

**Adur District Council**

# **Strategic Housing Land Availability Assessment (SHLAA) Update**

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**An Assessment of Previously Developed Sites in the Built Up Area**

**December 2019**

**(Base Date of Study 1/4/2019)**



**ADUR DISTRICT  
COUNCIL**



## Contents

Introduction.....	5
Appendix 1: Potential Sites.....	7
Appendix 2: Rejected Sites – Monitor.....	48
Appendix 3: Rejected Sites.....	48
Appendix 4: Committed Sites.....	66
Appendix 5: Index List of all SHLAA sites.....	74





## Introduction

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

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

The methodology has not changed since 2014 and as such there is no need to repeat this information in this update document. The full methodology can be viewed on the Councils' website: <https://www.adur-worthing.gov.uk/media/media,141905,en.pdf>

The 2014 SHLAA committed the Council to report any updates annually through a review of the SHLAA and the Annual Monitoring Report (AMR). The base date of this review is 1 April each year.

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.

A further "call for sites" was undertaken in October/November 2017 as part of the production of the Brownfield Register (required by the government to be published by 31<sup>st</sup> December 2017).

This SHLAA Update 2019 has a base date of 1<sup>st</sup> April 2019. It has reassessed all existing sites together with the addition and assessment of new opportunities.

This report includes update on the following appendices as originally set out the published 2014 SHLAA:

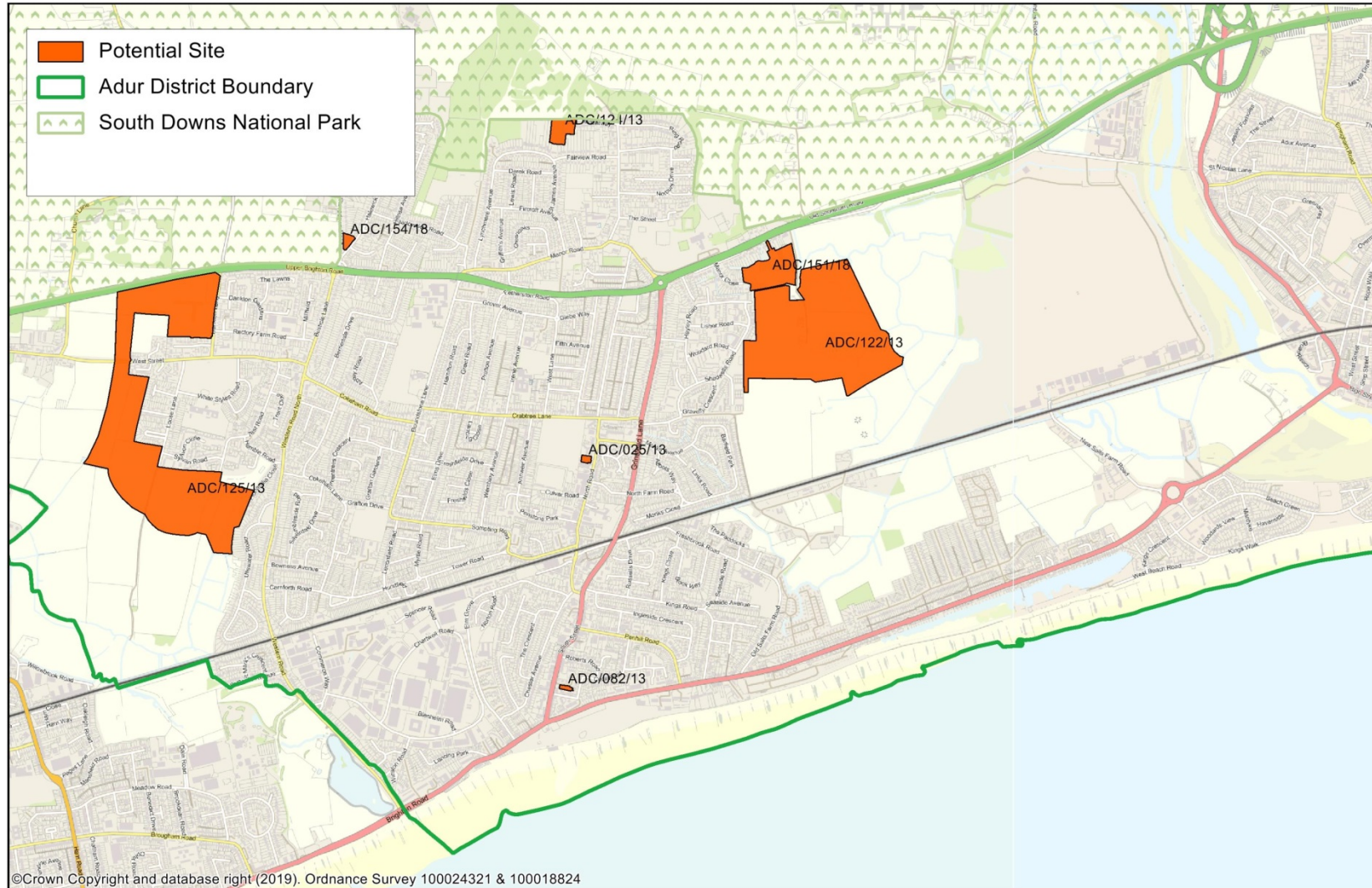
- Appendix 1: Potential Sites
- Appendix 2: Rejected Sites – Monitor Sites
- Appendix 3: Rejected Sites
- Appendix 4: Committed Sites
- Appendix 5: List of all SHLAA Site

## Appendix 1: Potential Sites

*Table 1: Potential Sites*

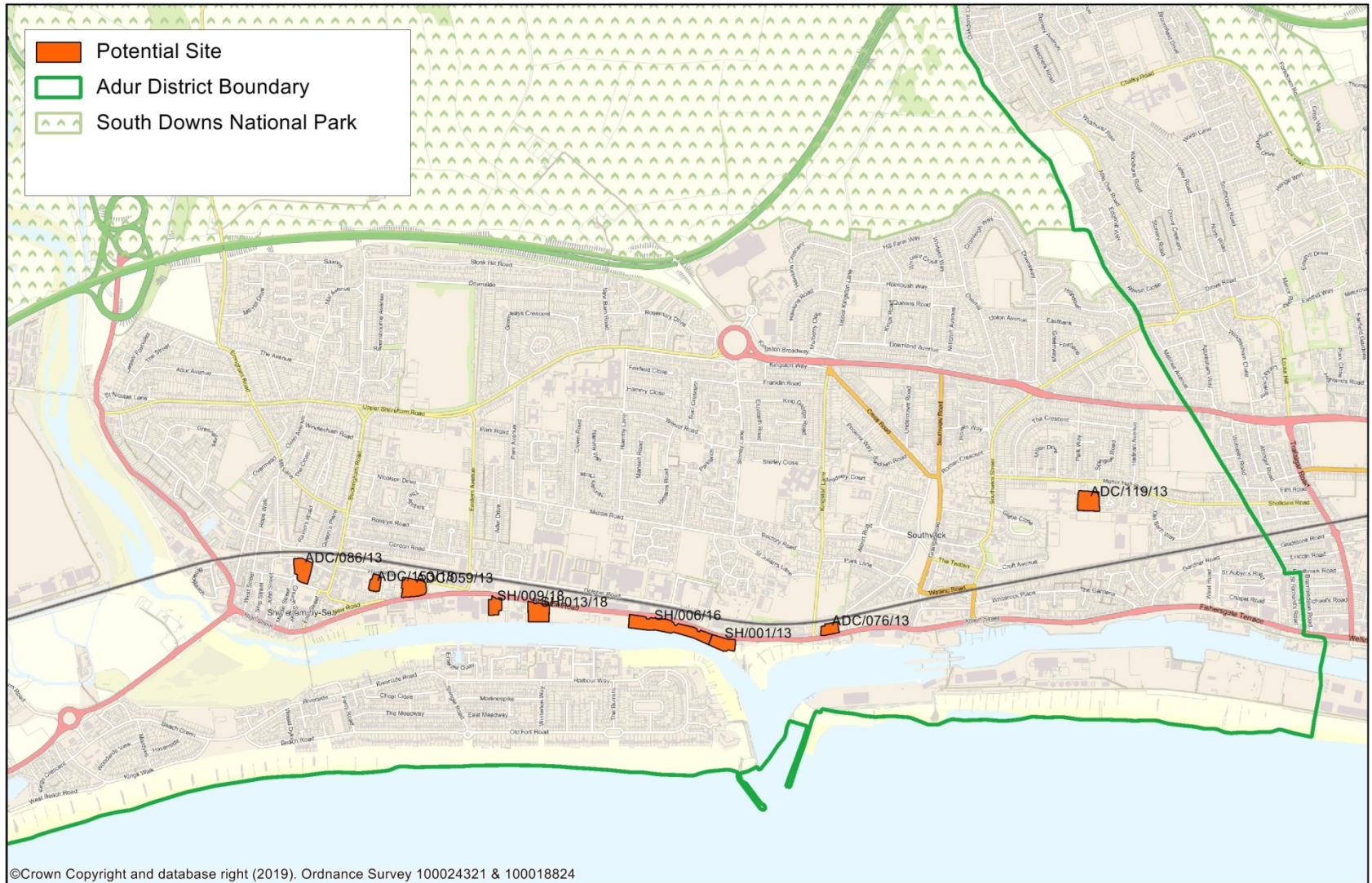
SHLAA ID	Site Address	Planning Status
ADC/025/13	Lancing Police Station, 107-111 North Road, Lancing	None
ADC/059/13	Adur Civic Centre, Ham Road, Shoreham	None
ADC/076/13	Land at 7-27 Albion Street, Southwick	PA Submit
ADC/082/13	Laundry, Alma Street, Lancing	None
ADC/086/13	Community Buildings, Pond Road, Shoreham	None
ADC/119/13	Land at Eastbrook Primary School, Manor Hall Road	None
ADC/122/13	New Monks Farm, Lancing	PA Submit (awtg S106)
ADC/124/13	Land west of Highview, Mount Way, Lancing	None
ADC/125/13	Land at West Sompting	PA Submit
ADC/151/18	E of Manor Close/S of 72/88 Old Shoreham Rd, Lancing	None
ADC/153/18	Mannings, Surry Street, Shoreham-by-Sea	None
ADC/154/18	The Joyful Whippet, Steepdown Road, Sompting	PA Submit
SH/001/13	5 Brighton Road	PA Withdrawn
SH/006/16	Kingston Wharf, Brighton Road, Shoreham-by-Sea	None
SH/009/18	Paladone, New Wharf, Brighton Road, Shoreham-by-Sea	None
SH/013/18	Fuel Tanks, Lennards Wharf, Brighton Road, Shoreham	None

# Potential Sites – West Adur





# Potential Sites – East Adur



<b>SHLAA ID</b>	ADC/025/13	<b>Current Use(s)</b>	
<b>Site Address</b>	Lancing Police Station, 107-111 North Road, Lancing	D1 - Non-Residential Institutions	
<b>Planning Status</b>	None		
<b>Re-use of Land</b>	Brownfield	<b>Ward</b>	Mash Barn

### Site Description

Two storey brick building with large area of hardstanding at rear. Access to the site is from North Road. To the south is a church, to the north is a three storey block of flats, with residential dwellings to the west and Monks Recreation Ground to the east. A sports pavillion abuts the eastern boundary of the site.

