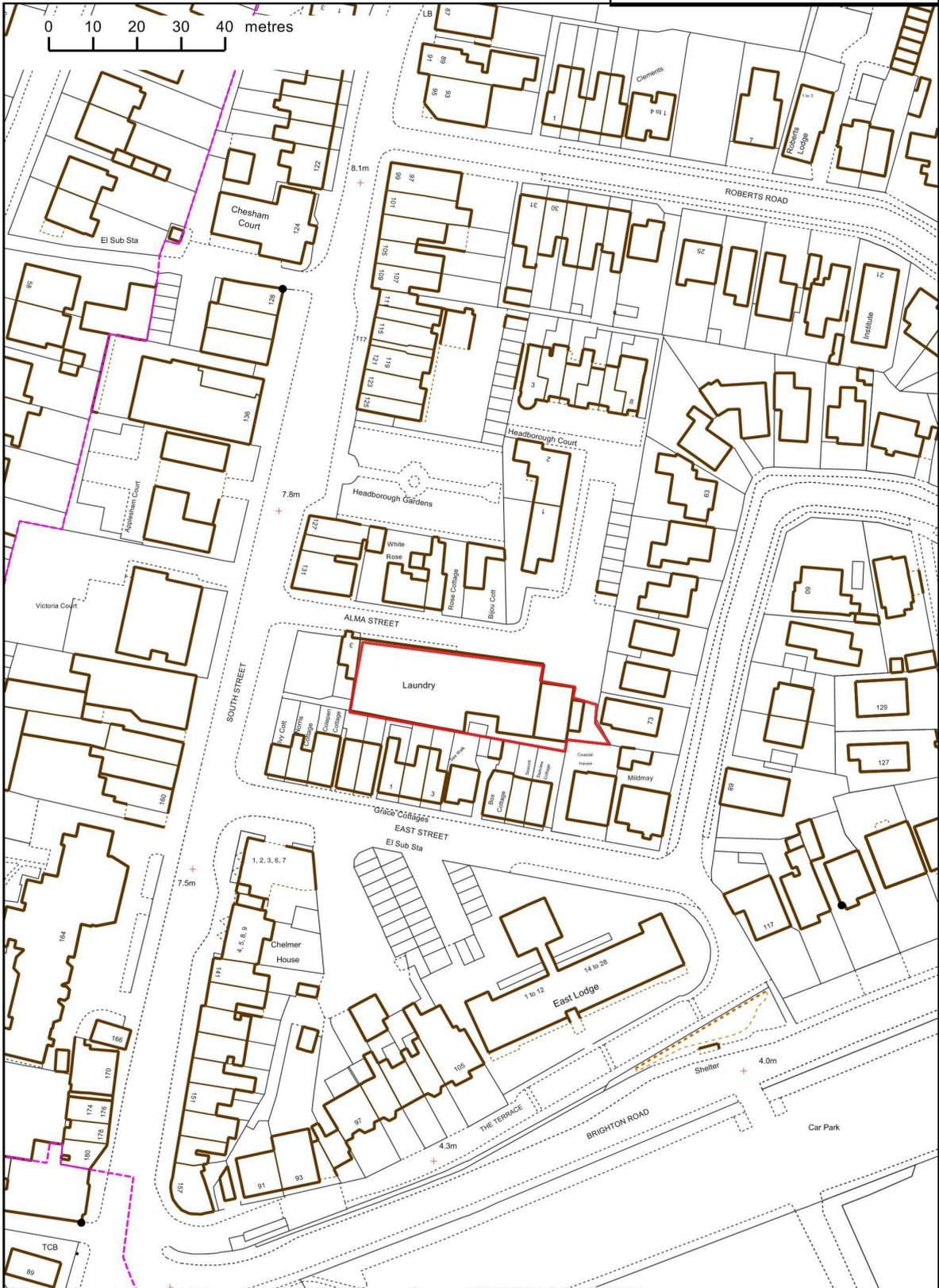
**Achievability Summary**

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. A planning application was submitted for 8 dwellings (AWDM/1209/23) in April 2024. As at 1st April 2025, the application has not been determined.

**SHLAA Status Conclusion**

The laundry use has been relocated and the site is suitable and available for residential development. For the purposes of the SHLAA it is concluded as a Potential site. A planning application has been submitted for 8 dwellings (AWDM/1209/23) in April 2024. As at 1st April 2025 the application hadn't been determined.

<b>Site Area (ha):</b> 1.04ha
<b>Potential Gross Yield (dwellings):</b> 8
<b>Potential NET Yield (dwellings):</b> 8



<b>SHLAA ID:</b> ADC/151/18
<b>Site Address:</b> E of Manor Close/S of 72/88 Old Shoreham Rd, Lancing
<b>Planning Status:</b> None
<b>Re-use of Land:</b> Greenfield
<b>Current Use(s):</b> Garden, Grazing Land
<b>Ward:</b> Mash Barn

**Site Description**

Part of the site is garden land and part is a large grassed field, both of which are crossed by several ditches and drains. Mash Barn Lane (an unmade road) abuts the eastern boundary.

**Policy Restrictions**

The Adur Local Plan was adopted in December 2017. It allocates the site for residential/employment uses and the Built Up Area Boundary has been amended to include this site. Policy 5 is specific to this site and sets out the requirements for acceptable development.

**Physical Constraints**

The site is currently in Flood Zone 3 but benefits from the presence of flood defences. However with climate change flood risk is predicted to increase and where current flood defences are taken into consideration the site is expected to be at a very high risk (3.3% AEP) of tidal flooding. The site is also at a high risk of surface water flooding with the area affected increasing with climate change.

The Biodiversity Study (2025) identifies the site as having high ecological constraint supporting a large cover of habitats with high ecological value and also demonstrate to be valuable for connectivity in the study area. HPI habitats are present including lowland mixed deciduous woodland and CFGM. Impacts to confirmed HPI habitats, hedgerow and ditches should be avoided to further minimise the existing habitat fragmentation in the wider area. Further protected species surveys are required to determine which species/species groups are present and what requirements for mitigation/compensation would be required to facilitate development. Enhancement of retained HPI habitat is critical to increasing its resilience to anthropomorphic changes.

**Potential Impacts**

Impact on deciduous woodland and coastal floodplain grazing marsh. Site is within Impact Risk Zone for Adur Estuary SSSI. Impact on watercourses within and adjacent to site. The impact on potential nature conservation issues will need to be fully assessed and appropriate mitigation measures taken if required. Further investigation may conclude that some parts of the site are important for nature conservation and this will impact on the layout of any proposal. The planning agent has stated that the area affected by nature conservation will be excluded from the developable area.

**Suitability Summary**

Taking into account the assessment of policy restrictions, physical constraints and the potential impact of the development, it is considered that appropriate mitigation measures could overcome the identified constraints which may affect the development of this site. Therefore the site is considered suitable for development. No of dwellings reduced to allow for mitigation

**Availability Summary**

The landowners have expressed an intention to develop these two sites. There are no known legal/ownership issues and the site is available for development.

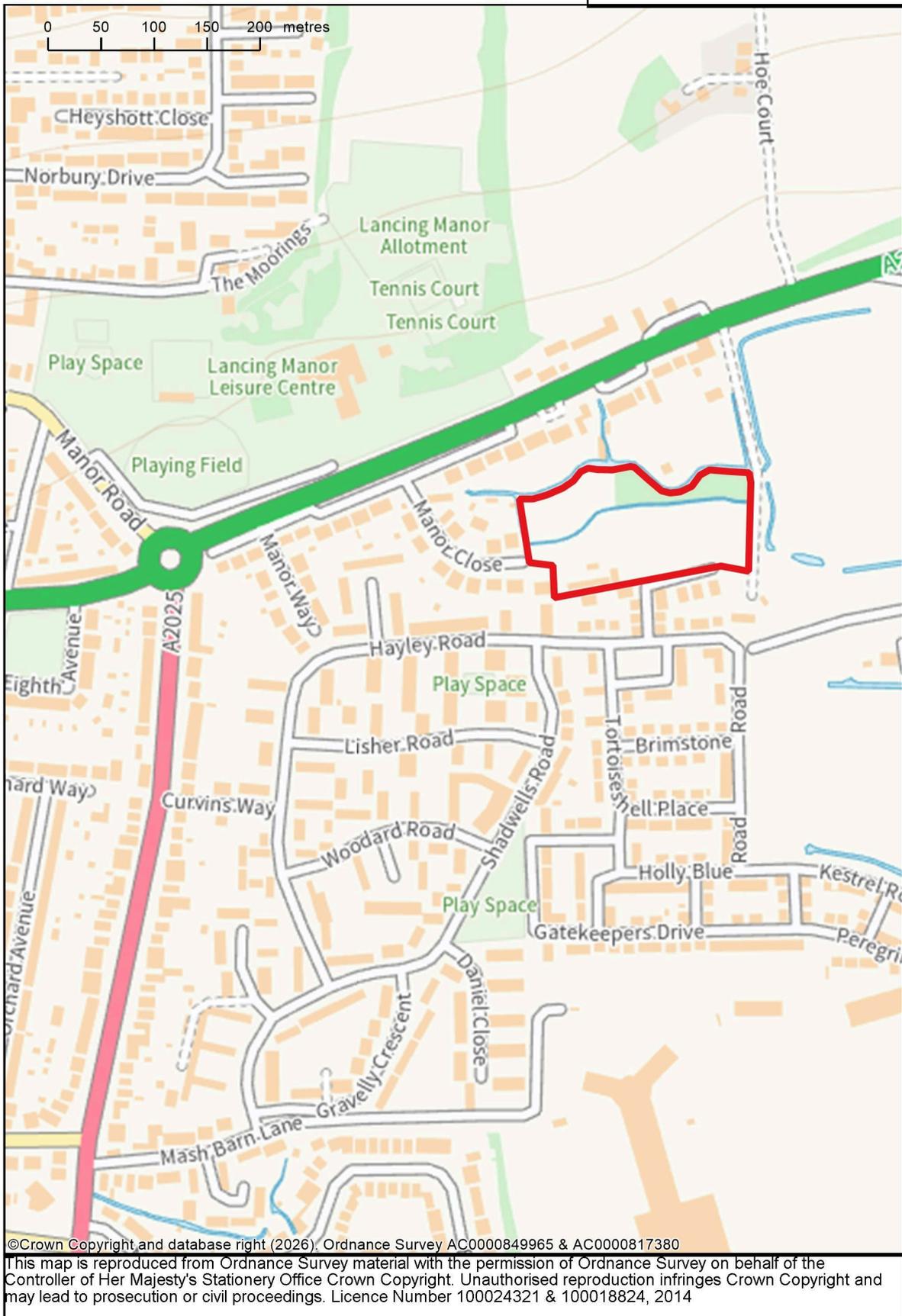
**Achievability Summary**

The site lies within the New Monks Farm allocation as indicated on the Adur Local Plan Policies Map, although the land is in separate ownerships and the developments are not linked. The Call for Sites 2025/26 has confirmed that the site remains available for development within the next five years.

**SHLAA Status Conclusion**

These two sites are considered together and form part of the wider allocation at New Monks Farm. They are not however, included in the current planning permission for development at New Monks Farm and separate planning applications are anticipated. For the purposes of the SHLAA it is concluded as a Potential site. The Biodiversity Study (2025) identifies the site as having high ecological constraint supporting a large cover of habitats with high ecological value and also demonstrate to be valuable for connectivity in the study area.

<b>Site Area (ha): 1.5</b>
<b>Potential Gross Yield (dwellings): 39</b>
<b>Potential NET Yield (dwellings): 39</b>



<b>SHLAA ID:</b> SH/013/18
<b>Site Address:</b> Fuel Tanks, Lennards Wharf, Brighton Road, Shoreham
<b>Planning Status:</b> None
<b>Re-use of Land:</b> Brownfield
<b>Current Use(s):</b> Vacant
<b>Ward:</b> St. Mary's

**Site Description**  
 The site lies within the Shoreham Harbour Regeneration Area (Western Harbour Arm) and is bounded by the river to the south and the A259 coast road and commercial development to the north. To the east is Egypt Wharf (EMR) and to the west is New Wharf/Fishermans Wharf

**Policy Restrictions**  
 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 (JAAP) for this Broad Location was adopted in October 2019.

**Physical Constraints**  
 The site is at a high risk of tidal and surface water flooding. A small section of the south of the site is shown to be within the mapping for Flood Zone 3b. However as this is a previously developed site it does not meet the definition of the functional floodplain. Land contamination and transport are also issues that will need to be addressed as part of the planning application process.

**Potential Impacts**  
 There are no identified impacts on heritage 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 lies within the Shoreham Harbour Regeneration Area (Western Harbour Arm) where a mixed use development is proposed. The site is now in the same ownership as the adjoining EMR site, and the landowners have expressed interest in bringing the sites forward jointly.

