

Appendix 3  
Rejected sites within settlements

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Site Ref	Address	Settlement	Reason for Rejection
L/11/08	Car Park, South Street, Lancing	Lancing	The site is more suitable to be retained as a public car park. The Council decided in June 2007 to retain this site as a Public Car Park.
L/12/08	Kingdom Hall, Wembley Gardens, Lancing	Lancing	The site has a planning consent dating from before the April 2008 base date. The deliverability of this permission is discussed elsewhere in this study.
L/13/08	Police Station, 107 - 111 North Road, Lancing BN15 9BB	Lancing	From the information available, it is considered that there is not a reasonable prospect that housing will be delivered on the site as the site is not currently available. The availability of this site should be monitored on a regular basis.
L/14/08	Golden Sands Caravan Park, Brighton Road, Lancing BN15 8LW	Lancing	Information gathered for the purposes of this study suggests that the site is currently in an alternative use and the site is not currently available for development. The availability of this site should be monitored on a regular basis. In addition, there appear to be significant costs which are likely to make any development economically unviable.
L/17/08	Land between 74 to 76, Shadwells Road, Lancing	Lancing	The site is currently under construction. The deliverability of this permission is discussed elsewhere in this study.
L/18/08	Land to west of Pencroft, Elm Grove, Lancing	Lancing	The site has a planning consent dating from before the April 2008 base date. The deliverability of this permission is discussed elsewhere in this study.
L/2/08	Coastline Caravans, 88 Old Shoreham Road, Lancing	Lancing	From the information available, it is considered that there is not a reasonable prospect that housing will be delivered on the site as the site is not currently available. The availability of this site should be monitored on a regular basis.
L/20/08	Elm Grove Lodge, Elm Grove, Lancing BN15 8PD	Lancing	Site too small for 6 dwellings
L/21/08	Car Park, Co-op Superstore, South Street, Lancing	Lancing	The site appears well used as a retail car park and development for residential purposes would affect the proper functioning of the adjacent retail use. Co-op have no wish for the car park to be redeveloped.
L/22/08	Willows County First School, Irene Avenue, Lancing BN15 9NZ	Lancing	From the information available, it is considered that there is not a reasonable prospect that housing will be delivered on the site as the site is not currently available. The availability of this site should be monitored on a regular basis.
L/23/08	Land to the rear of 22 to 26, West Lane, Lancing	Lancing	The site is currently under construction. The deliverability of this permission is discussed elsewhere in this study.
L/24/08	Car Park, Marlborough Road, Lancing Business Park	Lancing	The site is within an employment area, allocated for employment uses in the Local Plan and there is no evidence that the site is unsuitable for such purposes.
L/25/08	146 First Avenue, Lancing BN15 0ET	Lancing	From the information available, it is considered that there is not a reasonable prospect that housing will be delivered on the site as the site is not currently available. The availability of this site should be monitored on a regular basis.
L/26/08	Telephone Exchange, 6 South Street, Lancing BN15 8AG	Lancing	From the information available, it is considered that there is not a reasonable prospect that housing will be delivered on the site as the site is not currently available. The availability of this site should be monitored on a regular basis.
L/27/08	Garage Compound, Gravelly Crescent, Lancing	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 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.
L/28/08	Garage Compound 88 to 163, Daniel Close, Lancing	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 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.
L/29/08	Land to north of 41 to 42, The Paddocks, Lancing	Lancing	From the information available, the site is not considered suitable for housing development as it is within flood zone 3b and constitutes a heavily wooded amenity space on the edge of the town.
L/30/08	Freshbrook First School, Grinstead Lane, Lancing BN15 9AB	Lancing	From the information available, it is considered that there is not a reasonable prospect that housing will be delivered on the site as the site is not currently available. The availability of this site should be monitored on a regular basis.