### Policy Restrictions

The site is in use as a police station and its loss would be contrary to Policy 33 of the Adur Local Plan 2017 unless it can be demonstrated that there is no demand for the facility; there is alternative suitable provision available locally or an alternative facility can be provided.

### Physical Constraints

There are no physical constraints identified which may affect the development of this site.

### Potential Impacts

There are no potential 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 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.

### Availability Summary

The site is currently being marketed for development.

### Achievability Summary

The site is currently being marketed for development.

### SHLAA Status Conclusion

The site is currently being marketed for redevelopment.

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<b>Site Area (ha)</b>	0.12	<b>Potential Gross Yield (dwellings)</b>	11
		<b>Potential Net Yield (dwellings)</b>	11

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Lancing Police Station, 107/111 North Road, Lancing



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

### Site Description

Flat, cleared site. Residential flats to the west, employment uses to the south and north with public open space to the east.

### Policy Restrictions

There are no policy restrictions associated with this site.

### Physical Constraints

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

### Potential Impacts

There are no 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 within the town centre, the site is considered suitable for a mixed use development with residential above ground floor level.

### Availability Summary

The Council, as landowner, is promoting the site for a residential led mixed use development. The building has been demolished and the site is vacant and available for redevelopment.

### Achievability Summary

A preferred bidder has been agreed by the Council and an exchange of contracts is anticipated in Autumn 2019. Planning permission is anticipated by Summer 2020 and the development would be completed by 2022 to meet the requirements of the Homes England Strategic Partnership funding time frame.

### SHLAA Status Conclusion

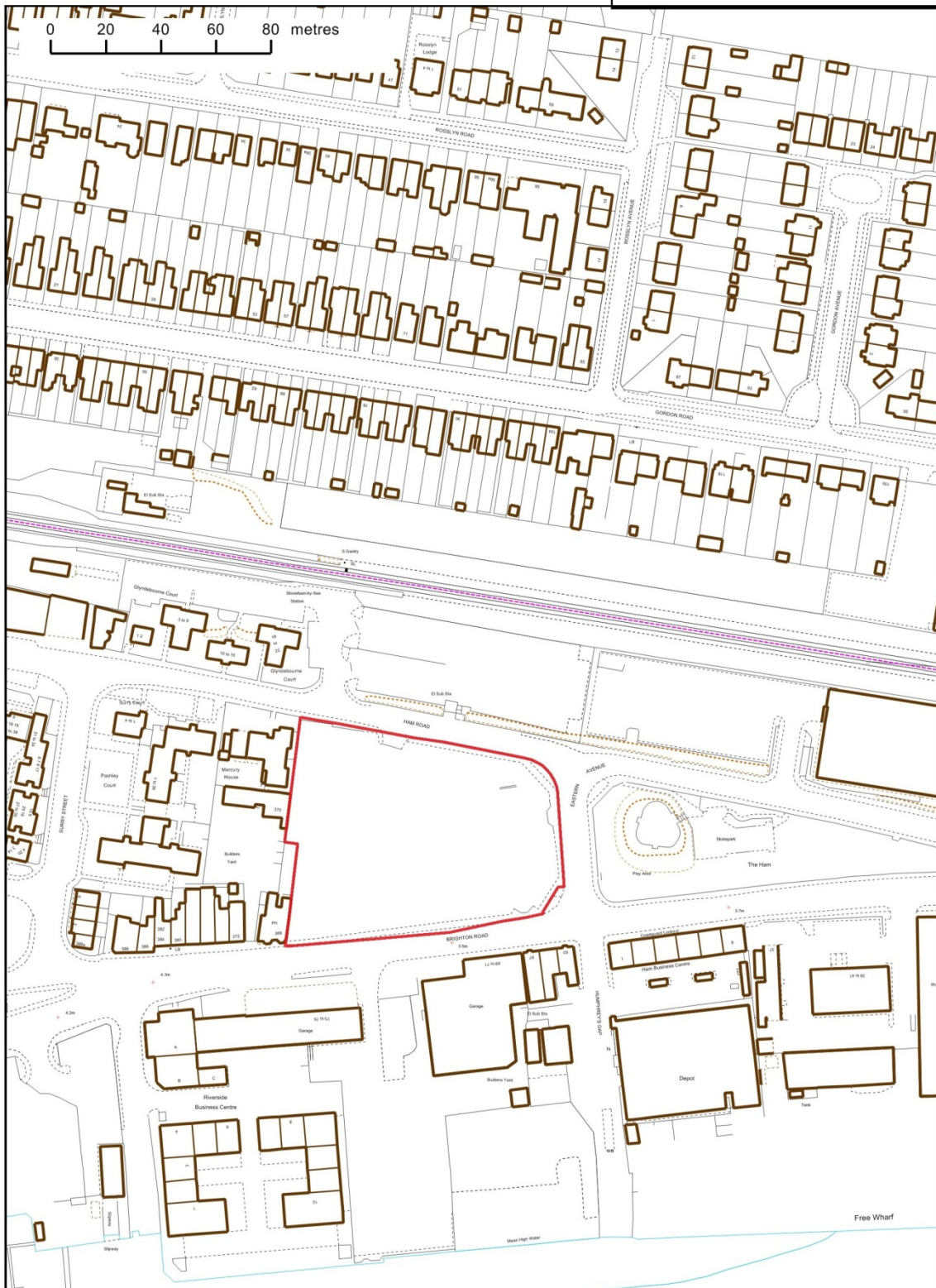
The Council, as landowner, is actively promoting the redevelopment of this former Civic Office site which is now cleared and available. A marketing exercise was undertaken in 2019 and a preferred bidder has been agreed by the Council with an exchange of contracts anticipated in Autumn 2019.

<b>Site Area (ha)</b>	0.68	<b>Potential Gross Yield (dwellings)</b>	171
		<b>Potential Net Yield (dwellings)</b>	171



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

ADC/059/13



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<b>SHLAA ID</b>	ADC/076/13	<b>Current Use(s)</b>	
<b>Site Address</b>	Land at 7-27 Albion Street, Southwick	C3 - Dwellinghouse, Sui-Generis	
<b>Planning Status</b>	PA Submit		
<b>Re-use of Land</b>	Brownfield	<b>Ward</b>	Southwick

### Site Description

This cleared site lies opposite Shoreham Harbour and between the A259 coast road to the south and the railway line to the north.

### Policy Restrictions

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

### Physical Constraints

A small part of the site on the eastern boundary may potentially be contaminated and investigation and mitigation may 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 it is considered that this site is suitable for residential development.

### Availability Summary

Planning permission has been granted but the decision notice will not be issued until the S.106 Agreement has been signed.

### Achievability Summary

The Council is working with a private development company to deliver this scheme. Demolition of the existing dwellings has been completed and construction due to commence.

### SHLAA Status Conclusion

Planning permission has been granted but the decision notice will not be issued until the S.106 Agreement has been signed. Demolition of the existing dwellings is completed and construction due to commence.

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<b>Site Area (ha)</b>	0.3	<b>Potential Gross Yield (dwellings)</b>	50
		<b>Potential Net Yield (dwellings)</b>	33

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Land at 7-27 Albion Street, Southwick

ADC/076/13



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

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.

### Achievability Summary

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

### SHLAA Status Conclusion

The laundry use has been relocated and the site is suitable and available for residential development.