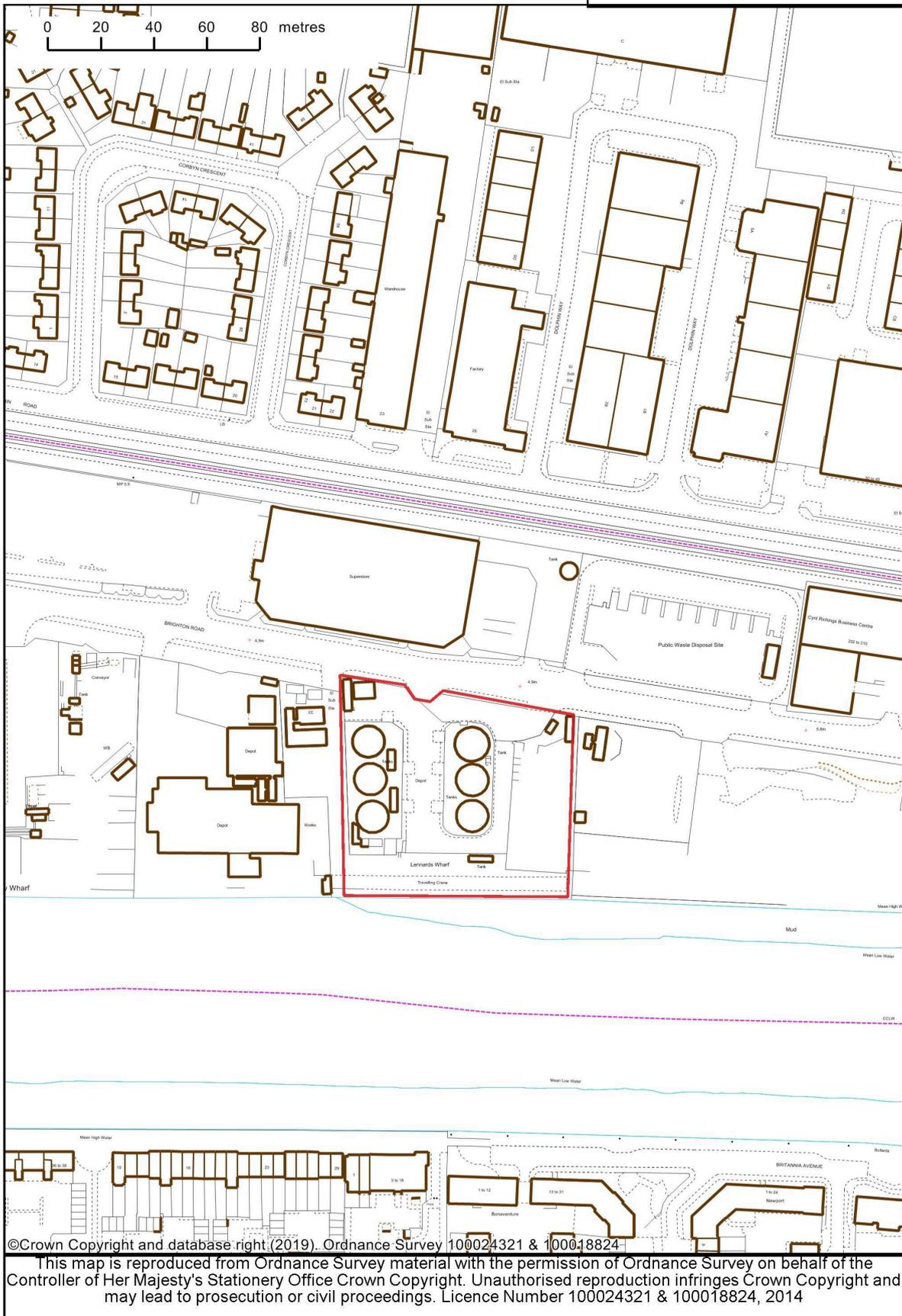
**Achievability Summary**  
 This vacant site is available for development.

**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 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 with adopted Joint Area Action Plan policies. Given that the site is vacant and available it is therefore a potential site.

<b>Site Area (ha):</b> 0.66
<b>Potential Gross Yield (dwellings):</b> 120
<b>Potential NET Yield (dwellings):</b> 120

Fuel Tanks, Lennards Wharf, Brighton Road, Shoreham-by-Sea

SH/013/18



<b>SHLAA ID:</b> SH/014/18
<b>Site Address:</b> EMR, Egypt Wharf, Brighton Road, Shoreham
<b>Planning Status:</b> None
<b>Re-use of Land:</b> Brownfield
<b>Current Use(s):</b> Class B2 - General industrial
<b>Ward:</b> St. Mary's

**Site Description**

The site lies within the Shoreham Harbour Regeneration Area (Western Harbour Arm) and is bounded by the river to the south and the A259 coast road and commercial development to the north. To the east is Kingston Wharf and to the west is Lennards Wharf (vacant).

**Policy Restrictions**

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 for this Broad Location has been adopted.

**Physical Constraints**

The site is at a high risk of tidal flooding. The southern and eastern parts of the site are shown to be within the mapping for Flood Zone 3b. However as this is a previously developed site it does not meet the definition of the functional floodplain. An eastern section of the site is also at a medium and high risk of surface water flooding. Land contamination and transport are also issues that will need to be addressed as part of the planning application process.

**Potential Impacts**

There are no identified impacts on heritage 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 lies within the Shoreham Harbour Regeneration Area (Western Harbour Arm) where a mixed use development is proposed. The site is now in the same ownership as the adjoining site, and the landowners have expressed interest in bringing the sites forward jointly.

**Achievability Summary**

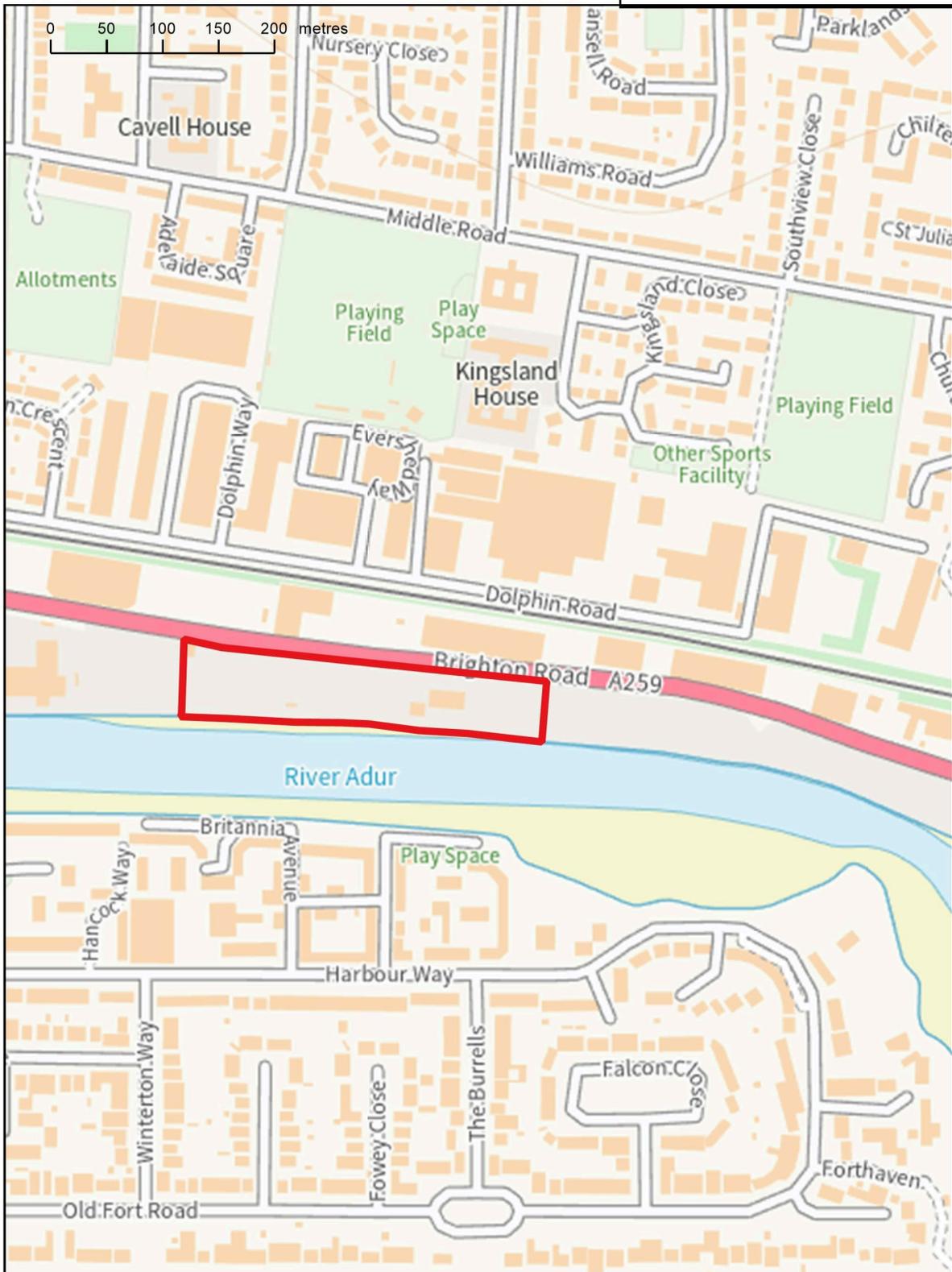
This site is available for development.

**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 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 with adopted Joint Area Action Plan policies. Given that the site is available for development it is a potential site.

<b>Site Area (ha):</b> 1.84
<b>Potential Gross Yield (dwellings):</b> 180
<b>Potential NET Yield (dwellings):</b> 180

SH/014/18



<b>SHLAA ID:</b> ADC/171/21
<b>Site Address:</b> Prince Charles Close, Southwick
<b>Planning Status:</b> PA Withdrawn
<b>Re-use of Land:</b> Brownfield
<b>Current Use(s):</b> Car Park
<b>Ward:</b> Hillside
<b>Site Description</b>
Hardstanding car parking spaces (comprising of two sites within Prince Charles Close). One of the sites partially overlaps with ADC/067/13 : Play Area
<b>Policy Restrictions</b>
No policy constraints.
<b>Physical Constraints</b>
The northern site is at a low risk of flooding though the access road to the east is at a high risk of surface water flooding. The majority of the southern site is at a medium risk of surface water flooding with the western half of the site at a high risk of surface water flooding.
<b>Potential Impacts</b>
There are no potential impacts identified which may affect the development of this site.
<b>Suitability Summary</b>
The site is within the built up area and is not identified for any particular use. It is in a sustainable location and there appears to be no major constraints to the development of this site for housing.
<b>Availability Summary</b>
As part of a review of Council land holdings, it has been identified as having potential for redevelopment. Planning application AWDM/1115/23 validated on 22nd August 2023 for 9 homes and an additional application AWDM/1116/23 for 5 homes. Planning applications were withdrawn on 18.10.2023
<b>Achievability Summary</b>
The site will be made available for development by the Council. Planning application AWDM/1115/23 validated on 22nd August 2023 for 9 homes and an additional application AWDM/1116/23 for 5 homes. Both applications were withdrawn on 18.10.23
<b>SHLAA Status Conclusion</b>
The site is in the ownership of Adur District Council and has been considered as part of a review of the use of space on Council owned estates. This review indicated that a number of spaces were inefficient and led the Council to begin a 'Small Sites Programme' of infill development to increase the density of some of the estates and provide new homes for people on the Housing Need Register. The site has been concluded as a potential site. Two planning applications were submitted (AWDM/1115/23) for 9 new homes on existing residents car park and AWDM/1116/23 for 5 homes. Both of these applications were withdrawn on 18th October 2023.
<b>Site Area (ha):</b> 0.28ha
<b>Potential Gross Yield (dwellings):</b> 14
<b>Potential NET Yield (dwellings):</b> 14