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L/37/08	42 - 44 Leconfield Road, Lancing BN15 9JB	Lancing	From the information available, it is considered that there is not a reasonable prospect that housing will be delivered on the site as the site is not currently available. The availability of this site should be monitored on a regular basis.
L/4/08	337 Brighton Road, Lancing	Lancing	Site too small for 6 dwellings
L/40/08	Brethrens Meeting Room east of, First Avenue, Lancing	Lancing	Site too small for 6 dwellings
L/7/08	Land at 2 to 4, North Road, Lancing	Lancing	From the information available, it is considered that there is not a reasonable prospect that housing will be delivered on the site as the site is not currently available nor economically viable. The availability of this site should be monitored on a regular basis.
L/8/08	16A - 18A North Road, Lancing BN15 9AE	Lancing	The site has a planning consent dating from before the April 2008 base date. The deliverability of this permission is discussed elsewhere in this study.
L/9/08	Monks Farm Depot, Monks Avenue, Lancing	Lancing	Site has been completed.
S/10/08	57 Boundstone Lane, Sompington, Lancing BN15 9QR	Sompington	From the information available, it is considered that there is not a reasonable prospect that housing will be delivered on the site as the site is not currently available. The availability of this site should be monitored on a regular basis.
S/7/08	Land at 60 to 66, Busticle Lane, Sompington	Sompington	The site has a planning consent dating from before the April 2008 base date. The deliverability of this permission is discussed elsewhere in this study.
S/8/08	Sompington Primary School, Whitestyles Road, Sompington	Sompington	From the information available, it is considered that there is not a reasonable prospect that housing will be delivered on the site as the site is not currently available. The availability of this site should be monitored on a regular basis.
SU/1/08	Surry Arms, 388 Brighton Road, Shoreham-by-Sea	Shoreham-by-Sea	The site has a planning consent dating from before the April 2008 base date. The deliverability of this permission is discussed elsewhere in this study.
SU/10/08	Riverbank Business Centre , Old Shoreham Road, Shoreham-by-Sea	Shoreham-by-Sea	From the information available, it is considered that there is not a reasonable prospect that housing will be delivered on the site as the site is not currently achievable. A residual valuation of the site has concluded that a mixed use development including residential and employment uses is not currently viable.
SU/11/08	Playing Field, Middle Road, Shoreham-by-Sea	Shoreham-by-Sea	From the information available, it is considered that there is not a reasonable prospect that housing will be delivered on the site as the site is not currently available. The availability of this site should be monitored on a regular basis.
SU/12/08	Community Halls, Eastern Close, Shoreham-by-Sea	Shoreham-by-Sea	From the information available, it is considered that there is not a reasonable prospect that housing will be delivered on the site as the site is not currently available. The availability of this site should be monitored on a regular basis
SU/18/08	Civic Centre Staff Car Park, Ham Road, Shoreham-by-Sea	Shoreham-by-Sea	From the information available, it is considered that there is not a reasonable prospect that housing will be delivered on the site as the site is not currently available. The availability of this site should be monitored on a regular basis.
SU/20/08	Car Park, Tarmount Lane, Shoreham-by-Sea	Shoreham-by-Sea	The site is required for public car parking in Shoreham town centre. From the information available, therefore, the site is not considered suitable for housing development.
SU/21/08	Telephone Exchange, 1 Tarmount Lane, Shoreham	Shoreham-by-Sea	From the information available, it is considered that there is not a reasonable prospect that housing will be delivered on the site as the site is not currently available. The availability of this site should be monitored on a regular basis.
SU/22/08	Station Car Park, Buckingham Road, Shoreham-by-Sea	Shoreham-by-Sea	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 but at this stage loss of railway parking without suitable replacement is not considered appropriate.
SU/23/08	Dunelm Mill, Eastern Avenue, Shoreham-by-Sea BN43 6PD	Shoreham-by-Sea	From the information available, it is considered that there is not a reasonable prospect that housing will be delivered on the site as the site is not currently available. The availability of this site should be monitored on a regular basis.
SU/24/08	The Ham, Eastern Avenue, Shoreham-by-Sea	Shoreham-by-Sea	Site is laid out and safeguarded as Public Open Space. There is a permission for a skateboard park on part of the site. From the information available therefore, the site is not considered suitable for housing development and should be retained for open space / amenity purposes.
SU/26/08	Car Park, Middle Street, Shoreham-by-Sea	Shoreham-by-Sea	Site too small for 6 dwellings
SU/27/08	Civic Centre, Ham Road, Shoreham-by-Sea BN43 6PR	Shoreham-by-Sea	From the information available, it is considered that there is not a reasonable prospect that housing will be delivered on the site as the site is not currently available. The availability of this site should be monitored on a regular basis.