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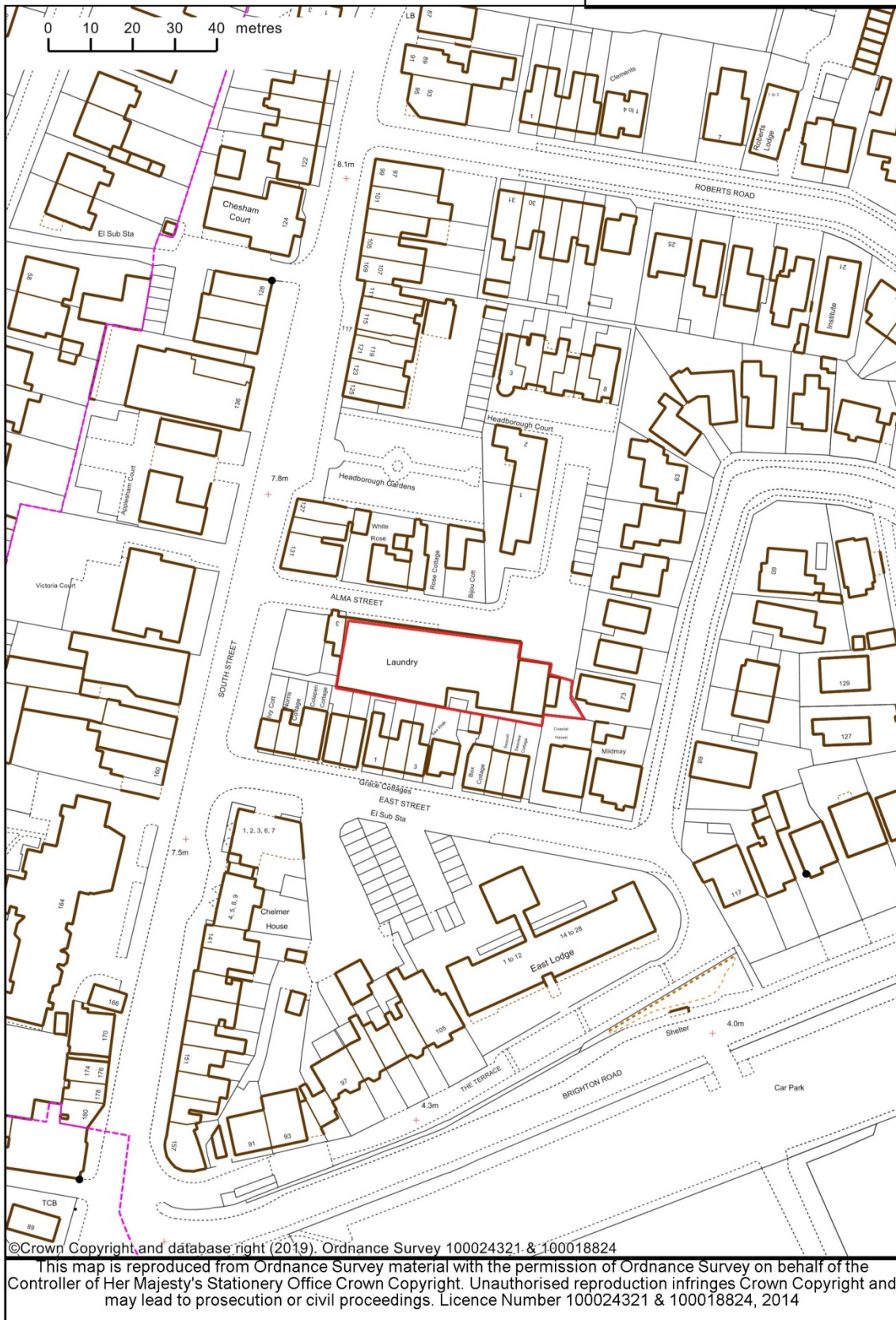
<b>Site Area (ha)</b>	1.04ha	<b>Potential Gross Yield (dwellings)</b>	13
		<b>Potential Net Yield (dwellings)</b>	13

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Laundry, Alma Street, Lancing

ADC/082/13



<b>SHLAA ID</b>	ADC/086/13	<b>Current Use(s)</b>	
<b>Site Address</b>	Community Buildings, Pond Road, Shoreham	D1 - Non-Residential Institutions, Vacant	
<b>Planning Status</b>	None		
<b>Re-use of Land</b>	Brownfield	<b>Ward</b>	St. Mary's

### Site Description

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

### Policy Restrictions

There is no policy conflict as the current proposal includes the replacement of the health facility and library as part of a mixed use development. A 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. The Shoreham Renaissance Strategy 2006 also states that the principle of development is acceptable on this site as new health and library facilities are being promoted as part of a mixed use development and there would be no loss of community facilities.

### Physical Constraints

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

### Potential Impacts

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

### Suitability Summary

Taking into account the 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 a mixed use development including residential.

### Availability Summary

The site is in multiple public ownerships on this site ( West Sussex County Council, Clinical Commissioning Groups (formerly PCT and Adur District Council). The majority of the site (other than the vacant care home) is in use and the site is not currently available. A planning application has been submitted to demolish the care home.

### Achievability Summary

The site is being redeveloped as part of the "One Public Estate West Sussex" programme. All relevant parties have agreed to produce a jointly funded feasibility/business plan to support wholesale redevelopment of the site. Given the sites prime town centre location, site preparation costs, which include demolition of several buildings, is unlikely to affect the viability of this site. The focus is on the provision of medical and community use (with funding from the relevant authorities) with a residential element helping to cross fund the development. The vacant care home is to be demolished by the end of 2019.

### SHLAA Status Conclusion

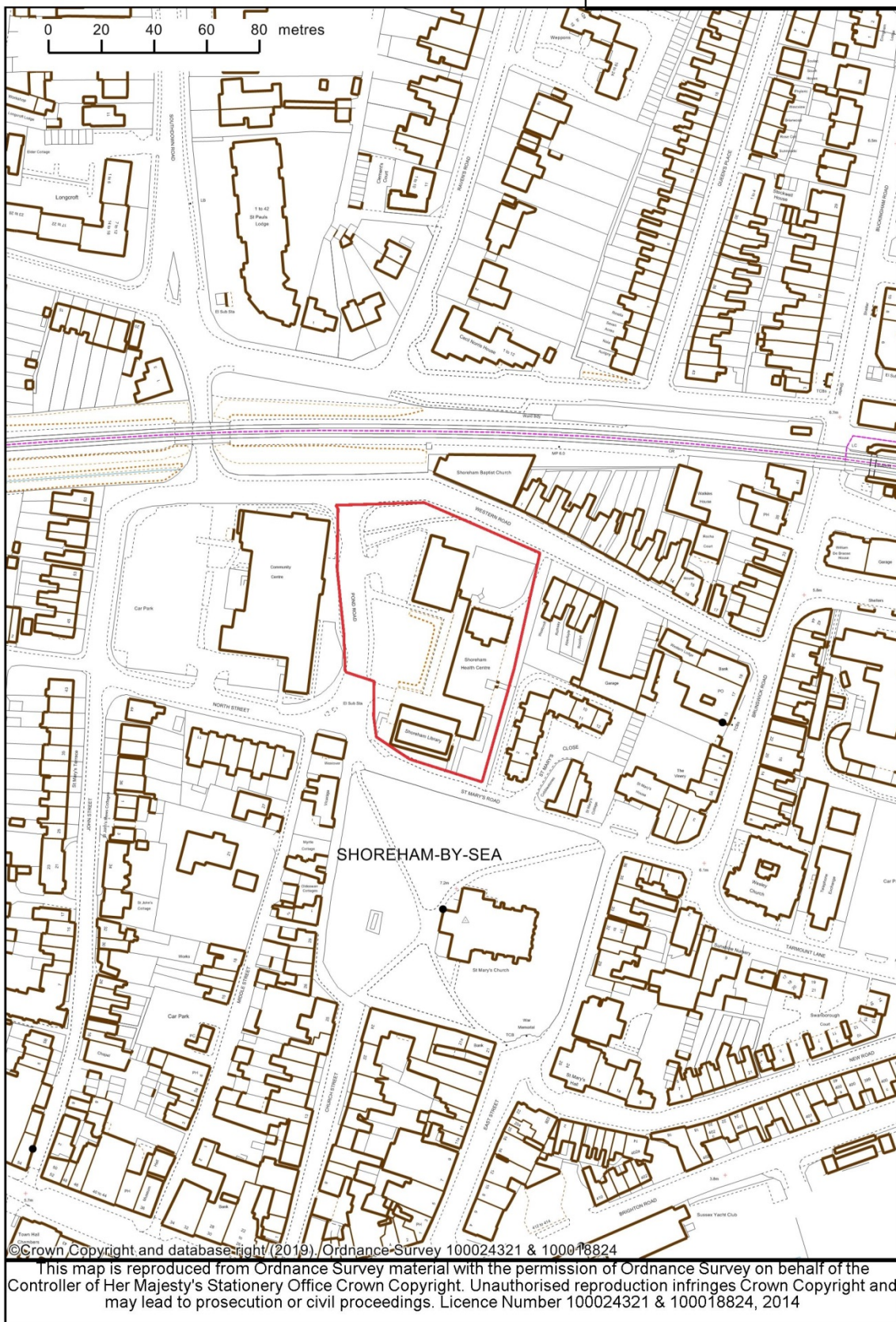
The site is in multiple public ownership and significant progress has been made to develop a mixed use scheme to include the re-provision of the library and health centre together with residential development. Given its prime town centre location, site preparation costs, which include the demolition of several buildings, is unlikely to affect the viability of this site. The vacant care home is to be demolished by the end of 2019.

<b>Site Area (ha)</b>	0.6	<b>Potential Gross Yield (dwellings)</b>	27
		<b>Potential Net Yield (dwellings)</b>	27



Community Buildings, Pond Road, Shoreham-by-Sea

ADC/086/13



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

### Site Description

Formerly part of Eastbrook Primary School, the east building, declared surplus to requirements, has been demolished and the site cleared. There is residential development to north and east, Southwick Leisure Centre tennis courts to the south and school buildings to the west. Access is from Manor Hall Road.

### Policy Restrictions

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.

### Physical Constraints

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

### Potential Impacts

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

### Suitability Summary

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

### Availability Summary

The site is in public ownership (West Sussex County Council) and has been declared surplus to requirements. Demolition has been completed and the site vacant and available.

### Achievability Summary

Consultants are being procured to undertake an assessment of development opportunities.