Prince Charles Close, Southwick

ADC/171/21

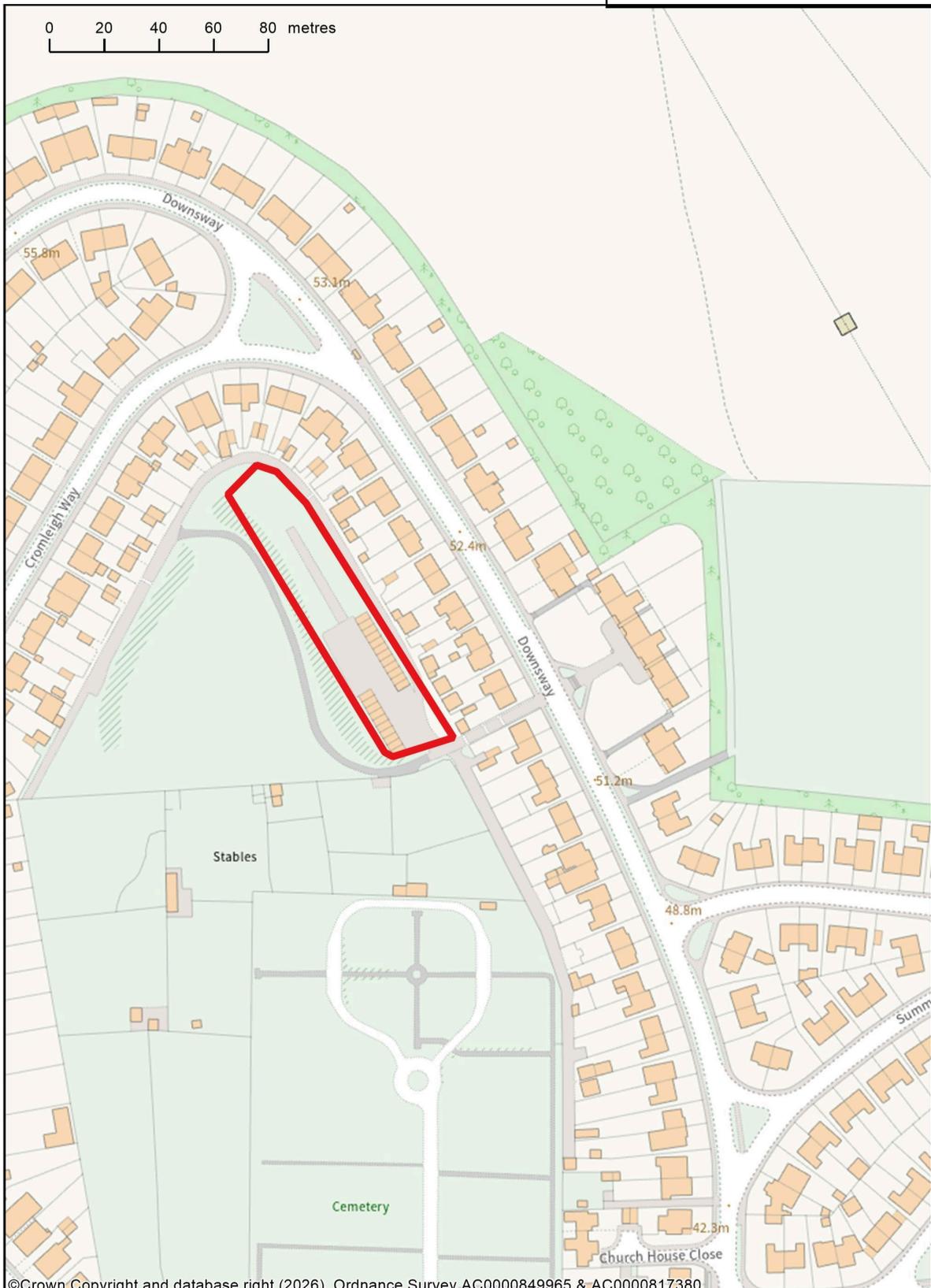


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<b>SHLAA ID:</b> ADC/173/23
<b>Site Address:</b> Garage Block Downsway, Southwick
<b>Planning Status:</b> None
<b>Re-use of Land:</b> Brownfield
<b>Current Use(s):</b> Open Space (Informal), Domestic Garage Block(s)
<b>Ward:</b> Hillside
<b>Site Description</b>
Garage block & informal recreation ground.
<b>Policy Restrictions</b>
The site (which includes the garages and grass verge to the north of the garages) is identified as falling within the designated Cromleigh Recreation Area. The potential loss of open space would be contrary to Policy 32 of the Adur Local Plan unless the policy tests can be met. However, it is considered that the garages and parking areas can be demonstrated as not being ancillary to the recreation use (as the parking is used by residents rather than users of the recreation area) thus there is no loss of functional open space and therefore replacement is not required.
<b>Physical Constraints</b>
The site is classed as 'Major' for the purposes of Groundwater vulnerability. It is at a low risk of flooding
<b>Potential Impacts</b>
There are no potential impacts identified which may affect the development of this site.
<b>Suitability Summary</b>
Taking into account the assessment of policy restrictions, physical constraints and the potential impact of the development, it is considered that appropriate mitigation measures could overcome the identified constraints which may affect the development of this site. Therefore, the site is considered suitable for residential development.
<b>Availability Summary</b>
The site is currently in use as residents car parking. However, as part of a review of Council land holdings, it has been identified as having potential for redevelopment.
<b>Achievability Summary</b>
As part of a review of its land holdings, the Council has identified this site as having potential for redevelopment and an initial feasibility assessment has indicated that the site can accommodate 10 x 3 bed houses with associated parking.
<b>SHLAA Status Conclusion</b>
The site is in the ownership of Adur District Council and has been considered as part of a feasibility study, to investigate the potential of this site for redevelopment for much needed affordable housing. For the purposes of the SHLAA it is concluded as a Potential site.
<b>Site Area (ha):</b> 0.33
<b>Potential Gross Yield (dwellings):</b> 10
<b>Potential NET Yield (dwellings):</b> 10

Garage Block Downsway, Southwick

ADC/173/23

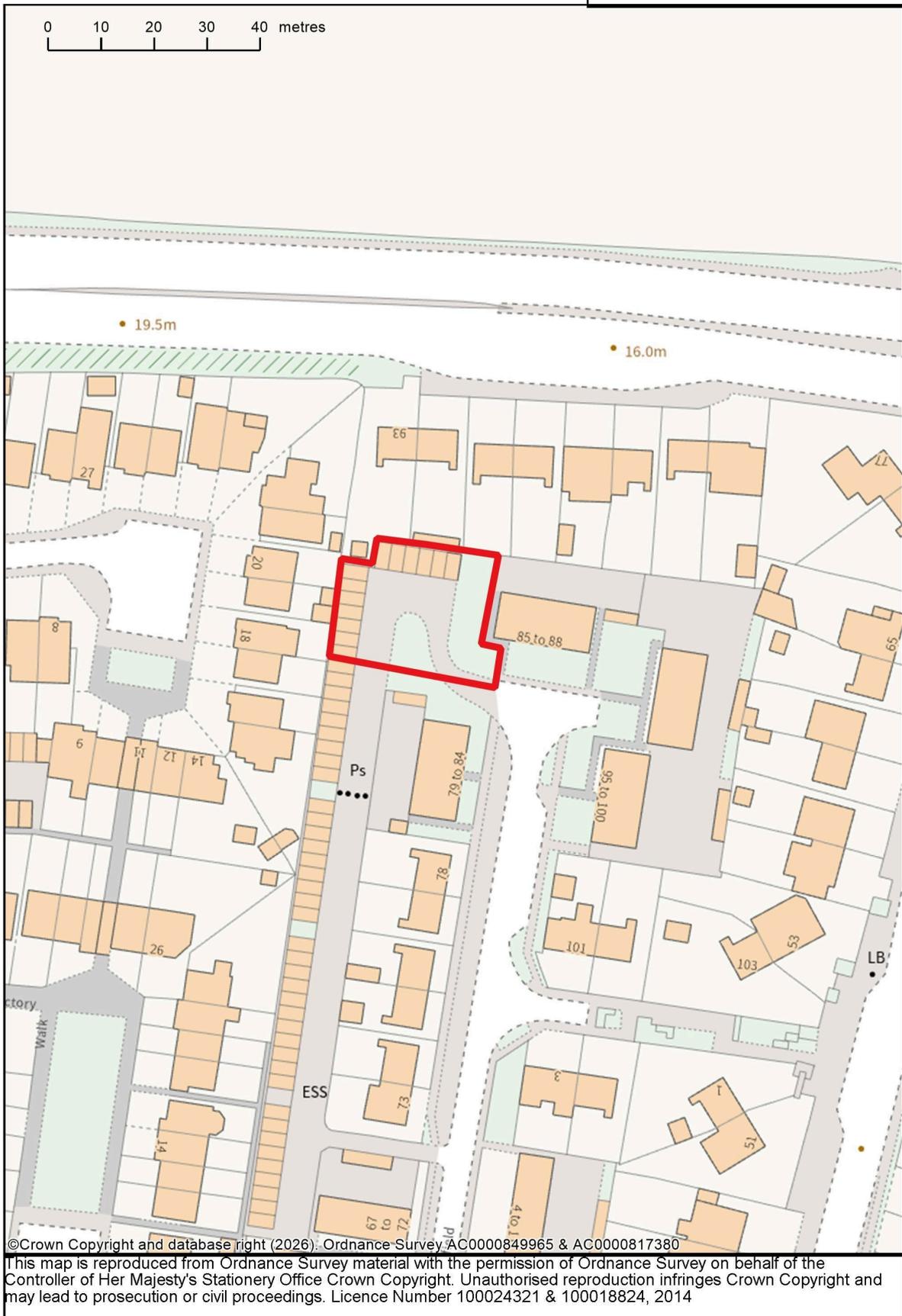


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<b>SHLAA ID:</b> ADC/174/23
<b>Site Address:</b> Garage compound at Millfield, Sompting
<b>Planning Status:</b> None
<b>Re-use of Land:</b> Brownfield
<b>Current Use(s):</b> Domestic Garage Block(s)
<b>Ward:</b> Cokeham
<b>Site Description</b>
Garage compound surrounded by residential dwellings. Access from Millfield.
<b>Policy Restrictions</b>
The site is within the built up area and it is not identified for any particular use in the Local Plan. There are no policy restrictions associated with this site.
<b>Physical Constraints</b>
The site is classed as falling within Major Groundwater vulnerability. It is at a low risk of flooding
<b>Potential Impacts</b>
There are no identified impacts on heritage and environmental assets arising from any potential development on this site.
<b>Suitability Summary</b>
Taking into account the assessment of policy restrictions, physical constraints and the potential impact of the development, it is considered that there are no major constraints which may affect the development of this site. Therefore, the site is considered suitable for residential development.
<b>Availability Summary</b>
As part of a review of Council land holdings, it has been identified as having potential for redevelopment.
<b>Achievability Summary</b>
As part of a review of Council land holdings, it has been identified as having potential for redevelopment.
<b>SHLAA Status Conclusion</b>
The site is in the ownership of Adur District Council and has been considered as part of a review of the Council's landholdings, to address the potential of under used garage compound sites to provide affordable housing. For the purposes of the SHLAA it is concluded as a Potential site.
<b>Site Area (ha):</b> 0.07
<b>Potential Gross Yield (dwellings):</b> 6-8
<b>Potential NET Yield (dwellings):</b> 6-8

Garage compound at Millfield, Sompting

ADC/174/23

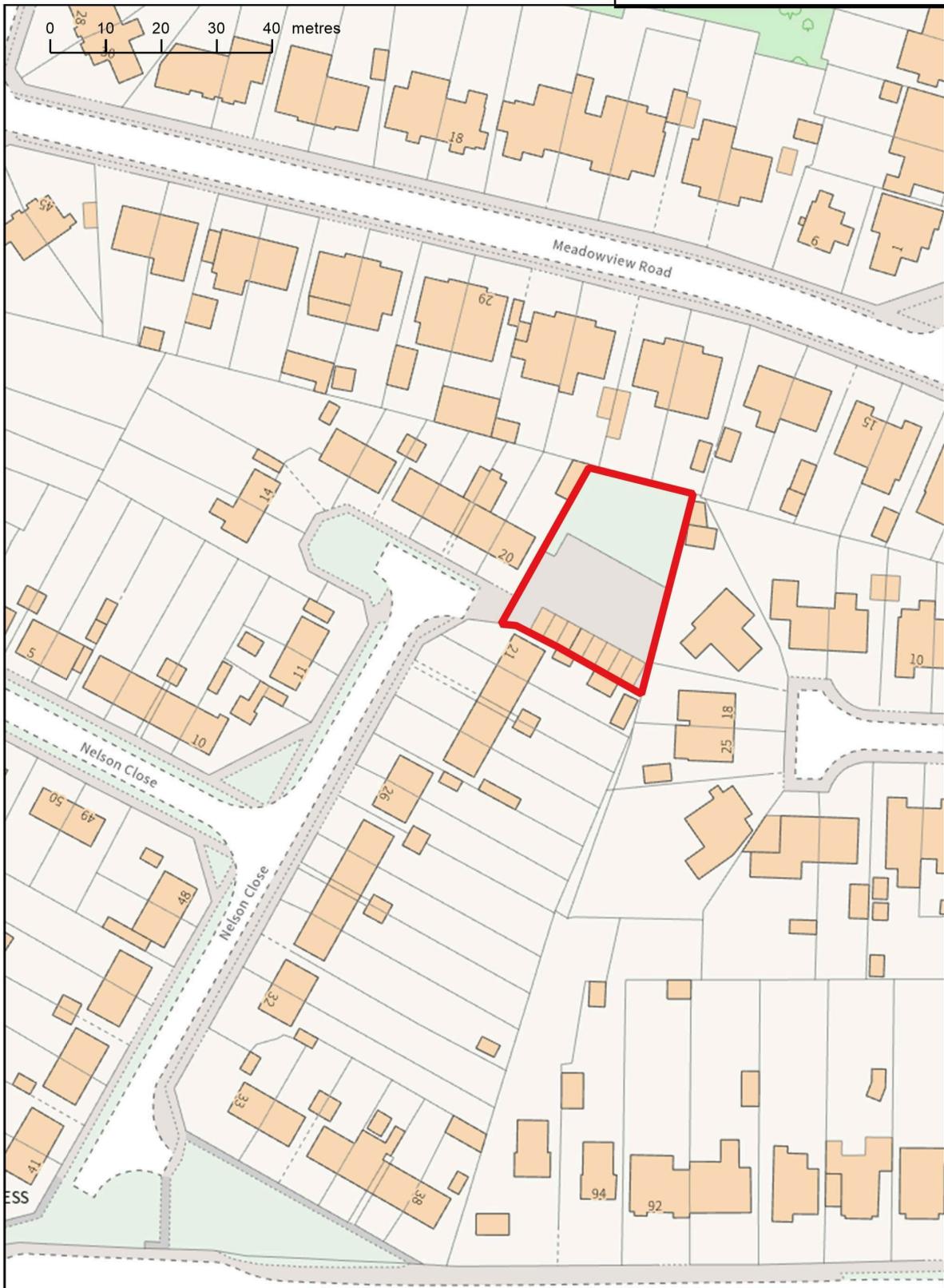


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<b>SHLAA ID:</b> ADC/175/23
<b>Site Address:</b> Garage compound & overgrown land at Nelson Close, Sompting
<b>Planning Status:</b> None
<b>Re-use of Land:</b> Mixed
<b>Current Use(s):</b> Domestic Garage Block(s)
<b>Ward:</b> Cokeham
<b>Site Description</b>
There is an existing garages (8 lots) and 10 parking spaces on the site and some mature trees.
<b>Policy Restrictions</b>
The site is within the built up area and it is not identified for any particular use in the Local Plan. There are no policy restrictions associated with this site.
<b>Physical Constraints</b>
The site is classed as falling within Major Groundwater vulnerability. Part of the site is at a medium risk of surface water flooding
<b>Potential Impacts</b>
There are mature trees present but they do not have Tree Preservation Orders. There are no identified impacts on heritage and environmental assets arising from any potential development on this site.
<b>Suitability Summary</b>
Taking into account the assessment of policy restrictions, physical constraints and the potential impact of the development, it is considered that there are no major constraints which may affect the development of this site. Therefore, the site is considered suitable for residential development.
<b>Availability Summary</b>
As part of a review of Council land holdings, it has been identified as having potential for redevelopment.
<b>Achievability Summary</b>
As part of a review of Council land holdings, it has been identified as having potential for redevelopment.
<b>SHLAA Status Conclusion</b>
The site is in the ownership of Adur District Council and has been considered as part of a review of the Council's landholdings, to address the potential of under used garage compound sites to provide affordable housing. For the purposes of the SHLAA it is concluded as a Potential site.
<b>Site Area (ha):</b> 0.07
<b>Potential Gross Yield (dwellings):</b> 8
<b>Potential NET Yield (dwellings):</b> 8

Garage compound & overgrown land at Nelson Close, Sompting

ADC/175/23



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<b>SHLAA ID:</b> ADC/178/24
<b>Site Address:</b> 74 Old Shoreham Road, Lancing
<b>Planning Status:</b> None
<b>Re-use of Land:</b> Greenfield
<b>Current Use(s):</b> Garden, Grazing Land
<b>Ward:</b> Mash Barn

**Site Description**

Part of the site is garden land (associated with property 74 Old Shoreham Road) and part is a large grassed field, both of which are crossed by several ditches and drains. Mash Barn Lane (an unmade road) abuts the eastern boundary.