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SU/30/08	Kingston Buci First School, Middle Road, Shoreham-by-Sea BN43 6GA	Shoreham-by-Sea	From the information available, it is considered that there is not a reasonable prospect that housing will be delivered on the site as the site is not currently available. The availability of this site should be monitored on a regular basis.
SU/32/08	Land to south at junction of Chanctonbury Drive, Downsway, Shoreham-by-Sea	Shoreham-by-Sea	Whilst this site is currently under used as an amenity open space, there is potential with adjoining land, containing the listed building, for this area to contribute significantly to meeting the open space needs of this area. From the information available, therefore, the site is not considered suitable for housing development.
SU/34/08	The Morning Star, Ham Road, Shoreham-by-Sea	Shoreham-by-Sea	The site is currently under construction. The deliverability of this permission is discussed elsewhere in this study.
SU/35/08	Smiths Yard, Old Shoreham Road, Shoreham-by-Sea	Shoreham-by-Sea	The site is currently under construction. The deliverability of this permission is discussed elsewhere in this study.
SU/36/08	79 - 81 Brighton Road, Shoreham-by-Sea BN43 6RE	Shoreham-by-Sea	The site has a planning consent dating from before the April 2008 base date. The deliverability of this permission is discussed elsewhere in this study.
SU/4/08	Amenity Open Space, Williams Road, Shoreham-by-Sea	Shoreham-by-Sea	From the information available, it is considered that there is not a reasonable prospect that housing will be delivered on the site as the site is not currently available. The availability of this site should be monitored on a regular basis.
SU/42/08	Sussex Wharf, Harbour Way, Shoreham-by-Sea	Shoreham-by-Sea	The site is currently under construction. The deliverability of this permission is discussed elsewhere in this study.
SU/44/08	Norfolk House, High Street, Shoreham-by-Sea BN43 5EN	Shoreham-by-Sea	From the information available, it is considered that there is not a reasonable prospect that housing will be delivered on the site as the site is not currently available. The availability of this site should be monitored on a regular basis.
SU/46/08	Former railway sidings, Shoreham Railway Station, Brunswick Road, Shoreham	Shoreham-by-Sea	The Renaissance Strategy identifies this site be retained for railway uses. The site is therefore not considered suitable for redevelopment for housing.
SU/6/08	Car Park, Arundel Close, Shoreham-by-Sea	Shoreham-by-Sea	Site has been completed.
SU/7/08	Car Park, Lower Beach Road, Shoreham-by-Sea	Shoreham-by-Sea	The site is required for public car parking and is well placed in relation to the river crossing from Shoreham Beach into the town centre. The site is also within flood zone 3b. From the information available, therefore, the site is not considered suitable for housing development.
SU/8/08	Royal Coach, Brighton Road, Shoreham-by-Sea BN43 5LD	Shoreham-by-Sea	The site is in active use as a car park for the public house and the site is located within flood zone 3b. From the information available, therefore, the site is not considered suitable for housing development.
SW/10/08	Emblem House, Manor Hall Road, Southwick, Brighton BN42 4NH	Southwick	The presence of overhead power lines and noise from the adjacent sub station makes the site unsuitable for residential development.
SW/12/08	Land to north of 123 to 207, Manor Hall Road, Southwick	Southwick	The east of the site contains well used allotments which have not been declared surplus to requirements. Whilst the land to the west is vacant, the lack of access, the proximity to the sub station and potential underground cables make the site physically constrained. From the information available, therefore, the site is considered more appropriate as a possible extension to the current allotments, rather than for housing development.
SW/15/08	Chalex Industrial Estate, Manor Hall Road, Southwick	Southwick	A significant part of this site is being redeveloped for 15 B1/B8 units. It is not considered that the remaining part of the 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.
SW/16/08	NTL Ltd, Gardner Road, Southwick, Brighton BN41 1QP	Southwick	From the information available, it is considered that there is not a reasonable prospect that housing will be delivered on the site as the site is not currently available. The availability of this site should be monitored on a regular basis.
SW/19/08	Land at 7 to 27, Albion Street, Southwick	Southwick	From the information available, it is considered that there is not a reasonable prospect that housing will be delivered on the site as the site is not currently available. The availability of this site should be monitored on a regular basis.
SW/20/08	Manor Hall First School, Manor Hall Road, Southwick	Southwick	From the information available, it is considered that there is not a reasonable prospect that housing will be delivered on the site as the site is not currently available. The availability of this site should be monitored on a regular basis.

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SW/21/08	Land south west corner of, Southwick Recreation Ground, Croft Avenue, Southwick	Southwick	The site forms part of an attractive public open space, providing informal amenity space. From the information available, therefore, the site is not considered suitable for housing development.
SW/22/08	East Allotment, The Gardens, Southwick	Southwick	The site contains well used allotments which have not been declared surplus to requirements. From the information available, therefore, the site is not considered suitable for housing development.
SW/23/08	Quayside Recreation Ground, Upper Kingston Lane, Southwick	Southwick	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. From the information available, therefore, the site is not considered suitable for housing development.
SW/4/08	Play area, Prince Charles Close, Southwick	Southwick	From the information available, it is considered that there is not a reasonable prospect that housing will be delivered on the site as the site is not currently available. The availability of this site should be monitored on a regular basis.
SW/5/08	Ridgeway Allotments and Adjoining Grazing Land, Highdown Close, Southwick	Southwick	The site has poor access and major physical constraints in the form of power lines. The presence of overhead powerlines means that that the majority of the site is not considered suitable for housing. The rest of the site contains a well used allotments site which has not been declared surplus to requirements. From the information available, therefore, the site is not considered suitable for housing development.
SW/7/08	Harbour House, 121 Gardner Road, Southwick	Southwick	The site is currently under construction. The deliverability of this permission is discussed elsewhere in this study.
SW/8/08	Land at 12 to 14, Southdown Road, Southwick	Southwick	From the information available, it is considered that there is not a reasonable prospect that housing will be delivered on the site as the site is not currently available. The availability of this site should be monitored on a regular basis.
SW/9/08	Manor Hall Nursery, Gardener Street, Portslade	Portslade	Site too small for 6 dwellings