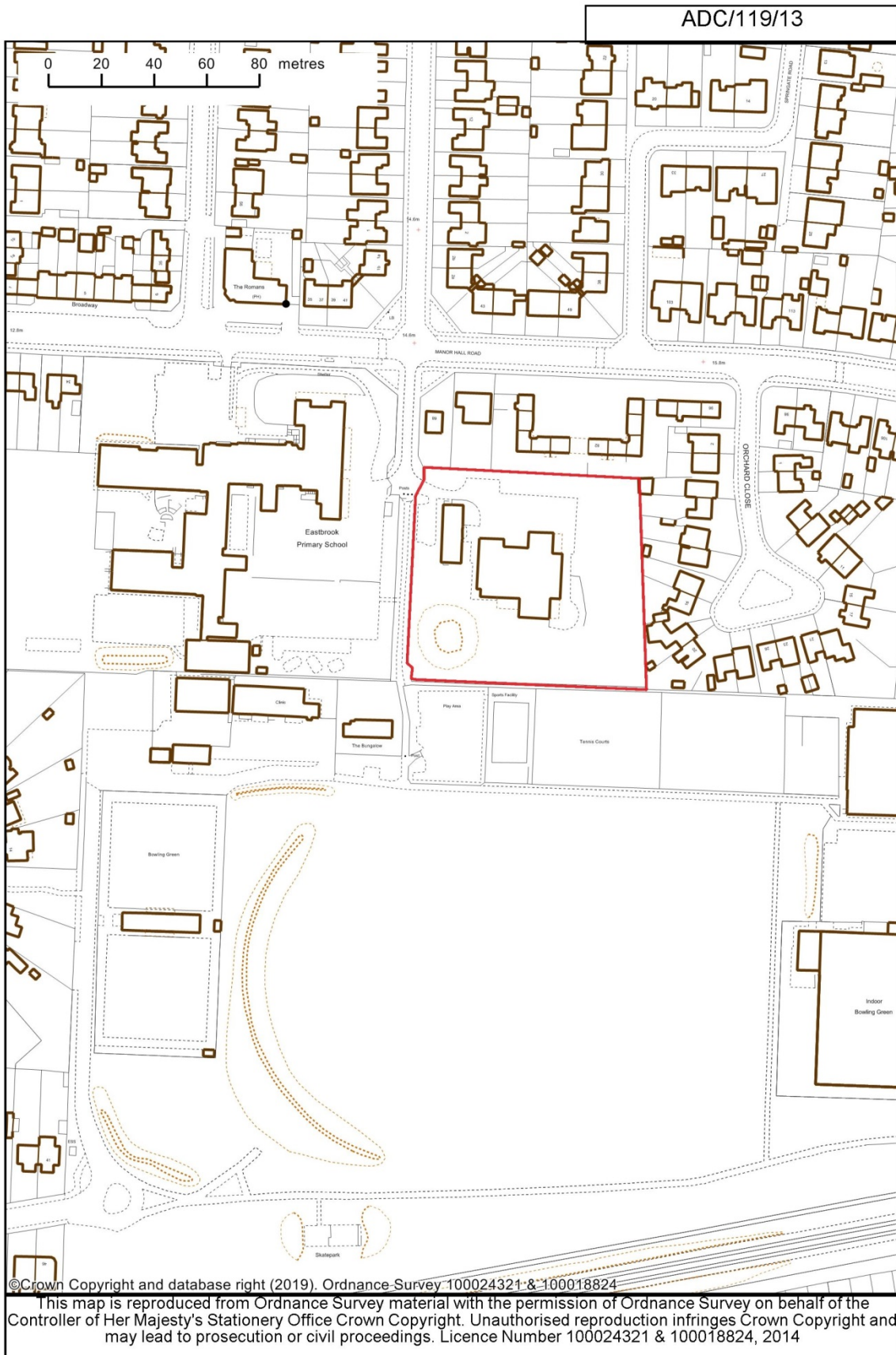
### SHLAA Status Conclusion

This site is In public ownership. The buildings have been demolished and the site is now vacant. It is anticipated that the site will be brought forward within the next five years.

<b>Site Area (ha)</b>	0.7	<b>Potential Gross Yield (dwellings)</b>	36
		<b>Potential Net Yield (dwellings)</b>	36



Land at Eastbrook Primary School, Manor Hall Road, Southwick



<b>SHLAA ID</b>	ADC/122/13	<b>Current Use(s)</b>	
<b>Site Address</b>	New Monks Farm, Lancing	Vacant	
<b>Planning Status</b>	PA Submit (awtg S106)		
<b>Re-use of Land</b>	Greenfield	<b>Ward</b>	Mash Barn

### Site Description

Former agricultural land. Abuts residential development to the west, the Brighton & Hove Albion Football Academy to the south and Shoreham Airport to the east. The A27, together with the Withy Patch Gypsies and Travellers site forms the northern 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 within Flood Zone 3 and there are also issues with groundwater flooding. A groundwater study has been completed and the agent is actively working with West Sussex County Council to agree a solution to this issue. A new access is required to serve the development from the A27 - this will involve the construction of a new roundabout (which could also potentially serve proposed development at Shoreham Airport). A Full Transport Assessment will be required. It will be necessary to relocate the existing permanent Gypsy and Traveller site to accommodate the roundabout.

### Potential Impacts

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

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 development.

### Availability Summary

The site is available for development. Planning permission has been granted, subject to the signing of a S106 Agreement (not yet signed).

### Achievability Summary

Planning permission has been granted for the development of this site, subject to the signing of a Section 106 Agreement (not yet signed).

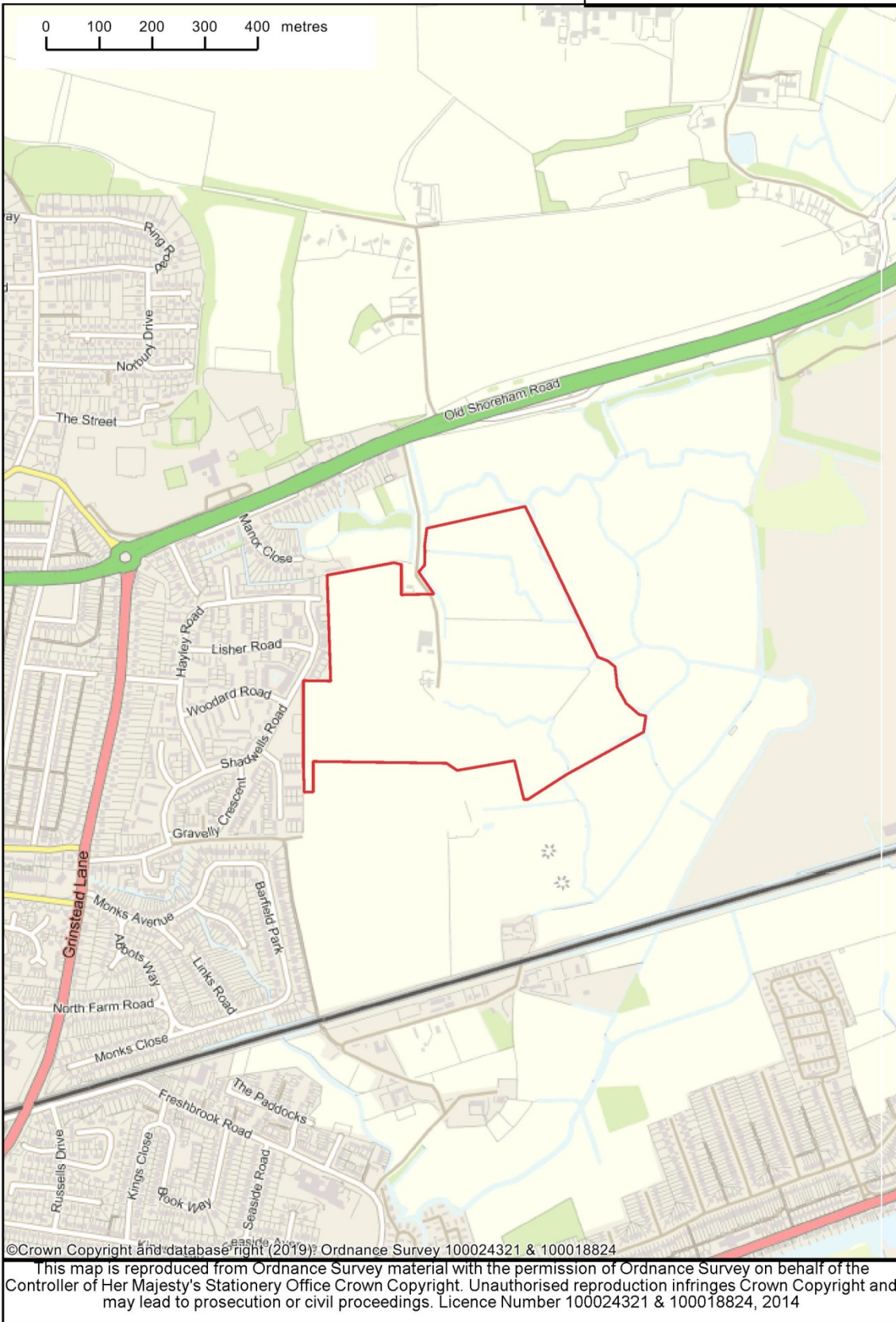
### SHLAA Status Conclusion

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. A hybrid planning permission (part full and part outline) has been granted for the development of this site, subject to the signing of a Section 106 Agreement (not yet signed).

<b>Site Area (ha)</b>	<b>Potential Gross Yield (dwellings)</b>	600
	<b>Potential Net Yield (dwellings)</b>	600

New Monks Farm, Lancing

ADC/122/13





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

### Site Description

The site comprises the rear gardens of properties on Mount Way and Fairview Road. It abuts the South Downs National Park, Lancing Ring Local Nature Reserve and Local Wildlife Site to the north.

### Policy Restrictions

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.

### Physical Constraints

A key constraint which may affect the development of this site is the steep gradient of the land which may affect the layout of any development. Access to the site would require the demolition of a dwelling. There is a significant level difference between the proposed development land and Fairview Road, while access via Mount Way is steep and narrow. Careful consideration will need to be given to ensure that the gradient complies with DMRB/MfS standards. A Road Safety Audit: Stage 1 will be required to support access arrangements. Consideration will need to be given to the connectivity with the existing network given gradient concerns. Given the proximity of the site to the Strategic Road Network, there is potential to adversely impact the A27 which already suffers from congestion and a Full Transport Assessment will be required. Whilst the site is relatively remote from the facilities and services of Lancing from a walking perspective, bus services are located to the south of the site and cycle journeys can utilise the controlled crossing to cross the A27.