**Policy Restrictions**

The Adur Local Plan was adopted in December 2017. It allocates the site for residential/employment uses and the Built Up Area Boundary has been amended to include this site. Policy 5 is specific to this site and sets out the requirements for acceptable development.

**Physical Constraints**

The site is currently at a high risk of tidal flooding (flood zone 3). With climate change the whole of the site is within the 1 in 30 year extent even when flood defences are considered. Parts of the site are also at a high risk of surface water flooding which is predicted to increase with climate change. A site contamination assessment which concluded that the site is free from contamination.

The Biodiversity Study (2025) identifies the site as having high ecological constraint supporting a large cover of habitats with high ecological value and also demonstrate to be valuable for connectivity in the study area. HPI habitats are present including lowland mixed deciduous woodland and CFGM. Impacts to confirmed HPI habitats, hedgerow and ditches should be avoided to further minimise the existing habitat fragmentation in the wider area. Further protected species surveys are required to determine which species/species groups are present and what requirements for mitigation/compensation would be required to facilitate development. Enhancement of retained HPI habitat is critical to increasing its resilience to anthropomorphic changes.

**Potential Impacts**

Impact on deciduous woodland and coastal floodplain grazing marsh. Site is within Impact Risk Zone for Adur Estuary SSSI. Impact on watercourses within and adjacent to site.

The impact on potential nature conservation issues will need to be fully assessed and appropriate mitigation measures taken if required. Further investigation may conclude that some parts of the site are important for nature conservation and this will impact on the layout of any proposal. The site promoter has confirmed that green space will be retained / planted to the east of the site.

**Suitability Summary**

Taking into account the assessment of policy restrictions, physical constraints and the potential impact of the development, it is considered that appropriate mitigation measures could overcome the identified constraints which may affect the development of this site. Therefore the site is considered suitable for development.

**Availability Summary**

The landowners have expressed an intention to develop this site. There are no known legal/ownership issues and the site is available for development. A planning application (AWDM/0706/25) was submitted in July 2025 for 9 dwellings which will involve the demolition of one existing dwelling. Currently pending decision.

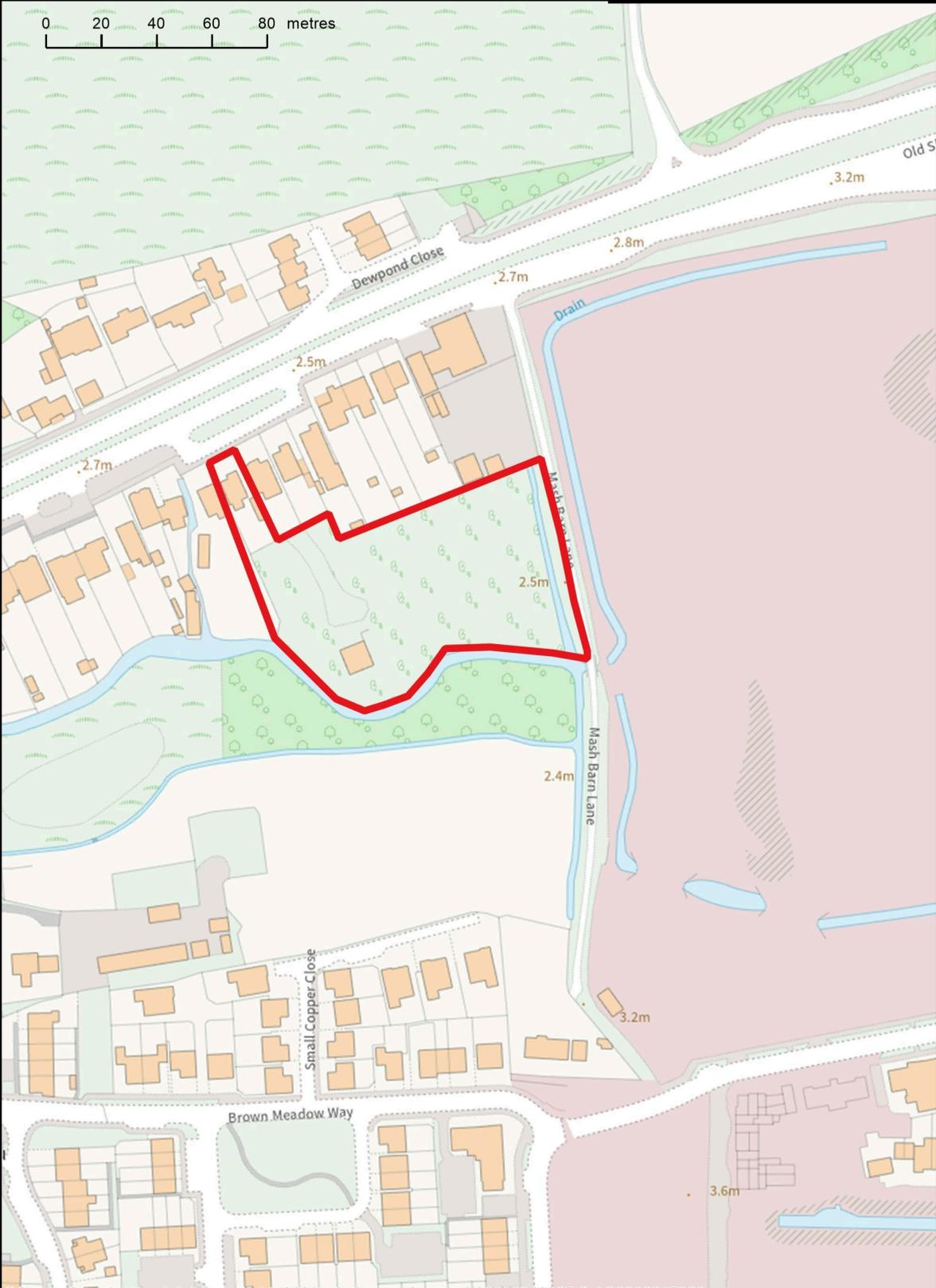
**Achievability Summary**

The site lies within the New Monks Farm allocation as indicated on the Adur Local Plan Policies Map, although the land is in separate ownerships and the developments are not linked.

**SHLAA Status Conclusion**

This site and also SHLAA site ADC/151/18 form part of the wider allocation at New Monks Farm within the Adur Local Plan. They are not however, included in the current planning permission for development at New Monks Farm and separate planning applications are anticipated. For the purposes of the SHLAA it is concluded as a Potential site. Whilst outside of the current monitoring period, a planning application (AWDM/0706/25) was submitted in July 2025 for 9 dwellings which will involve the demolition of one existing dwelling. Currently pending decision. The Biodiversity Study (2025) identifies the site as having high ecological constraint supporting a large cover of habitats with high ecological value and also demonstrate to be valuable for connectivity in the study area.

<b>Site Area (ha): 0.6</b>
<b>Potential Gross Yield (dwellings): 9</b>
<b>Potential NET Yield (dwellings): 8</b>



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<b>SHLAA ID:</b> ADC/EL02/25
<b>Site Address:</b> Land east of New Monks Farm Road, Lancing (former IKEA site)
<b>Planning Status:</b> PA Expired
<b>Re-use of Land:</b> Greenfield
<b>Current Use(s):</b> Vacant
<b>Ward:</b> Mash Barn

**Site Description**

Former agricultural land. The site forms part of the wider New Monks Farm site allocation for residential, employment and community uses (AWDM/0961/17). Specifically, this planning permission identified the site for retail.

**Policy Restrictions**

The Adur Local Plan was adopted in December 2017. It allocates the site for residential/employment uses and the Built Up Area Boundary has been amended to include this site. Policy 5 is specific to this site and sets out the requirements for acceptable development.

**Physical Constraints**

The site is currently in Flood Zone 3 but benefits from the presence of flood defences. However with climate change flood risk is predicted to increase and where current flood defences are taken into consideration the site is expected to be at a very high risk (3.3% AEP) of tidal flooding. The site is also at a high risk of surface water flooding with the area affected increasing with climate change. A site specific Flood Risk Assessment will need to consider the mitigation already implemented as part of the existing planning permission.

**Potential Impacts**

The site is adjacent the South Downs National Park and careful consideration should be given to the impact of development on the surrounding area. It will be important to agree an appropriate landscape strategy to minimise the impact of this proposed development. 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. Careful consideration should be given to the impact on the adjacent the South Downs National Park. There are BAP habitats and BAP species present on the site.

**Suitability Summary**

The site should be considered for:

- The provision of a range of commercial / employment uses; and
- Employment-generating uses including Class E, B2, B8 and appropriate sui generis uses; and
- A flexible range of unit sizes (to allow for approximately 35,000 sqm of floorspace in total across multiple units) that allows the Site to respond to market demands (to be attractive for existing Adur and non-Adur businesses).

**Availability Summary**

The site is being proactively promoted for employment / commercial uses including Class E, Classes B2 and B8, and appropriate sui generis uses. Part of the Site could be potentially suitable to play a role in helping address the housing need issue. However, this would be alongside – and only secondary to – employment / commercial uses (and other employment generating uses) as identified above. The site promoter has confirmed during the 2025/26 Call for Sites that the site remains available.

**Achievability Summary**

The site is being proactively promoted for employment / commercial uses including Class E, Classes B2 and B8, and appropriate sui generis uses.

**SHLAA Status Conclusion**

The Site forms part of a wider site allocation that was allocated within the 2017 Adur Local Plan for a mix of uses, including residential, employment and community uses. The allocation for employment uses includes up to 10,000 sqm for B1, B2, and B8 uses. The Site forms part of the northern element of land for which part detailed, and part outline planning permission (ref. no. AWDM/0961/17) however the employment element of the permission has lapsed. The site is being proactively promoted for employment / commercial uses including Class E, Classes B2 and B8, and appropriate sui generis uses. Part of the site could be potentially suitable to play a role in helping address the housing need issue. However, this would be alongside – and only secondary to – employment / commercial uses (and other employment generating uses) as identified above. Therefore for the purposes of the SHLAA it is a Potential site.

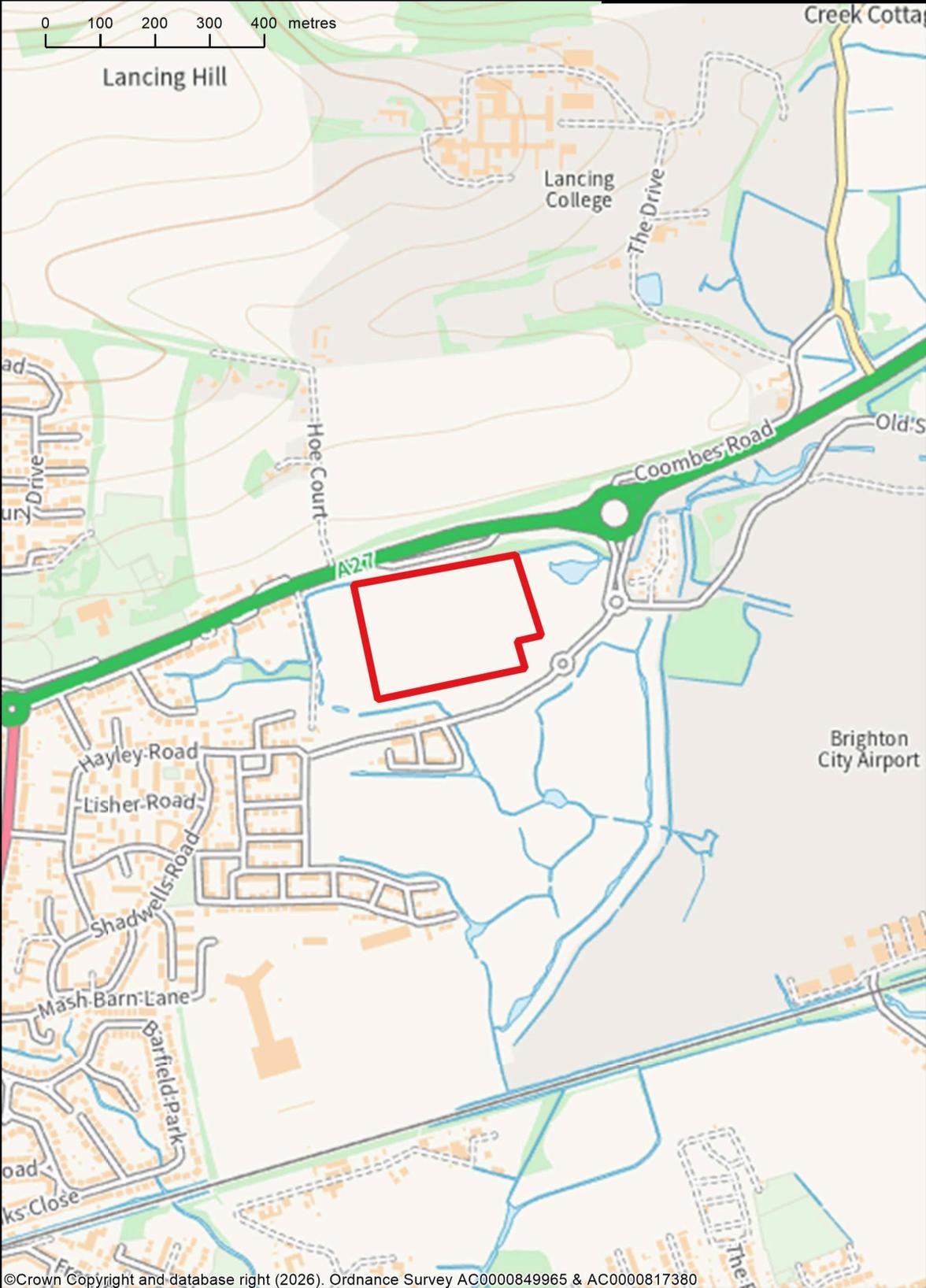
**Site Area (ha):** 7.53

**Potential Gross Yield (dwellings):**

**Potential NET Yield (dwellings):**

Land East of New Monks Farm Road, Lancing (former IKEA site)

ADC/EL02/25

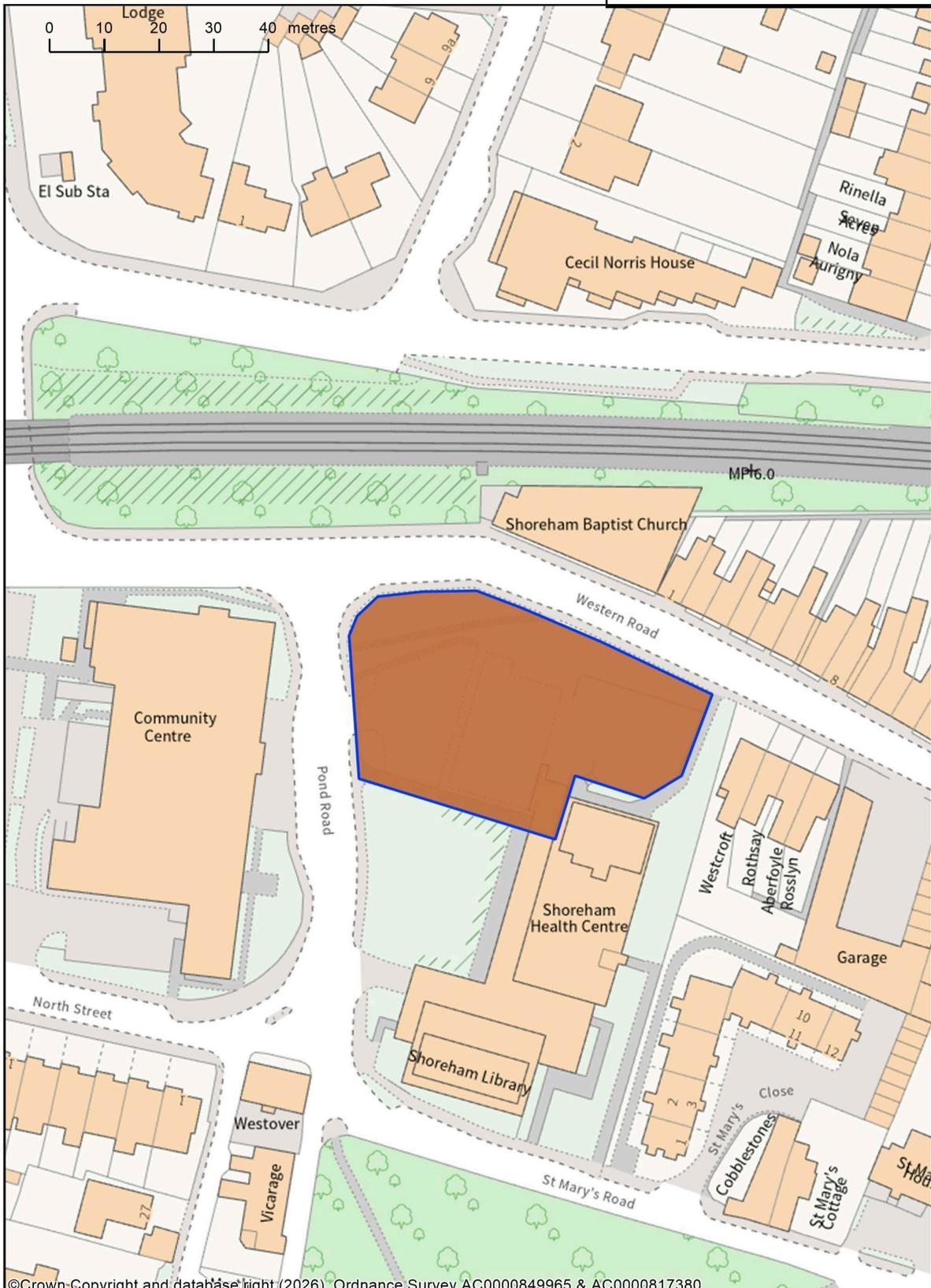


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<b>SHLAA ID:</b> ADC/180/25
<b>Site Address:</b> Burrscofte (former care home), Pond Road, Shoreham
<b>Planning Status:</b> None
<b>Re-use of Land:</b> Brownfield
<b>Current Use(s):</b> Vacant
<b>Ward:</b> St. Mary's
<b>Site Description</b>
The site is a vacant former care home owned by West Sussex County Council.
<b>Policy Restrictions</b>
There is no policy conflict given that the site falls within the Built up Area Boundary and that the County Council is seeking the provision of adult social care. A thorough archeological investigation should be undertaken and mitigation may be required. This is 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.
<b>Physical Constraints</b>
The site is at a high risk of surface water flooding. This is likely to increase with climate change.
<b>Potential Impacts</b>
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. There is a tree preservation order.
<b>Suitability Summary</b>
Taking into account the assessment of policy restrictions, physical constraints and potential impacts, together with its sustainable location in the town centre, it is considered that the site is suitable for residential including Adult Social Care.
<b>Availability Summary</b>
The County Council has marketed its vacant site to secure a residential developer who will deliver new homes suitable for adults with care and support needs to help meet local demand.
<b>Achievability Summary</b>
The County Council has marketed its vacant site to secure a residential developer who will deliver new homes suitable for adults with care and support needs to help meet local demand.
<b>SHLAA Status Conclusion</b>
The site is a former vacant care home owned by West Sussex County Council. The County, through One Public Estate, initially explored a wider mixed use redevelopment scheme in conjunction with combining Shoreham Library and Shoreham Health Centre services into a new hub. However, this scheme is not progressing and instead the County Council is looking at ways to enhance the library and to attain best value. It has marketed Burrscofte to secure a residential developer who will deliver new homes (subject to contract and planning approval) suitable for adults with social care and support needs (Use Class C3(b)) to help meet local demand. For the purposes of the SHLAA, it is a Potential Site.
<b>Site Area (ha):</b>
<b>Potential Gross Yield (dwellings):</b> 19/20
<b>Potential NET Yield (dwellings):</b> 19/20

Burrscliffe (former care home), Pond Road, Shoreham

ADC/180/25

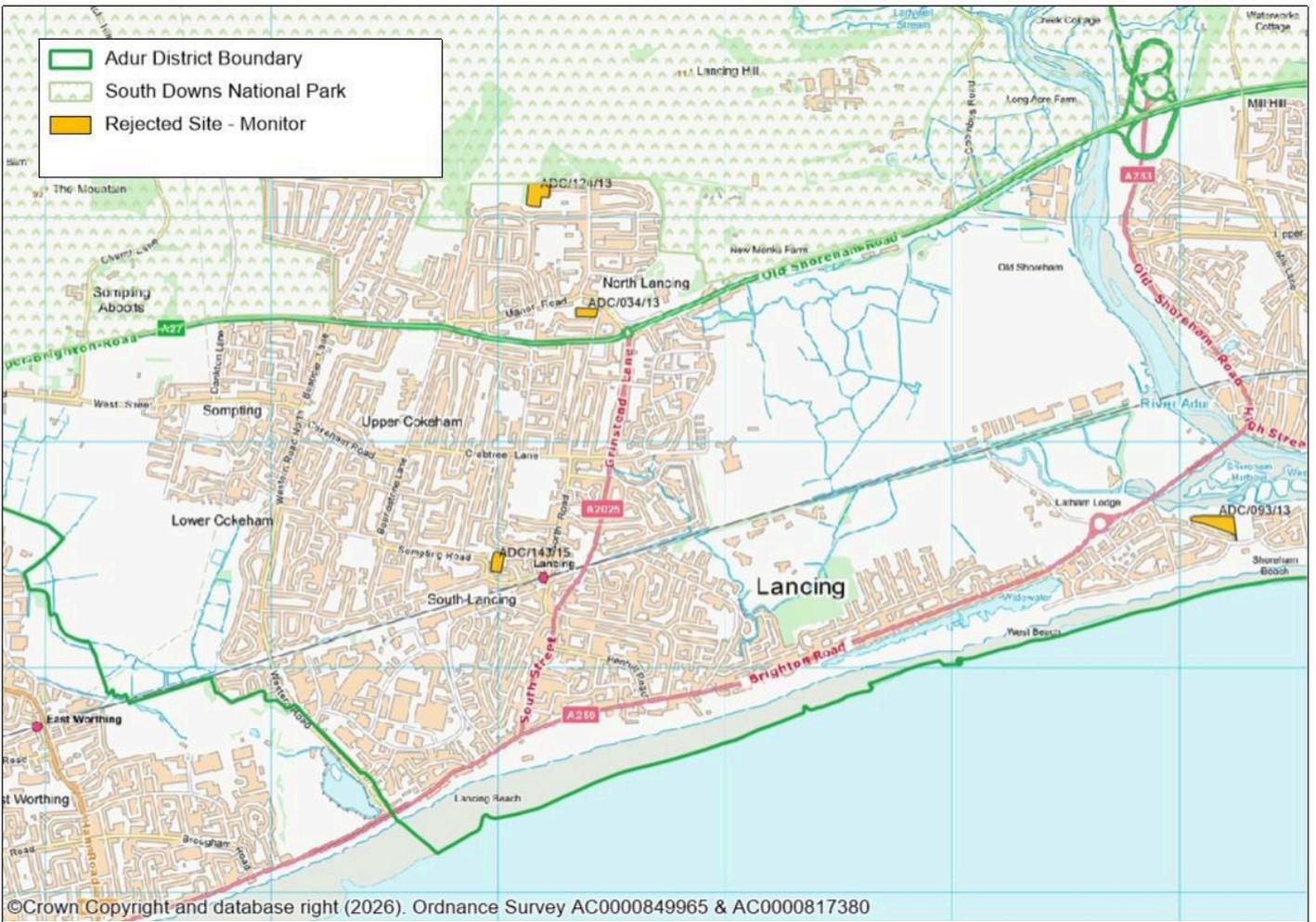


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## Rejected Sites - Monitor

<a href="#">SHLAA ID</a>	<a href="#">Site Address</a>	<a href="#">SHLAA Status</a>	<a href="#">Planning Status</a>
ADC/034/13	146 First Avenue, Lancing	Rejected Site - Monitor	None
ADC/053/13	Car Park, Tarmount Lane	Rejected Site - Monitor	None
ADC/093/13	Car Park, Beach Green	Rejected Site - Monitor	None
ADC/120/13	Shoreham Police Station, Ham Road	Rejected Site - Monitor	None
ADC/124/13	Land west of Highview, Mount Way, Lancing	Rejected Site - Monitor	None
ADC/136/13	The Pilot, Station Road, Southwick	Rejected Site - Monitor	PA Submit (awtg S106)
ADC/143/15	Warren Court, Sompting Road, Lancing	Rejected Site - Monitor	None
SH/009/18	Paladone, New Wharf, Brighton Road, Shoreham-by-Sea	Rejected Site - Monitor	PA Approve
SH/011/18	Kwik Fit/Ham Business Centre, Brighton Road, Shoreham-by-Sea	Rejected Site - Monitor	None
SH/015/21	B&Q and Halfords, Brighton Road, Shoreham-by-Sea	Rejected Site - Monitor	None
SH/016/21	Montgomery Motors (and adjacent Perkins & Robins car business), Brighton Road, Shoreham-by-Sea	Rejected Site - Monitor	None
SH/017/22	Units 3 - 7 Malthouse Estate, Brighton Road, Shoreham	Rejected Site - Monitor	None
SH/EL01/22	Chandlery Compound, Lady Bee Marina, Southwick	Rejected Site - Monitor	None
ADC/177/23	Southwick Estate	Rejected Site - Monitor	None
ADC/179/24	Units 1-4 Chapel Road, Southwick	Rejected Site - Monitor	None



## Rejected Sites - Monitor

<a href="#">SHLAA ID</a>	<a href="#">Site Address</a>	<a href="#">SHLAA Conclusion</a>
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. It is therefore concluded as rejected-monitor.
ADC/053/13	Car Park, Tarmount Lane	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 reprovion of public car parking. The site will be monitored on a regular basis and therefore it has been concluded as rejected site - monitor.
ADC/093/13	Car Park, Beach Green	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 site is currently in Flood Zone 3 but benefits from the presence of flood defences. However with climate change flood risk is predicted to increase and where current flood defences are taken into consideration the site is expected to be at a very high risk (3.3% AEP) of tidal flooding. This site will be monitored and therefore it has been concluded as rejected site - monitor.
ADC/120/13	Shoreham Police Station, Ham Road	This site was 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 reprovied in a better location within the area. The updated Estates Strategy 2018/19 - 2021/22 indicates that work will continue with partners to relocate these identified sites. Pending reprovion 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. It is therefore concluded as rejected site - monitor.
ADC/124/13	Land west of Highview, Mount Way, Lancing	The site is in multiple ownership and was originally promoted in 2013 for inclusion in the SHLAA. Since then the site has been actively promoted for development for many years however during the 2023 Call for Sites it has been confirmed that there has been a change of circumstances regarding land ownership affecting two parcels of land. It is therefore considered that the site is no longer likely to be available in the next 5 years and therefore it has been concluded as rejected as thus the site will continue to be monitored.
ADC/136/13	The Pilot, Station Road, Southwick	The site received planning permission in April 2021 subject to awaiting s.106 sign off. As at 1st April 2025 there has been no update / progress made with progressing the S.106 and given the length of time that has passed, the site is now Rejected-Site Monitor for the purposes of the SHLAA.
ADC/143/15	Warren Court, Sompting Road, 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. As at 1st April 2025 there has been no confirmed scheme for delivery and any delivery would in any case be long term, beyond the five year period of the SHLAA. For the purposes of the SHLAA it is concluded as a Rejected Site-Monitor.