### Potential Impacts

There may be archaeological potential on this site as it lies 600m south east of the Romano-Celtic temple at Lancing Ring and further investigation may be required. Given the location of the site abutting the South Downs National Park, Lancing Ring Local Nature Reserve and Site of Nature Conservation Importance a landscape buffer will be needed and careful consideration given to the impact on the surrounding area if this site came forward for development. Lancing Ring is used for informal recreation and many of the network of paths afford views over the coastal plain. The existing character of the Local Nature Reserve is largely unaffected by neighbouring housing due to their low ridge heights and position on the hillside below. Any layout should take account of the steeply sloping topography. The need to keep rooflines out of site from public views from the north means a low rise, low density development is likely to be appropriate.

### Suitability Summary

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

### Availability Summary

The site is in multiple private ownership and is being promoted for development.

### Achievability Summary

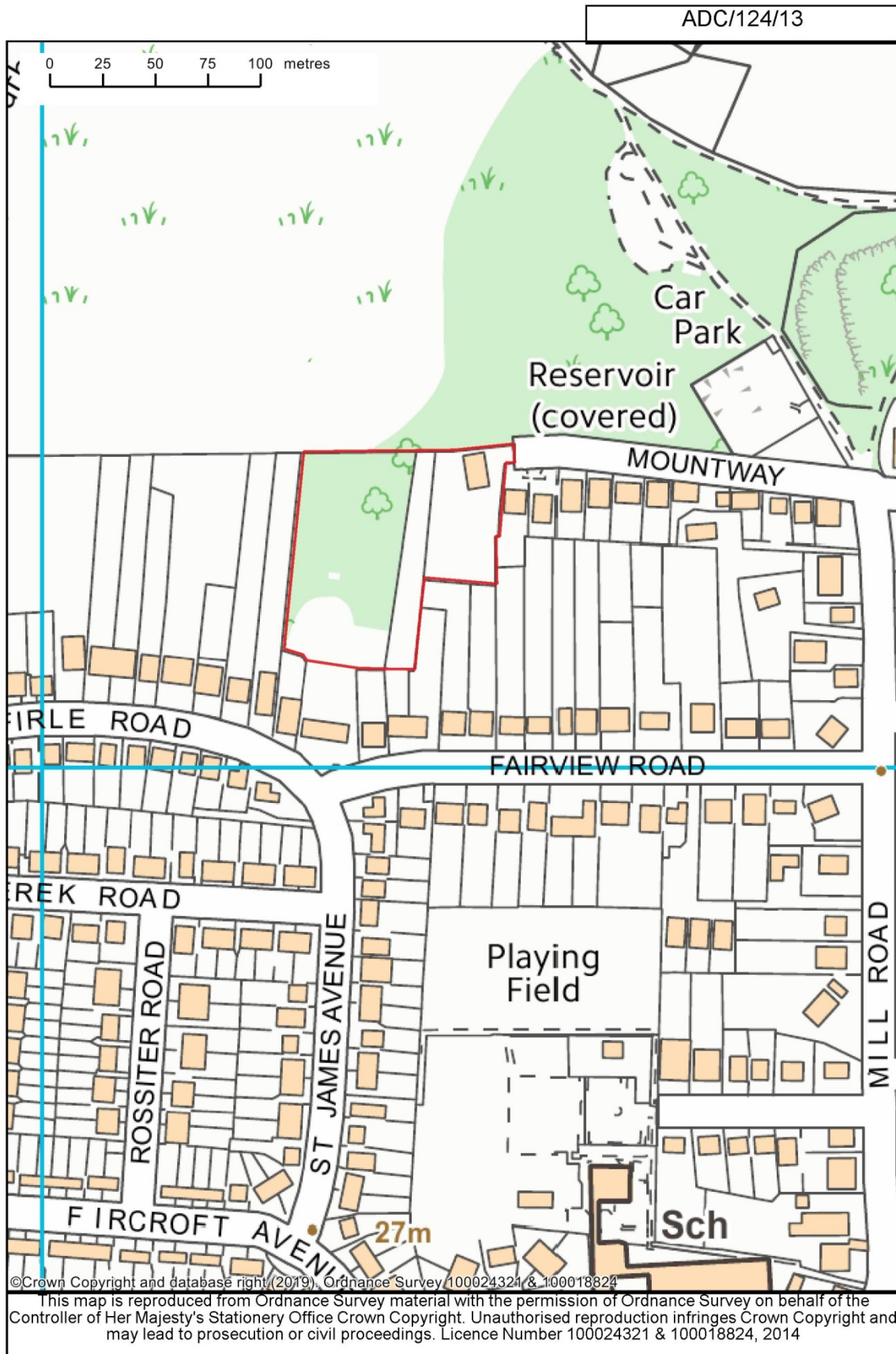
The site is being promoted for development by the relevant landowners. The cost of demolition of the dwelling to provide a satisfactory access is unlikely to affect the viability of this site and development is considered achievable.

### SHLAA Status Conclusion

The site has been promoted for development for many years and pre application discussions are currently progressing with the owners of the site for residential development.

<b>Site Area (ha)</b>	0.85	<b>Potential Gross Yield (dwellings)</b>	14
		<b>Potential Net Yield (dwellings)</b>	13

Land west of Highview, Mount Way, Lancing



<b>SHLAA ID</b>	ADC/125/13	<b>Current Use(s)</b>	
<b>Site Address</b>	Land at West Sompting	Agricultural	
<b>Planning Status</b>	PA Submit		
<b>Re-use of Land</b>	Greenfield	<b>Ward</b>	Peveler

### Site Description

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

### Policy Restrictions

The Adur Local Plan was adopted in December 2017. It allocates the site for residential development and the Built Up Area Boundary has been amended to include this site. Policy 6 is specific to this site and sets out the requirements for acceptable development.

### Physical Constraints

Access to the site can be achieved via Loose Lane and a potential new access from West Street. Access to the northern area of land will be via Dankton Lane. A Full Transport Assessment will be required. The site is susceptible to ground water flooding and appropriate mitigation measures will be required. High voltage power lines also cross the site and the layout will need to take this into account. Part of the site is in Flood Zone 3.

### Potential Impacts

The site is visible from a number of sensitive viewpoints within the National Park and any new development will need to be designed sensitively, including new tree planting, to minimise impact on the surrounding area. It will be important to agree an appropriate landscape strategy to minimise the impact of this proposed development. Part of the site lies adjacent the Lower Cokeham Reedbed and Ditches Local Wildlife Site (LWS). This area will be retained and enhanced and opportunities to extend/enhance the LWS will be investigated.

### Suitability Summary

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.

### Availability Summary

A hybrid planning application has been submitted for the redevelopment of this site (outside of this monitoring period).

### Achievability Summary

This site is identified in the Adur Local Plan 2017 as a strategic allocation for housing development. A hybrid planning application has been submitted for the redevelopment of this site (outside of this monitoring period)..

### SHLAA Status Conclusion

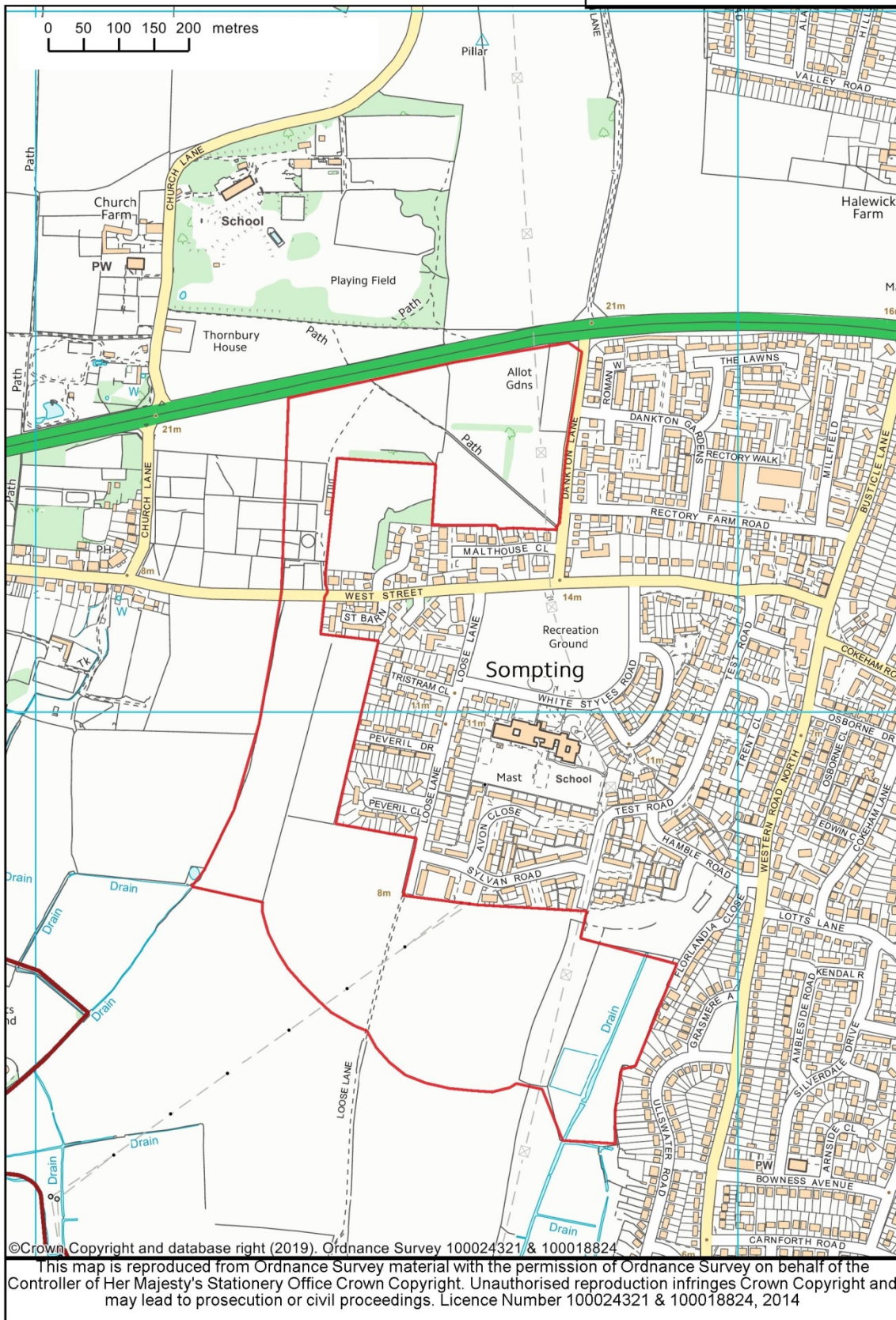
This site is allocated in the Adur Local Plan 2017 as a strategic allocation for residential development. A hybrid planning application has been submitted for the redevelopment of this site and a decision is anticipated in February 2020.