<a href="#">SHLAA ID</a>	<a href="#">Site Address</a>	<a href="#">SHLAA Conclusion</a>
SH/009/18	Paladone, New Wharf, Brighton Road, Shoreham -by-Sea	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 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 with adopted Joint Area Action Plan policies. A planning application (AWDM/0886/23) for 62 residential units was submitted in July 2023 and received approval at Adur Planning Committee on 4th December 2023 subject to S.106. However, there has been a change in circumstances and the site now has temporary consent (five years) to operate self storage units on-site (AWDM/0671/25). Therefore the site is no longer available for residential development in the next five years. On this basis, the SHLAA status has been amended from potential to rejected site-monitor.
SH/011/18	Kwik Fit/Ham Business Centre, Brighton Road, Shoreham -by-Sea	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 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 with adopted Joint Area Action Plan policies. Outside of the SHLAA monitoring period, an outline planning application was submitted in June 2025 (AWDM/0738/25) for the demolition of the existing building and the erection of a one to nine-storey block of residential apartments, a commercial unit (Class E), with associated cycle parking and car parking (49 residential units).
SH/015/21	B&Q and Halfords, Brighton Road, Shoreham -by-Sea	This site lies within the Shoreham Harbour Regeneration Area identified as a broad location for change but it is not allocated. The regeneration of Shoreham Harbour has been a long term aspiration. However, as the site is currently in retail and employment use and not available for development, it has been concluded as Rejected Site - Monitor.
SH/016/21	Montgomery Motors (and adjacent Perkins & Robins car business), Brighton Road, Shoreham -by-Sea	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 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 with the Adur Local Plan 2017 and Shoreham Harbour Joint Area Action Plan 2019. However, as the site is currently in use as Montgomery Motors and not available for development, it has been concluded as Rejected Site - Monitor.
SH/017/22	Units 3 - 7 Malthouse Estate, Brighton Road, Shoreham	This site lies within the Shoreham Harbour Regeneration Area identified as a broad location for change but it is not allocated. The regeneration of Shoreham Harbour has been a long term aspiration. However, as the site is currently in employment and retail use and not immediately available for development, it has been concluded as Rejected Site - Monitor.
SH/EL01/22	Chandlery Compound, Lady Bee Marina, Southwick	The site has been promoted for employment use to comprise of Small Medium Enterprise Units. The site is currently in use as a Calor Gas Storage yard and therefore it is not immediately available for an alternative employment use. The site has been concluded as rejected site - monitor.
ADC/177/23	Southwick Estate	Adur District Council and Adur Homes are in the process of reviewing Southwick Estate and looking at the options to ensure homes are fit for the future. A number of public consultation exercises with residents have been carried out since 2021 on a number of future options for the estate. Feedback from residents have indicated that the majority of blocks prefer full comprehensive redevelopment of the buildings, and so this option is being explored further, along with a formal ballot. As at 1st April 2025 there has been no confirmed scheme for delivery

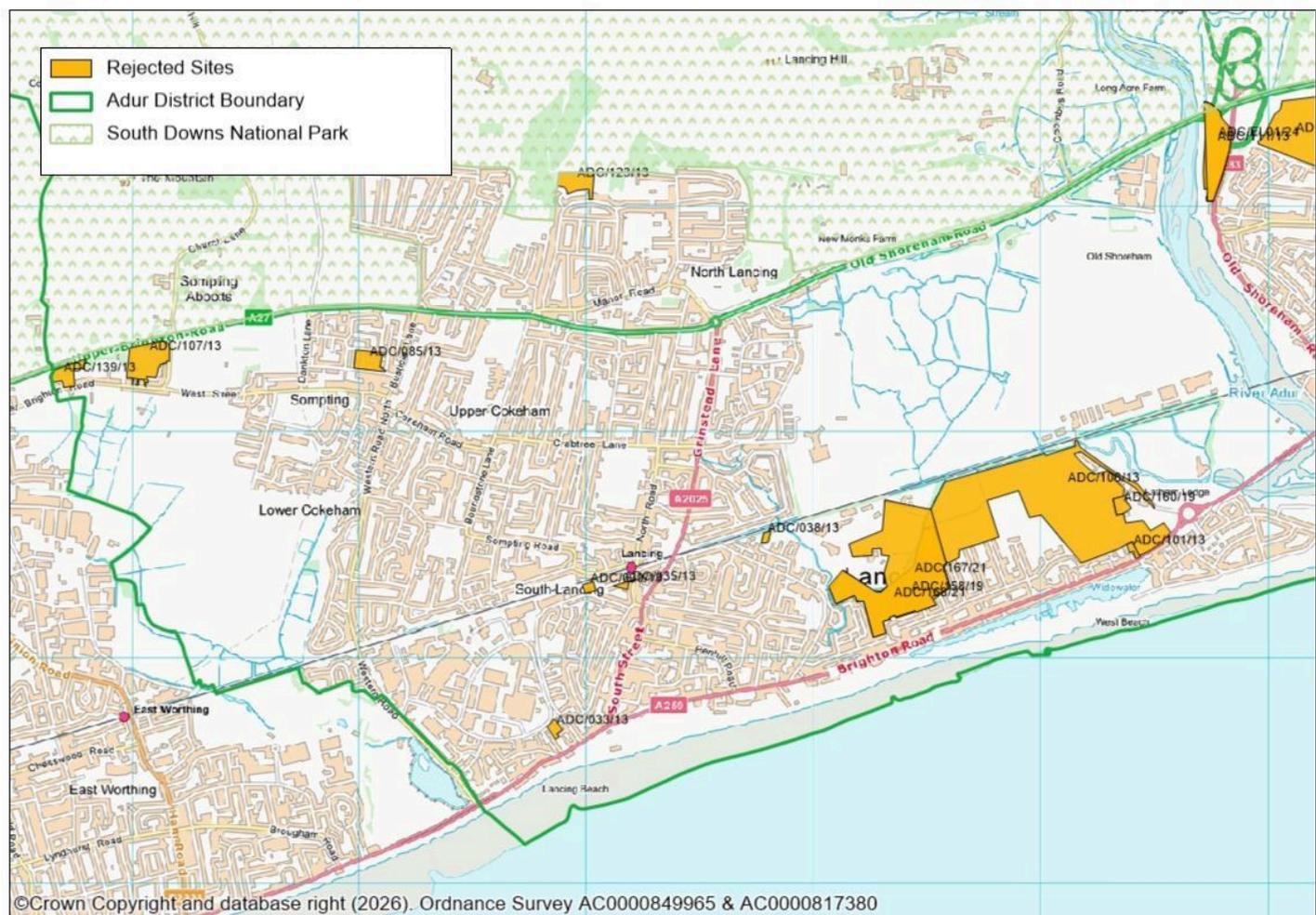
<a href="#">SHLAA ID</a>	<a href="#">Site Address</a>	<a href="#">SHLAA Conclusion</a>
		and any delivery would in any case be long term, beyond the five year period of the SHLAA. The proposed reorganisation of local government across Sussex means that it is not clear at this stage what the local authority responsible for Southwick will look like or how it will be funded. For the purposes of the SHLAA it is a Rejected Site-Monitor. The NPPF (2024) recognises that local planning authorities should use their planning powers to help deliver estate regeneration to a high standard.

ADC/179/24	Units 1-4 Chapel Road, Southwick	This site lies within the Shoreham Harbour Regeneration Area identified as a broad location for change but it is not allocated. The regeneration of Shoreham Harbour has been a long term aspiration. However, as the site is currently in employment use and not immediately available for development, it has been concluded as Rejected Site - Monitor.
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## Rejected Sites

<a href="#">SHLAA ID</a>	<a href="#">Site Address</a>	<a href="#">SHLAA Status</a>	<a href="#">Planning Status</a>
ADC/030/13	Car Park, Asda, South Street	Rejected Site	None
ADC/033/13	Car Park, Marlborough Road	Rejected Site	None
ADC/035/13	Telephone Exchange, 6 South Street	Rejected Site	None
ADC/038/13	Land north 41/42 The Paddocks	Rejected Site	None
ADC/055/13	Station Car Park, Buckingham Road	Rejected Site	None
ADC/061/13	Land to south at junction of Chanctonbury Drive	Rejected Site	None
ADC/066/13	Former railway sidings, Brunswick Road	Rejected Site	None
ADC/068/13	Ridgeway Allotments and adjoining grazing land	Rejected Site	None
ADC/072/13	Emblem House, Manor Hall Road	Rejected Site	None
ADC/074/13	Chalex Works, Manor Hall Road	Rejected Site	None
ADC/085/13	Rectory Farm Industrial Estate, Rectory Farm Road	Rejected Site	None
ADC/097/13	Grazing land, Overhill, Southwick	Rejected Site	None
ADC/099/13	Land rear of 53/59 Southview Road, Southwick	Rejected Site	PA Appeal Dismissed
ADC/101/13	Land East of Adur Close	Rejected Site	None
ADC/106/13	Land at New Salts Farm	Rejected Site	None
ADC/107/13	West Street Nursery, West Street, Sompting	Rejected Site	PA Appeal Dismissed
ADC/111/13	Shoreham Gateway Site, Steyning Road	Rejected Site	PA Refuse
ADC/123/13	Land north of 20/40 Firlie Road, Lancing	Rejected Site	PA Refuse
ADC/126/13	Land at Mill Hill	Rejected Site	None
ADC/138/13	Land north 123/207 Manor Hall Road	Rejected Site	None
ADC/139/13	Land at Upton Farmhouse, Upper Brighton Road	Rejected Site	None
ADC/158/19	Land to the NW of The Hasler Estate (Prince Avenue & West Way) Lancing	Rejected Site	None

<a href="#">SHLAA ID</a>	<a href="#">Site Address</a>	<a href="#">SHLAA Status</a>	<a href="#">Planning Status</a>
ADC/160/19	Barns at New Salts Farm, New Salts Farm Road, Shoreham-by-Sea, BN43 5FE	Rejected Site	None
SH/002/13	Technology House, West Road	Rejected Site	None
SH/012/18	Monteum, Fishermans Wharf, Brighton Road, Shoreham-by-Sea	Rejected Site	None
ADC/166/21	Land to the north of Hill Farm Way, Southwick	Rejected Site	None
ADC/167/21	Lancing Meadows	Rejected Site	None
ADC/168/21	Old Salts Farm, Lancing	Rejected Site	None
ADC/176/23	Amenity green space at Highdown, Southwick	Rejected Site	None
ADC/EL01/2	Shoreham Gateway Site, Steyning Road	Rejected Site	None





## Rejected Sites

<a href="#">SHLAA ID</a>	<a href="#">Site Address</a>	<a href="#">SHLAA Conclusion</a>
ADC/030/13	Car Park, Asda, South Street	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. The site has been rejected.
ADC/033/13	Car Park, Marlborough Road	The site is currently in use as a car park on Lancing Business Park and is not considered suitable for development. The site has been rejected.
ADC/035/13	Telephone Exchange, 6 South Street	The site is in use as a telephone exchange and is not currently available for development. The site has been rejected.
ADC/038/13	Land north 41/42 The Paddocks	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. The site has been rejected.
ADC/055/13	Station Car Park, Buckingham Road	The redevelopment of part of the station car park for housing may be appropriate as part any new parking strategy for the town centre. However at that stage loss of commuter parking without suitable replacement is not considered appropriate. The site has been rejected.
ADC/061/13	Land to south at junction of Chanctonbury Drive	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 significantly to meeting the open space needs of this area. The site is considered unsuitable for housing development. The site has been rejected.
ADC/066/13	Former railway sidings, Brunswick Road	The site is not currently available for development. The site has been rejected.
ADC/068/13	Ridgeway Allotments and adjoining grazing land	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 remainder of the site contains well used allotments which have not been declared surplus to requirements. The site has been rejected.
ADC/072/13	Emblem House, Manor Hall Road	The site is not considered suitable for development given that the potential health impacts and noise from the adjacent electricity sub station and over head power lines would result in a poor living environment. The site has been rejected.
ADC/074/13	Chalex Works, Manor Hall Road	A significant part of this site has been redeveloped for employment use. 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. It is also located adjacent to a major electricity sub station and the noise from this use makes the site unsuitable for housing. The site has been rejected.
ADC/085/13	Rectory Farm Industrial Estate, Rectory Farm Road	The site has been promoted again during the 2025 Call for Sites and therefore remains available. The site is considered to be suitable for residential development. However, the Adur 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. No evidence of redundancy has been provided and given that there is no evidence to the contrary regarding the need for employment land, it is considered to retain the SHLAA status as rejected (site to be retained for employment use).
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

<a href="#">SHLAA ID</a>	<a href="#">Site Address</a>	<a href="#">SHLAA Conclusion</a>
		proceed with residential development on this site. The site is not currently available. The site has been rejected.
ADC/099/13	Land rear of 53/59 Southview Road, Southwick	A planning application (AWDM/0373/23) for 9 dwellings was refused in September 2023 and dismissed at planning appeal in July 2024. The appeal was dismissed on the grounds that the proposed development would harm the character and appearance of the surrounding area and would also harm the living conditions of the neighbouring occupiers, regarding noise and disturbance. The site has been rejected.
ADC/101/13	Land East of Adur Close	This greenfield site lies within the Lancing/Shoreham-by-Sea Local Green Gap. Various constraints, including flood risk and landscape impact would need to be addressed to the satisfaction of the local planning authority. The site is currently in Flood Zone 3 but benefits from the presence of flood defences. However with climate change flood risk is predicted to increase and where current flood defences are taken into consideration the site is expected to be at a very high risk (3.3% AEP) of tidal flooding. 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. The site has been rejected.
ADC/106/13	Land at New Salts Farm	<p>This greenfield site lies wholly within the countryside and in part is within the Lancing/Shoreham-by-Sea Local Green Gap. Constraints include flood risk, landscape impact. 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. The site is at a high risk of flooding from multiple sources. To be suitable for residential development the site will need to pass the exceptions test meaning that it can be demonstrated it will be safe for the lifetime of development and not increase flood risk elsewhere. The cumulative impact of flood risk will also need to be considered. 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.</p> <p>Adur District Council bought New Salts Farm in 2020 and therefore the site is not available for development.</p>
ADC/107/13	West Street Nursery, West Street, Sompting	This greenfield site, in Sompting Village, lies within the Local Green Gap, the countryside and a Conservation Area. Its development for housing would 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 site has been rejected.
ADC/111/13	Shoreham Gateway Site, Steyning Road	This greenfield site lies outside but adjacent to the built up area boundary and therefore it is considered 'countryside' for planning policy purposes. The Landscape Character Assessment identifies Adur Gateway Character Area as an important component of the landscape setting of the River Adur and forms the foreground and to gateway views from the A27 and A27/A283 junction at the point where the river meets the South Downs. It is a significant part of the sequence of views and spaces on the northern edge of Shoreham and, at a gateway strategic scale, is a component of the wider landscape setting of Lancing. It makes a particularly strong contribution to the landscape

SHLAA ID	Site Address	SHLAA Conclusion
		<p>setting of the River Adur. The concentration of nationally important designations within the immediate landscape context of the site provide additional evidence for the relatively high value of this local landscape: the wetland habitats within the River Adur corridor are nationally designated for their biodiversity value and the cluster of historic buildings within the Old Shoreham Conservation Area is centred on the Grade 1 listed Church of St Nicolas and the historic tollbridge, which are inherently related to the River Adur at this historic river crossing point. The Biodiversity Study (2025) identifies that the site support a large cover of habitats with high ecological value and also demonstrate to be valuable for connectivity in the study area. The site is currently in Flood Zone 3. When flood defences are considered the area north of the bund remains at a high risk of tidal flooding. With climate change flood risk is predicted to increase and where current flood defences are taken into consideration the whole site is expected to be at a very high risk (3.3% AEP) of tidal flooding. The site is also at a high risk of surface water flooding now and in the future. There is also potential for significant noise issues given the proximity of the site to the A27 and A283. The Inspector, in his report into the Adur Local Plan concluded that mitigation measures could not significantly reduce the visual impact of development on this site. A outline planning application for housing was refused in September 2019. The site has been concluded as rejected.</p>
ADC/123/13	Land north of 20/40 Firle Road, Lancing	<p>As the site lies within the Built Up Area Boundary the principle of development is accepted. A planning application was refused on design grounds in 2018 and dismissed at appeal in 2019. It was considered that a development with fewer dwellings may have been more appropriate on this site. Further to this, AWDM/1394/22 for 7 dwellings was recommended for refusal however it was withdrawn in January 2023 prior to a committee decision. A revised planning application (AWDM/1473/23) was submitted for 3 dwellings but was refused at Adur Planning Committee on 25th July 2024 . Given that the proposed number of dwellings falls below the SHLAA threshold of 5+ units and that it does not appear that a viable deliverable scheme is likely to come forward for the scale that would be consistent with the SHLAA threshold, the site has been rejected for inclusion in the SHLAA.</p>
ADC/126/13	Land at Mill Hill	<p>This greenfield site is available but is not considered suitable for residential development and is therefore rejected. This elevated, open sloping site is assessed as an area of high landscape sensitivity which makes an important and significant contribution to the landscape setting of Shoreham. It can be seen as a strong visual link between the Shoreham and the South Downs National Park and is a landscape that should be protected. It is contrary to policy within the ALP 2017 as it lies outside the BUAB and is therefore considered countryside for planning purposes.</p>
ADC/138/13	Land north 123/207 Manor Hall Road	<p>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. However the site it not being actively promoted by Adur District Council and as at 1st April 2025 there has been no confirmed scheme for delivery. In addition, satisfactory access can only be gained by either the demolition of a dwelling or across 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. On this basis, due to significant access constraints and site availability, this site has been rejected.</p>
ADC/139/13	Land at Upton Farmhouse, Upper Brighton Road	<p>This greenfield site, in Sompting Village, lies within the Local Green Gap and countryside 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</p>

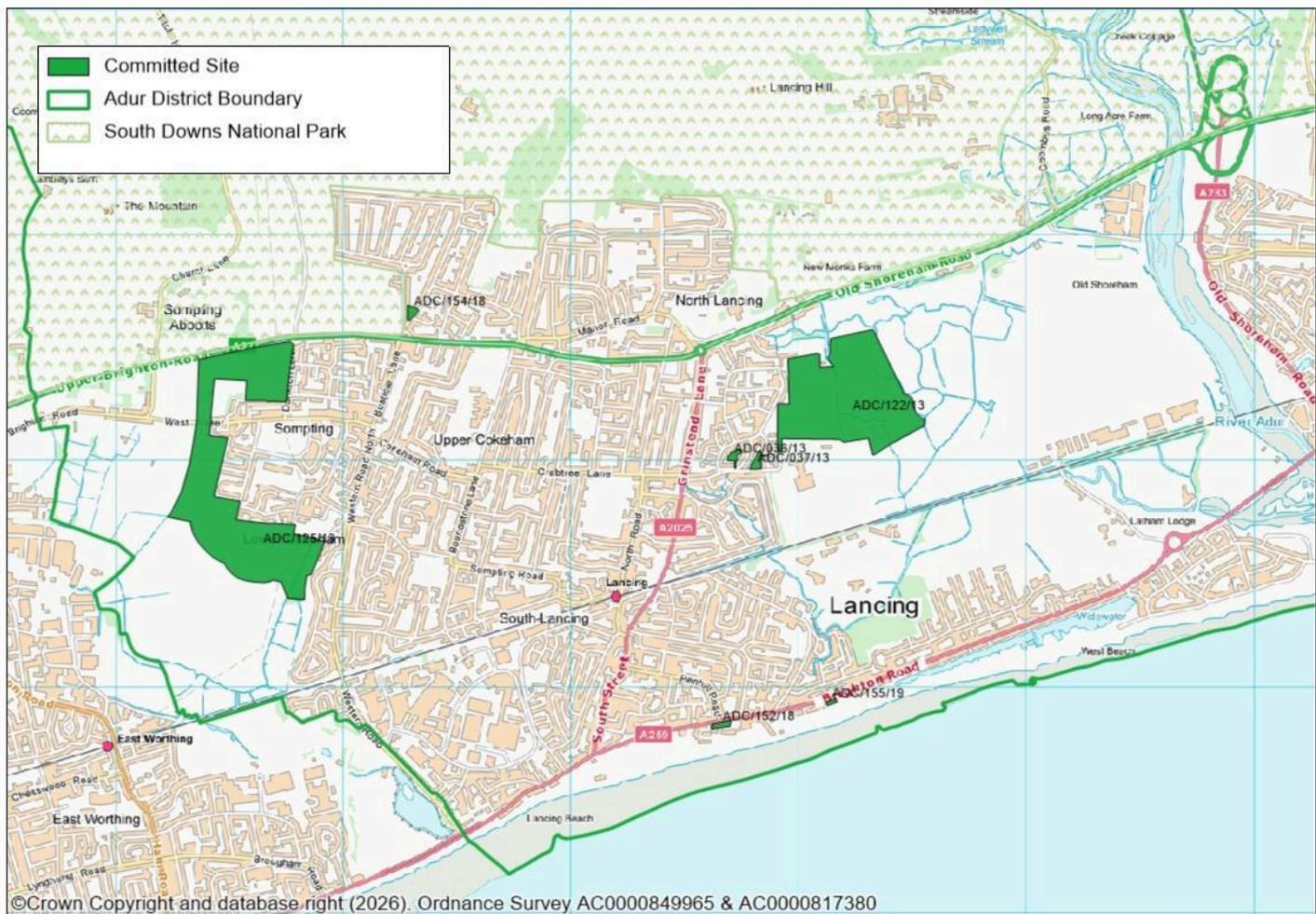
<a href="#">SHLAA ID</a>	<a href="#">Site Address</a>	<a href="#">SHLAA Conclusion</a>
		conservation area. The site is at medium risk of surface water flooding. It is not considered suitable for development. The site has been rejected.
ADC/158/19	Land to the NW of The Hasler Estate (Prince Avenue & West Way) Lancing	This is a portion of ADC/129/13 which was rejected due to various constraints including flood risk and transport. More evidence is needed to justify whether these constraints can be suitably addressed for this smaller parcel.
ADC/160/19	Barns at New Salts Farm, New Salts Farm Road, Shoreham-by-Sea, BN43 5FE	The site lies outside Built Up Area Boundary, and within the Local Green Gap. The Local Green Gap is a critically important part of the landscape setting of Shoreham-by-Sea and Lancing which border the gap, contributing to their individual, distinctive character and local identity. The site is currently in Flood Zone 3 but benefits from the presence of flood defences. However with climate change flood risk is predicted to increase and where current flood defences are taken into consideration the site is expected to be at a high risk of tidal flooding. The site has been rejected.
SH/002/13	Technology House, West Road	The site remains in employment/community use and is not available for development. The site has been rejected.
SH/012/18	Monteum, Fishermans Wharf, Brighton Road, Shoreham-by-Sea	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 with adopted Joint Area Action Plan policies. Given that the site is currently in use and that the landowner has expressed that they have no intentions of moving or selling the site; is it therefore very unlikely to become available for residential development. For the purposes of the SHLAA, the site has been rejected.
ADC/166/21	Land to the north of Hill Farm Way, Southwick	The site is located outside but adjoins the National Park and therefore falls within Adur District Council boundary. Taking into account the assessment of policy restrictions and the potential impact of the development, it is considered that the identified constraints could not be overcome in a satisfactory manner and the site is not considered suitable for residential development. It is concluded that the site is rejected.
ADC/167/21	Lancing Meadows	<p>This greenfield site lies within the countryside. Various constraints, including flood risk and transport have not been addressed to the satisfaction of the local planning authority. The site is currently in Flood Zone 3. When flood defences are considered the area north of the bund remains at a high risk of tidal flooding. With climate change flood risk is predicted to increase and where current flood defences are taken into consideration the whole site is expected to be at a very high risk (3.3% AEP) of tidal flooding. The site is also at a risk of surface water flooding with surface water flow paths running through the site.</p> <p>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 and thus has been rejected.</p> <p>Furthermore, the Biodiversity Study (2025) identifies the site as having high ecological constraint supporting supporting a large cover of habitats with high ecological value and also demonstrate to be valuable for connectivity in the study area.</p>
ADC/168/21	Old Salts Farm, Lancing	This greenfield site lies within the countryside. Various constraints, including flood risk and transport have not been addressed to the satisfaction of the local planning authority. The site is currently in Flood Zone 3. When flood defences are considered the area north of the bund remains at a high risk of tidal flooding. With climate change flood risk is predicted to increase and where current flood defences are taken into consideration the whole site is

<a href="#">SHLAA ID</a>	<a href="#">Site Address</a>	<a href="#">SHLAA Conclusion</a>
		expected to be at a very high risk (3.3% AEP) of tidal flooding. The site is also at a risk of surface water flooding with surface water flow paths running through the site. 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 and therefore has been rejected.
ADC/176/23	Amenity green space at Highdown, Southwick	This Council owned site is an amenity green space as identified in the Open Space Study (2019) and its therefore not available for development.
ADC/EL01/24	Shoreham Gateway Site, Steyning Road	The site is being promoted for for convenience retail (Class E(a)) and employment uses (Class E(g)(iii)/B2/B8). This is separate to SHLAA Site ADC/111/13 which focuses on residential use only. This greenfield site lies outside but adjacent to the built up area boundary and therefore it is considered 'countryside' for planning policy purposes. The Landscape Character Assessment identifies Adur Gateway Character Area as an important component of the landscape setting of the River Adur and forms the foreground and to gateway views from the A27 and A27/A283 junction at the point where the river meets the South Downs. It is a significant part of the sequence of views and spaces on the northern edge of Shoreham and, at a gateway strategic scale, is a component of the wider landscape setting of Lancing. It makes a particularly strong contribution to the landscape setting of the River Adur. The concentration of nationally important designations within the immediate landscape context of the site provide additional evidence for the relatively high value of this local landscape: the wetland habitats within the River Adur corridor are nationally designated for their biodiversity value and the cluster of historic buildings within the Old Shoreham Conservation Area is centred on the Grade 1 listed Church of St Nicolas and the historic tollbridge, which are inherently related to the River Adur at this historic river crossing point. The Biodiversity Study (2025) identifies that the site support a large cover of habitats with high ecological value and also demonstrate to be valuable for connectivity in the study area. The site is currently in Flood Zone 3. When flood defences are considered the area north of the bund remains at a high risk of tidal flooding. With climate change flood risk is predicted to increase and where current flood defences are taken into consideration the whole site is expected to be at a very high risk (3.3% AEP) of tidal flooding. The site is also at a high risk of surface water flooding now and in the future. The site has been concluded as rejected.