<b>Site Area (ha)</b>	21.67	<b>Potential Gross Yield (dwellings)</b>	520
		<b>Potential Net Yield (dwellings)</b>	520



Land at West Sompting

ADC/125/13



<b>SHLAA ID</b>	ADC/151/18	<b>Current Use(s)</b>	
<b>Site Address</b>	E of Manor Close/S of 72/88 Old Shoreham Rd, Lancing	Garden, Grazing Land	
<b>Planning Status</b>	None		
<b>Re-use of Land</b>	Greenfield	<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 within Flood Zone 3a and there are also issues with groundwater flooding. A site specific flood risk assessment would be required in accordance with Policy 36 of the Local Plan 2017.

### Potential Impacts

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.

### 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 these two sites. There are no known legal/ownership issues and the site is available for development.

### Achievability Summary

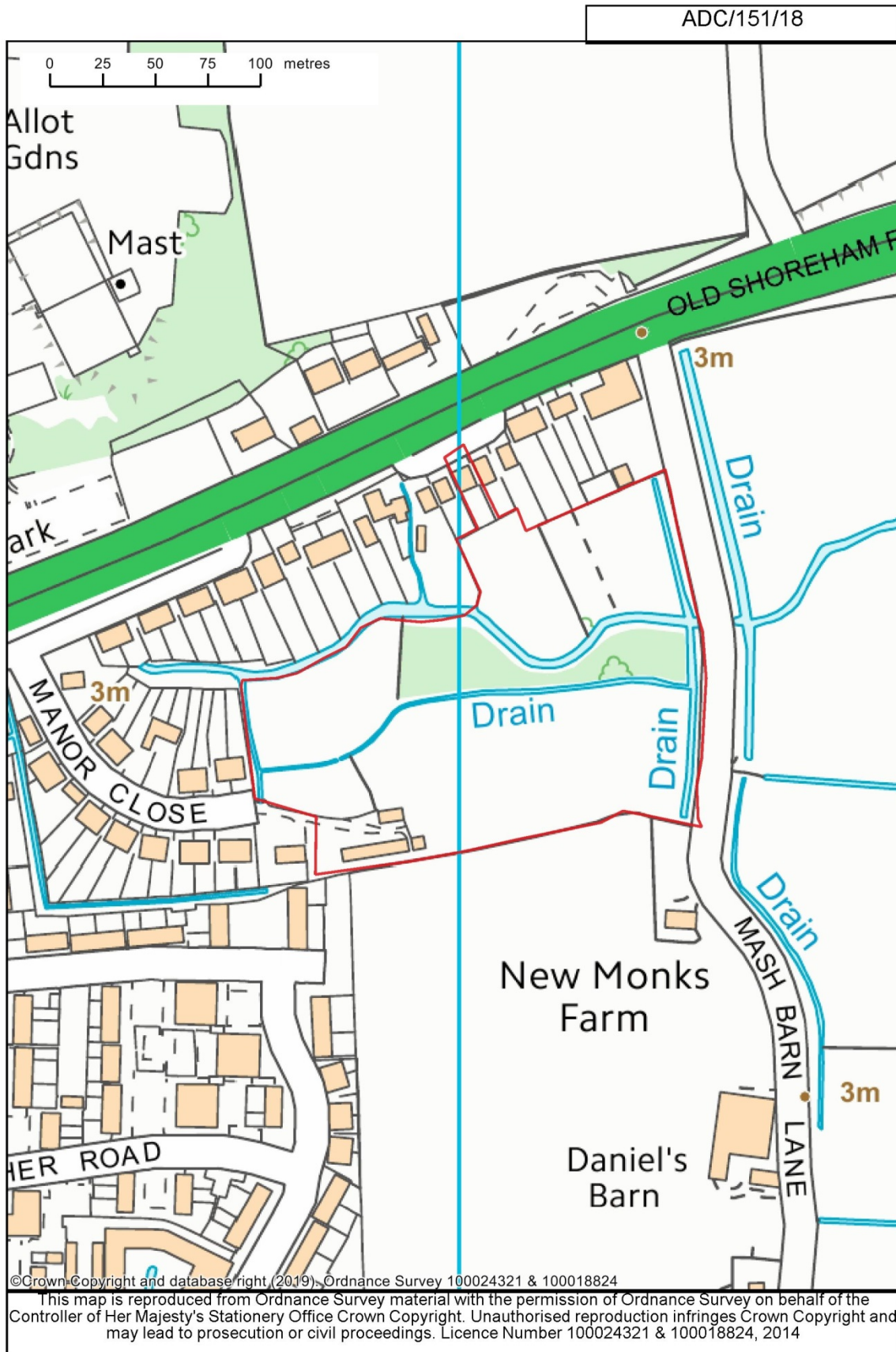
The site is part of a wider development at New Monks Farm.

### SHLAA Status Conclusion

These two sites are considered together and form part of the wider development at New Monks Farm. They are not however, included in the current planning permission for development at New Monks Farm (decision not yet issued) and separate planning applications are anticipated in 2020.

<b>Site Area (ha)</b>	2.037	<b>Potential Gross Yield (dwellings)</b>	35
		<b>Potential Net Yield (dwellings)</b>	35





<b>SHLAA ID</b>	ADC/153/18	<b>Current Use(s)</b>	
<b>Site Address</b>	Mannings, Surry Street, Shoreham-by-Sea	C3 - Dwellinghouse	
<b>Planning Status</b>	None		
<b>Re-use of Land</b>	Brownfield	<b>Ward</b>	St. Mary's

### Site Description

Block of flats situated within a residential area adjacent to Shoreham Town Centre.

### Policy Restrictions

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.

### Physical Constraints

There are no physical constraints which may affect the development of this site.

### Potential Impacts

There are no identified impacts on heritage and environmental assets arising from any potential development on this site. The site does lie adjacent the Shoreham-by-Sea conservation Area and any development should respect this.

### Suitability Summary

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.

### Availability Summary

A planning application has now been submitted but not yet determined (August 2019 - outside of this monitoring period) and the site is available.

### Achievability Summary

The existing residents of the flats are currently being relocated.

### SHLAA Status Conclusion

A planning application has now been submitted (outside of this monitoring period) but not yet determined for the redevelopment of this site.

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<b>Site Area (ha)</b>	0.28	<b>Potential Gross Yield (dwellings)</b>	74
		<b>Potential Net Yield (dwellings)</b>	40

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Mannings, Surry Street, Shoreham-by-Sea



<b>SHLAA ID</b>	ADC/154/18	<b>Current Use(s)</b>	
<b>Site Address</b>	The Joyful Whippet, Steepdown Road, Sompting	A4 - Drinking Establishments	
<b>Planning Status</b>	PA Submit		
<b>Re-use of Land</b>	Brownfield	<b>Ward</b>	Cokeham

### Site Description

The site comprises a public house situated in a prominent location at the junction of Steepdown Road and Halewick Lane. The South Downs National Park boundary runs along the west side of Halewick Lane. The site lies within a residential area with an open field (within the SDNP) to the west of Halewick Lane.

### Policy Restrictions

The site is within the built up area and it is not identified for any particular use in the Local Plan. The Adur Local Plan 2017 recognises pubs as a social and community facility where evidence demonstrates they have a community value and Policy 33 seeks to protect such facilities. However, a case for considering this building as an Asset of Community Value was not pursued and the building has now been sold. Therefore there are no policy restrictions associated with this site.

### Physical Constraints

There are no physical constraints identified which may affect the development of this site.

### Potential Impacts

There are no identified impacts on heritage and environmental assets arising from any potential development on this site. The site does lie adjacent the South Downs National Park and any development should respect this setting.

### Suitability Summary

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.

### Availability Summary

The site has been sold to a developer and a planning application has been submitted. It is still operating as a public house, pending a decision on the planning application.

### Achievability Summary

An application has been submitted to redevelop this site.

### SHLAA Status Conclusion

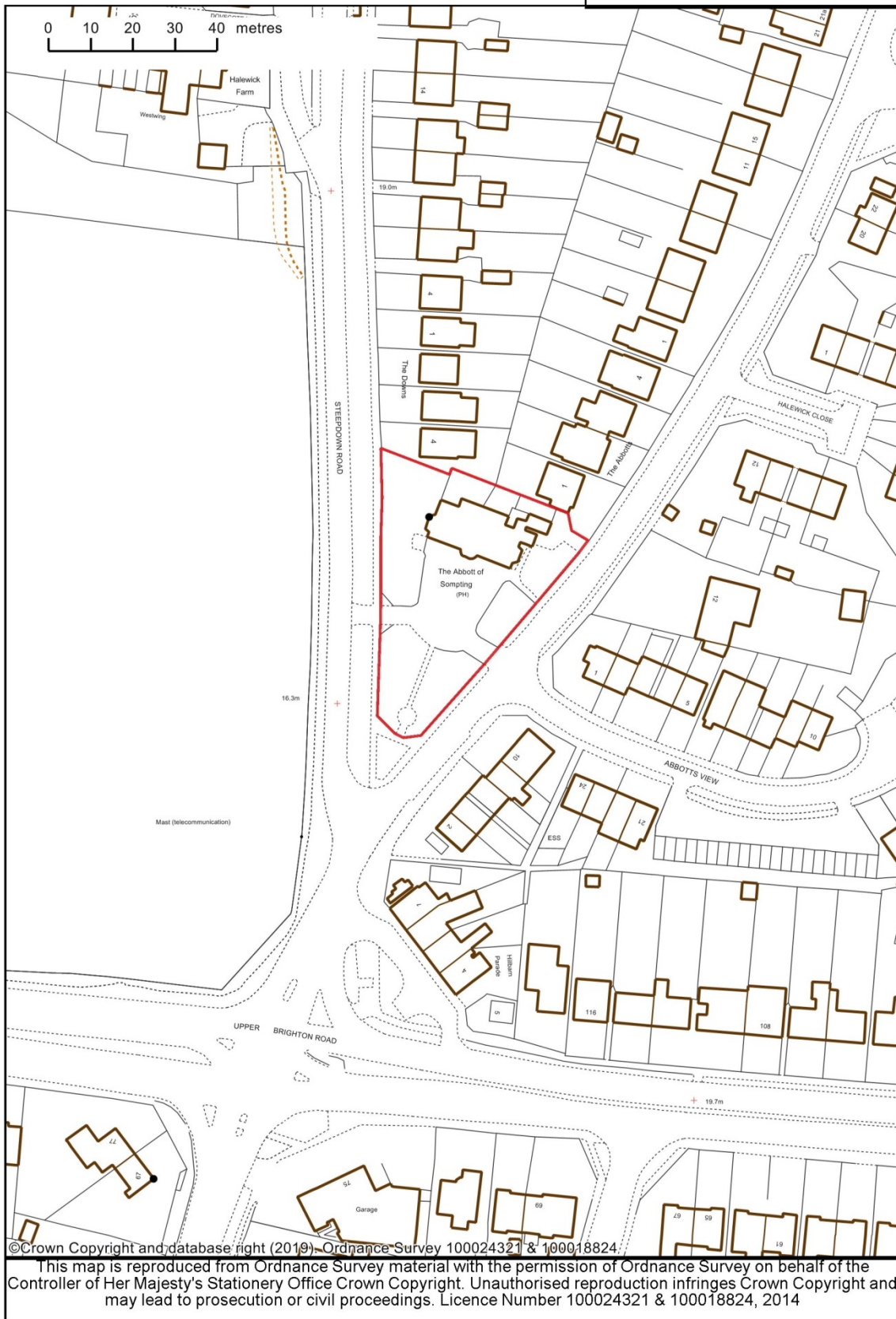
A planning application has now been submitted (outside of this monitoring period) but not yet determined for the redevelopment of this site.

<b>Site Area (ha)</b>	0.2	<b>Potential Gross Yield (dwellings)</b>	5
		<b>Potential Net Yield (dwellings)</b>	5



The Joyful Whippet, Steepdown Road, Sompting

ADC/154/18



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

### Site Description

This vacant warehouse lies at the end of the Western Arm of Shoreham Harbour.

### 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 on 31st October 2019 (outside of this monitoring period).

### Physical Constraints

The site lies within Flood Zone 3. The issues of flood defence and transport/access will need to be agreed with the relevant agencies. There is potential for contaminated land due to the historic uses on the site. The impact of development on navigation will also 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 has been sold and is available for development. A recent planning application has been withdrawn and a revised application, reducing the number of dwellings, is likely to be submitted in 2019.

### Achievability Summary

Given the sites prime waterside location, site preparation costs in terms of demolition and mitigation measures are unlikely to affect the redevelopment of this site.

### 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 Joint Area Action Plan policies.

<b>Site Area (ha)</b>	0.5	<b>Potential Gross Yield (dwellings)</b>	45
		<b>Potential Net Yield (dwellings)</b>	45

5 Brighton Road, Shoreham-by-Sea



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

### Site Description

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

### 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 on 31st March 2019 (outside of this monitoring period).

### Physical Constraints

The main constraints to the development of this site are flood risk (parts of the site are in flood zones 3a and 3b and non functional floodplain), land contamination and transport issues. These 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 is available for development. A planning application is anticipated to be submitted by the end of 2019.

### Achievability Summary

Given the sites prime waterside location, site preparation costs in terms of demolition and mitigation measures are unlikely to affect the redevelopment of this site.

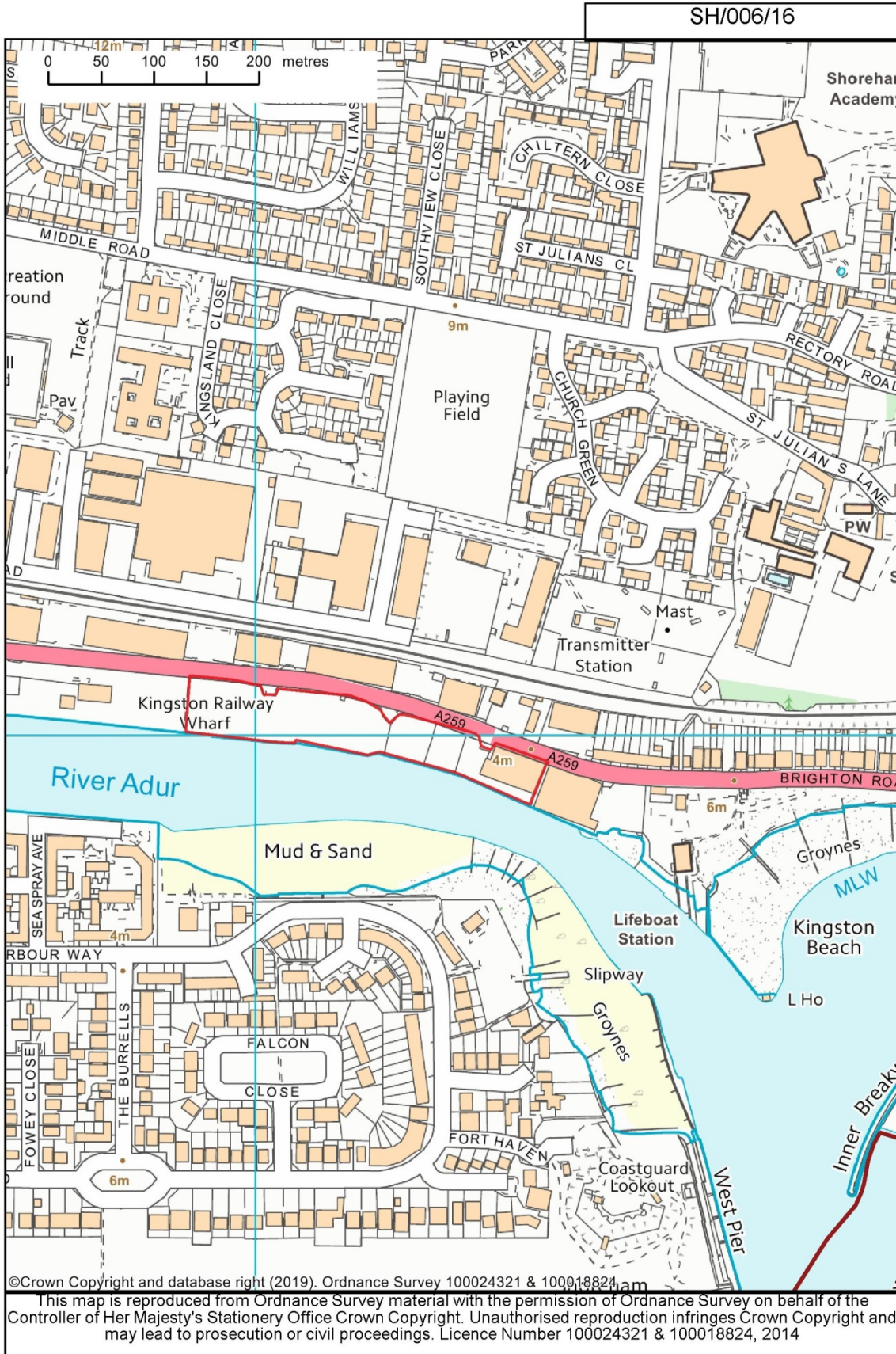
### SHLAA Status Conclusion

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 mixed use, including residential is consistent with Joint Area Action Plan policies.

<b>Site Area (ha)</b>	1.6	<b>Potential Gross Yield (dwellings)</b>	255
		<b>Potential Net Yield (dwellings)</b>	255



Kingston Wharf, Brighton Road, Shoreham-by-Sea



<b>SHLAA ID</b>	SH/009/18	<b>Current Use(s)</b>	
<b>Site Address</b>	Paladone, New Wharf, Brighton Road, Shoreham-by-Sea	Vacant	
<b>Planning Status</b>	None		
<b>Re-use of Land</b>	Brownfield	<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 Free Wharf and to the west is New 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 on 31st March 2019 (outside of this monitoring period).

### Physical Constraints

The main constraints to the development of this site are flood risk (parts of the site are in flood zones 3a and 3b and non functional floodplain), land contamination and transport issues. These 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 studies 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 has a temporary use until September 2020 and is not currently available.

### Achievability Summary

This site is not currently available for development. However, discussions indicate that the site will come forward within the next five years.

### 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 Joint Area Action Plan policies.

<b>Site Area (ha)</b>	0.35	<b>Potential Gross Yield (dwellings)</b>	80
		<b>Potential Net Yield (dwellings)</b>	80



Paladone, New Wharf, Brighton Road, Shoreham-by-Sea



<b>SHLAA ID</b>	SH/013/18	<b>Current Use(s)</b>	
<b>Site Address</b>	Fuel Tanks, Lennards Wharf, Brighton Road, Shoreham	Vacant	
<b>Planning Status</b>	None		
<b>Re-use of Land</b>	Brownfield	<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 on 31st March 2019 (outside of this monitoring period).