## All Committed Sites

<a href="#">SHLAA ID</a>	<a href="#">Site Address</a>	<a href="#">SHLAA Status</a>	<a href="#">Planning Status</a>
ADC/036/13	Garage Compound, Gravelly Crescent	Committed	Under Construction
ADC/037/13	Garage Compound, 88/163 Daniel Close	Committed	Under Construction
ADC/059/13	Adur Civic Centre, Ham Road, Shoreham	Committed	Under Construction
ADC/076/13	Land at 7-27 Albion Street, Southwick	Committed	Under Construction
ADC/092/13	Garage Compound, r/o Kingston Broadway	Committed	PA Submit
ADC/122/13	New Monks Farm, Lancing	Committed	Under Construction
ADC/125/13	Land at West Sompting	Committed	Under Construction
ADC/137/13	Town Hall Chambers,45/49 High Street, Shoreham	Committed	PA Approve
ADC/152/18	Land north of 1-28 The Haven, Brighton Road, Lancing	Committed	PA Approve
ADC/153/18	Mannings, Surry Street, Shoreham-by-Sea	Committed	Under Construction

<a href="#">SHLAA ID</a>	<a href="#">Site Address</a>	<a href="#">SHLAA Status</a>	<a href="#">Planning Status</a>
ADC/154/18	The Joyful Whippet, Steepdown Road, Sompting	Committed	Under Construction
ADC/155/19	Land between 76 and 78a Brighton Road, Lancing	Committed	Under Construction
SH/001/13	5 Brighton Road	Committed	PA Appeal Allowed
SH/005/15	Free Wharf, Brighton Road, Shoreham-by-Sea	Committed	Under Construction
SH/006/16	Kingston Wharf, Brighton Road, Shoreham-by-Sea	Committed	Under Construction
SH/010/18	Frosts, Brighton Road, Shoreham-by-Sea	Committed	Under Construction





## All Committed Sites

SHLAA ID	Site Address	SHLAA Conclusion
ADC/036/13	Garage Compound, Gravelly Crescent	The site is in the ownership of Adur District Council and has been considered as part of a feasibility study, to address the potential of under used garage compound sites to provide affordable housing. Detailed feasibility work was undertaken, as has public consultation. A planning application (AWDM/2068/21) for 7 dwellings was approved on 21.12.2022 and therefore it is now a committed site. Development commenced in May 2024 (demolition of garages) with construction well underway as at 1st April 2025. Outside of the monitoring period, the contractor went into administration. Options are currently being explored to ensure practical completion.
ADC/037/13	Garage Compound, 88/163 Daniel Close	As part of a review of its land holdings, Adur Council has investigated the potential of this site for redevelopment through a feasibility study and detailed technical work. Public consultation was also been undertaken. A planning application for 9 dwellings (AWDM/0827/22) was approved at planning committee in December 2022. It is now a committed site. Development commenced (demolition of garages) in June 2024 with construction well underway as at 1st April 2025. Outside of the monitoring period, the contractor went into administration. Options are currently being explored to ensure practical completion.
ADC/059/13	Adur Civic Centre, Ham Road, Shoreham	The site was granted planning permission at Adur Planning Committee in March 2022 subject to S.106 sign off. The legal agreement was signed on 21st April 2023 and therefore it is now a committed site. Development

<a href="#">SHLAA ID</a>	<a href="#">Site Address</a>	<a href="#">SHLAA Conclusion</a>
		commenced in January 2024 with development well underway as at 1st April 2025.
ADC/076/13	Land at 7-27 Albion Street, Southwick	Planning permission was granted and section 106 agreement was signed in May 2020. Work commenced on site in March 2021. The site is at an advanced stage as at 1st April 2025. Practical completion is intended to take place in 2026.
ADC/092/13	Garage Compound, r/o Kingston Broadway	A planning application for 5 two bed live / work units was approved in November 2022 and therefore it is now a committed site. A new planning application was submitted in January 2025 (AWDM/0030/25) for 5 residential units which received consent in September 2025. This falls outside of the current SHLAA monitoring period.
ADC/122/13	New Monks Farm, Lancing	The site was allocated in the Adur Local Plan 2017. A hybrid planning permission (part full and part outline) has been granted for the development of this site, and work has commenced on site. Development is well underway with 355 units being completed as at 1st April 2025.
ADC/125/13	Land at West Sompting	This site is allocated in the Adur Local Plan 2017 as a strategic allocation for residential development. A hybrid planning application for the redevelopment of this site was approved in September 2021 with S.106 signed on 7th August 2023. The site is therefore a committed site and development is well underway with 33 residential units completed as at 1st April 2025.
ADC/137/13	Town Hall Chambers,45/49 High Street, Shoreham	The planning consent on this site expired in 2017. A new planning application was submitted in June 2021 (AWDM/2136/20) for the change of use and refurbishment of existing B1(a) office space to create 6no. residential units. The application received consent on 17.11.23 and it is therefore a committed site. Development has not yet commenced as at 1st April 2025.
ADC/152/18	Land north of 1-28 The Haven, Brighton Road, Lancing	Planning permission for 9 dwellings was allowed at planning appeal on 25th June 2021. Since then, a revised planning application was submitted for 7 dwellings. The decision was issued on 20th May 2022 and it is now a committed site. Development has not yet commenced as at 1st April 2025 and it is very unlikely that the permission will be implemented given that the permission will expire in May 2026. Alternative development options are being considered for the site which includes residential development of a minimum of 40 apartments. Given that the site is currently remains committed for SHLAA purposes (as at 1st April 2025) and included in the housing trajectory and the five year housing land supply, the next iteration of the SHLAA (1st April 2026) will reassess the SHLAA status to avoid double counting.
ADC/153/18	Mannings, Surry Street, Shoreham-by-Sea	Planning permission was granted 15th October 2021 (ref AWDM/1281/19) and therefore it is now a committed site. Development is well underway as at 1st April 2025.
ADC/154/18	The Joyful Whippet, Steepdown Road, Sompting	A planning application for residential use was approved in June 2021 and therefore this site is now committed. Development is well underway as at 1st April 2025.
ADC/155/19	Land between 76 and 78a Brighton Road, Lancing	This site has planning permission for 8 dwellings(AWDM/1247/23) which was approved in February 2024 and therefore it is a committed site. Development has commenced as at 1st April 2025.
SH/001/13	5 Brighton Road	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 with adopted Joint Area Action Plan policies. A planning application was submitted

<a href="#">SHLAA ID</a>	<a href="#">Site Address</a>	<a href="#">SHLAA Conclusion</a>
		during the SHLAA monitoring period for 45 residential units (AWDM/1481/21) and was subsequently refused at Adur Planning Committee on 15.09.2022. A revised planning application was validated on 9th December 2022 for 45 residential units and was refused at Adur Planning Committee on 6th March 2023. The application was allowed at planning appeal (8th December 2023) and it is now a committed site. Development has not yet commenced as at 1st April 2025.
SH/005/15	Free Wharf, Brighton Road, Shoreham-by-Sea	This site has an extant planning consent. Development is well under construction with 137 units completed as at 1st April 2025. The dwellings delivered will be accounted for through other monitoring.
SH/006/16	Kingston Wharf, Brighton Road, Shoreham-by-Sea	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 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 adopted Joint Area Action Plan policies. A planning application (AWDM/0204/20) was submitted in February 2020 and approved in January 2021 and therefore it is a committed site. Development is under construction.
SH/010/18	Frosts, Brighton Road, Shoreham-by-Sea	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 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 with the Adur Local Plan 2017 and Shoreham Harbour Joint Area Action Plan 2019. A revised planning application for residential (176 units) was approved at Adur Planning Committee on 20.03.2023 subject to S.106. The legal agreement was signed on 16.06.2023 and for the purposes of the SHLAA it is now a committed site. Development has commenced.

## All Sites

<a href="#">SHLAA ID</a>	<a href="#">Site Address</a>	<a href="#">SHLAA Status</a>	<a href="#">Planning Status</a>
ADC/030/13	Car Park, Asda, South Street	Rejected Site	None
ADC/033/13	Car Park, Marlborough Road	Rejected Site	None
ADC/034/13	146 First Avenue, Lancing	Rejected Site - Monitor	None
ADC/035/13	Telephone Exchange, 6 South Street	Rejected Site	None
ADC/036/13	Garage Compound, Gravelly Crescent	Committed	Under Construction
ADC/037/13	Garage Compound, 88/163 Daniel Close	Committed	Under Construction
ADC/038/13	Land north 41/42 The Paddocks	Rejected Site	None
ADC/053/13	Car Park, Tarmount Lane	Rejected Site - Monitor	None
ADC/055/13	Station Car Park, Buckingham Road	Rejected Site	None
ADC/059/13	Adur Civic Centre, Ham Road, Shoreham	Committed	Under Construction
ADC/061/13	Land to south at junction of Chanctonbury Drive	Rejected Site	None

<a href="#">SHLAA ID</a>	<a href="#">Site Address</a>	<a href="#">SHLAA Status</a>	<a href="#">Planning Status</a>
ADC/066/13	Former railway sidings, Brunswick Road	Rejected Site	None
ADC/068/13	Ridgeway Allotments and adjoining grazing land	Rejected Site	None
ADC/072/13	Emblem House, Manor Hall Road	Rejected Site	None
ADC/074/13	Chalex Works, Manor Hall Road	Rejected Site	None
ADC/076/13	Land at 7-27 Albion Street, Southwick	Committed	Under Construction
ADC/082/13	Gochers Laundry, Alma Street, Lancing	Potential Site	None
ADC/085/13	Rectory Farm Industrial Estate, Rectory Farm Road	Rejected Site	None
ADC/092/13	Garage Compound, r/o Kingston Broadway	Committed	PA Submit
ADC/093/13	Car Park, Beach Green	Rejected Site - Monitor	None
ADC/097/13	Grazing land, Overhill, Southwick	Rejected Site	None
ADC/099/13	Land rear of 53/59 Southview Road, Southwick	Rejected Site	PA Appeal Dismissed
ADC/101/13	Land East of Adur Close	Rejected Site	None
ADC/106/13	Land at New Salts Farm	Rejected Site	None
ADC/107/13	West Street Nursery, West Street, Sompting	Rejected Site	PA Appeal Dismissed
ADC/111/13	Shoreham Gateway Site, Steyning Road	Rejected Site	PA Refuse
ADC/120/13	Shoreham Police Station, Ham Road	Rejected Site - Monitor	None
ADC/122/13	New Monks Farm, Lancing	Committed	Under Construction
ADC/123/13	Land north of 20/40 Firlie Road, Lancing	Rejected Site	PA Refuse
ADC/124/13	Land west of Highview, Mount Way, Lancing	Rejected Site - Monitor	None
ADC/125/13	Land at West Sompting	Committed	Under Construction
ADC/126/13	Land at Mill Hill	Rejected Site	None
ADC/136/13	The Pilot, Station Road, Southwick	Rejected Site - Monitor	PA Submit (awtg S106)
ADC/137/13	Town Hall Chambers, 45/49 High Street, Shoreham	Committed	PA Approve
ADC/138/13	Land north 123/207 Manor Hall Road	Rejected Site	None
ADC/139/13	Land at Upton Farmhouse, Upper Brighton Road	Rejected Site	None
ADC/143/15	Warren Court, Sompting Road, Lancing	Rejected Site - Monitor	None
ADC/151/18	E of Manor Close/S of 72/88 Old Shoreham Rd, Lancing	Potential Site	None
ADC/152/18	Land north of 1-28 The Haven, Brighton Road, Lancing	Committed	PA Approve

<a href="#">SHLAA ID</a>	<a href="#">Site Address</a>	<a href="#">SHLAA Status</a>	<a href="#">Planning Status</a>
ADC/153/18	Mannings, Surry Street, Shoreham-by-Sea	Committed	Under Construction
ADC/154/18	The Joyful Whippet, Steepdown Road, Sompting	Committed	Under Construction
ADC/155/19	Land between 76 and 78a Brighton Road, Lancing	Committed	Under Construction
ADC/158/19	Land to the NW of The Hasler Estate (Prince Avenue & West Way) Lancing	Rejected Site	None
ADC/160/19	Barns at New Salts Farm, New Salts Farm Road, Shoreham-by-Sea, BN43 5FE	Rejected Site	None
SH/001/13	5 Brighton Road	Committed	PA Appeal Allowed
SH/002/13	Technology House, West Road	Rejected Site	None
SH/005/15	Free Wharf, Brighton Road, Shoreham-by-Sea	Committed	Under Construction
SH/006/16	Kingston Wharf, Brighton Road, Shoreham-by-Sea	Committed	Under Construction
SH/009/18	Paladone, New Wharf, Brighton Road, Shoreham-by-Sea	Rejected Site - Monitor	PA Approve
SH/010/18	Frosts, Brighton Road, Shoreham-by-Sea	Committed	Under Construction
SH/011/18	Kwik Fit/Ham Business Centre, Brighton Road, Shoreham-by-Sea	Rejected Site - Monitor	None
SH/012/18	Monteum, Fishermans Wharf, Brighton Road, Shoreham-by-Sea	Rejected Site	None
SH/013/18	Fuel Tanks, Lennards Wharf, Brighton Road, Shoreham	Potential Site	None
SH/014/18	EMR, Egypt Wharf, Brighton Road, Shoreham	Potential Site	None
SH/015/21	B&Q and Halfords, Brighton Road, Shoreham-by-Sea	Rejected Site - Monitor	None
ADC/166/21	Land to the north of Hill Farm Way, Southwick	Rejected Site	None
ADC/167/21	Lancing Meadows	Rejected Site	None
ADC/168/21	Old Salts Farm, Lancing	Rejected Site	None
SH/016/21	Montgomery Motors (and adjacent Perkins & Robins car business), Brighton Road, Shoreham-by-Sea	Rejected Site - Monitor	None
ADC/171/21	Prince Charles Close, Southwick	Potential Site	PA Withdrawn
SH/017/22	Units 3 - 7 Malthouse Estate, Brighton Road, Shoreham	Rejected Site - Monitor	None
SH/EL01/22	Chandlery Compound, Lady Bee Marina, Southwick	Rejected Site - Monitor	None
ADC/173/23	Garage Block Downsway, Southwick	Potential Site	None
ADC/174/23	Garage compound at Millfield, Sompting	Potential Site	None

<a href="#">SHLAA ID</a>	<a href="#">Site Address</a>	<a href="#">SHLAA Status</a>	<a href="#">Planning Status</a>
ADC/175/23	Garage compound & overgrown land at Nelson Close, Sompting	Potential Site	None
ADC/176/23	Amenity green space at Highdown, Southwick	Rejected Site	None
ADC/177/23	Southwick Estate	Rejected Site - Monitor	None
ADC/EL01/24	Shoreham Gateway Site, Steyning Road	Rejected Site	None
ADC/178/24	74 Old Shoreham Road, Lancing	Potential Site	None
ADC/179/24	Units 1-4 Chapel Road, Southwick	Rejected Site - Monitor	None
ADC/EL02/25	Land east of New Monks Farm Road, Lancing (former IKEA site)	Potential Site	PA Expired
ADC/180/25	Burrscofte (former care home), Pond Road, Shoreham	Potential Site	None