### Physical Constraints

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

### Potential Impacts

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

### Suitability Summary

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

### Availability Summary

The site is vacant and available for development. It lies within the Shoreham Harbour Regeneration Area (Western Harbour Arm) where a mixed use development is proposed.

### Achievability Summary

Given the sites prime waterside location, site preparation costs in terms of demolition and mitigation/remediation measures are unlikely to affect the redevelopment of this site.

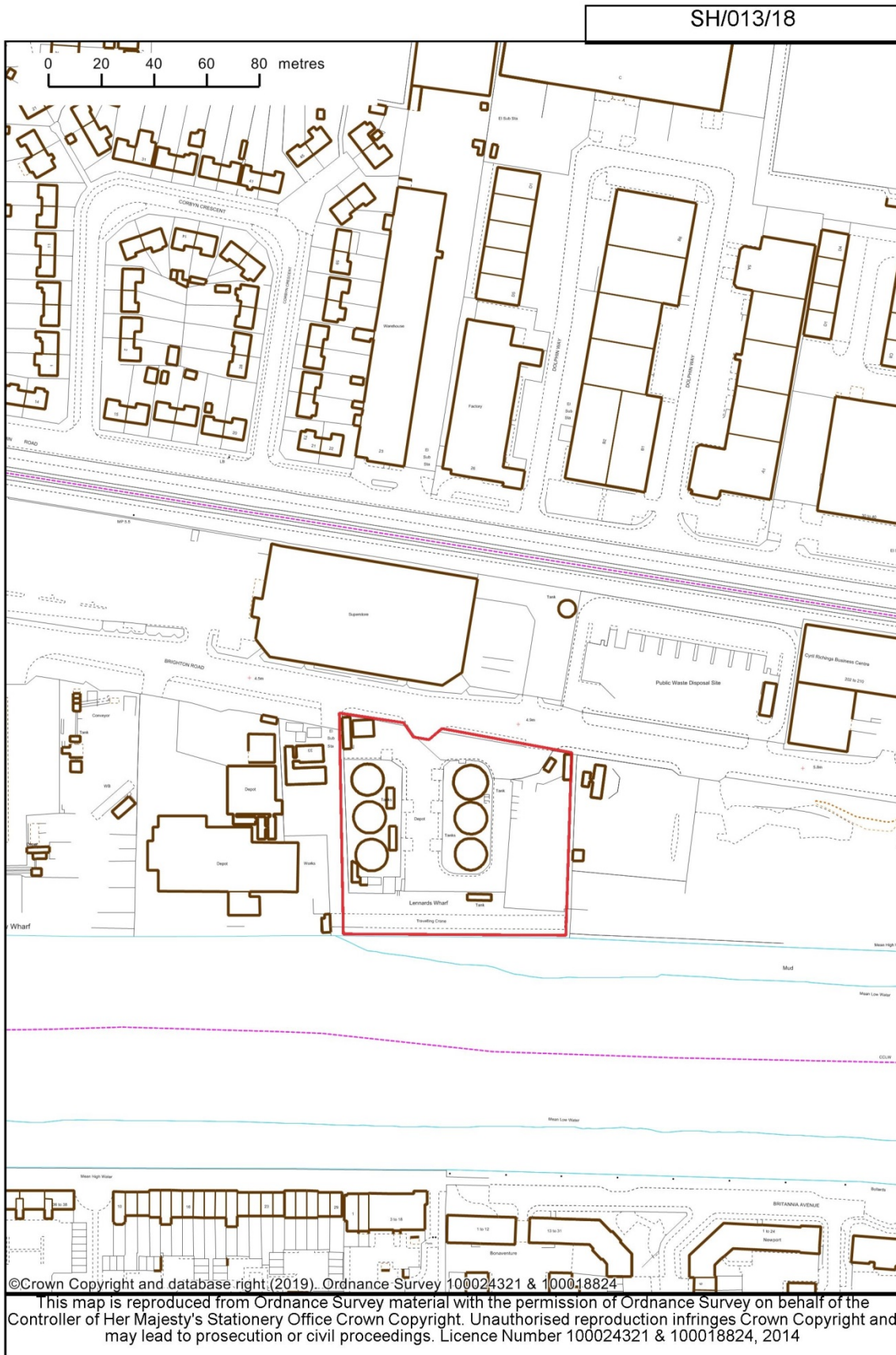
### SHLAA Status Conclusion

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

<b>Site Area (ha)</b>	0.66	<b>Potential Gross Yield (dwellings)</b>	100
		<b>Potential Net Yield (dwellings)</b>	100



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



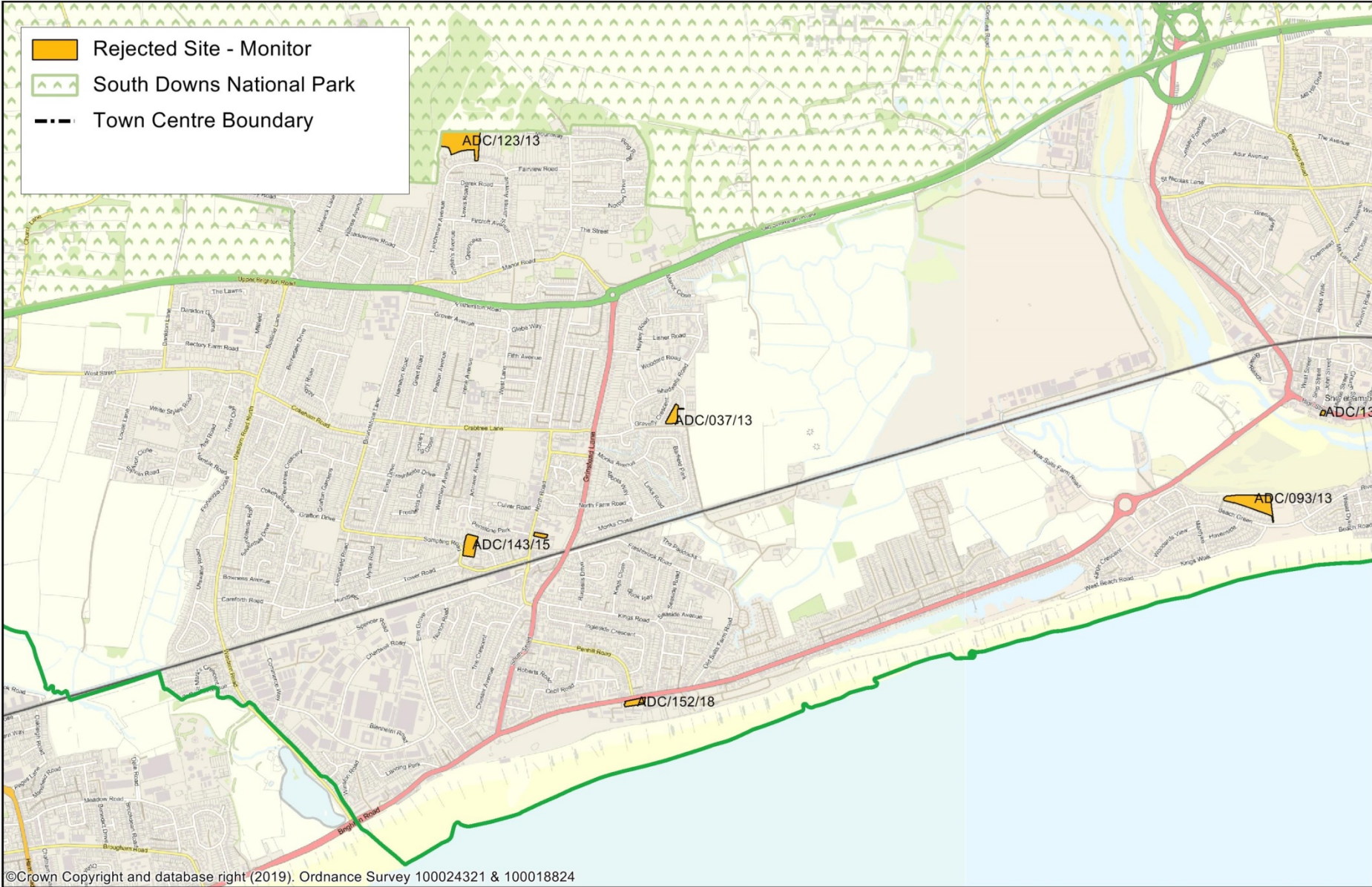
## Appendix 2: Rejected Sites – Monitor

*Table 2: List of Rejected- Monitor Sites*

SHLAA ID	Site Address	Planning Status
ADC/037/13	Garage Compound, 88/163 Daniel Close	None
ADC/053/13	Car Park, Tarmount Lane	None
ADC/093/13	Car Park, Beach Green	None
ADC/117/13	Lancing Delivery Office, 40 North Road	None
ADC/120/13	Shoreham Police Station, Ham Road	None
ADC/123/13	Land north of 20/40 Firle Road, Lancing	PA Appeal Dismissed
ADC/137/13	Town Hall Chambers, 45/49 High Street, Shoreham	PA Expired
ADC/138/13	Land north 123/207 Manor Hall Road	None
ADC/143/15	Warren Court, Sompting Road, Lancing	None
ADC/152/18	Land south of The Haven, Brighton Road, Lancing	PA Withdrawn
SH/008/17	Albion Coach and Lorry Park, Albion Street, Southwick	None
SH/010/18	Frosts/Montgomery, Brighton Road, Shoreham-by-Sea	None
SH/011/18	Kwik Fit/Ham Business Centre, Brighton Road, Shoreham-by-Sea	None
SH/012/18	Monteum, Fishermans Wharf, Brighton Road, Shoreham-by-Sea	None
SH/014/18	EMR, Egypt Wharf, Brighton Road, Shoreham-by-Sea	None

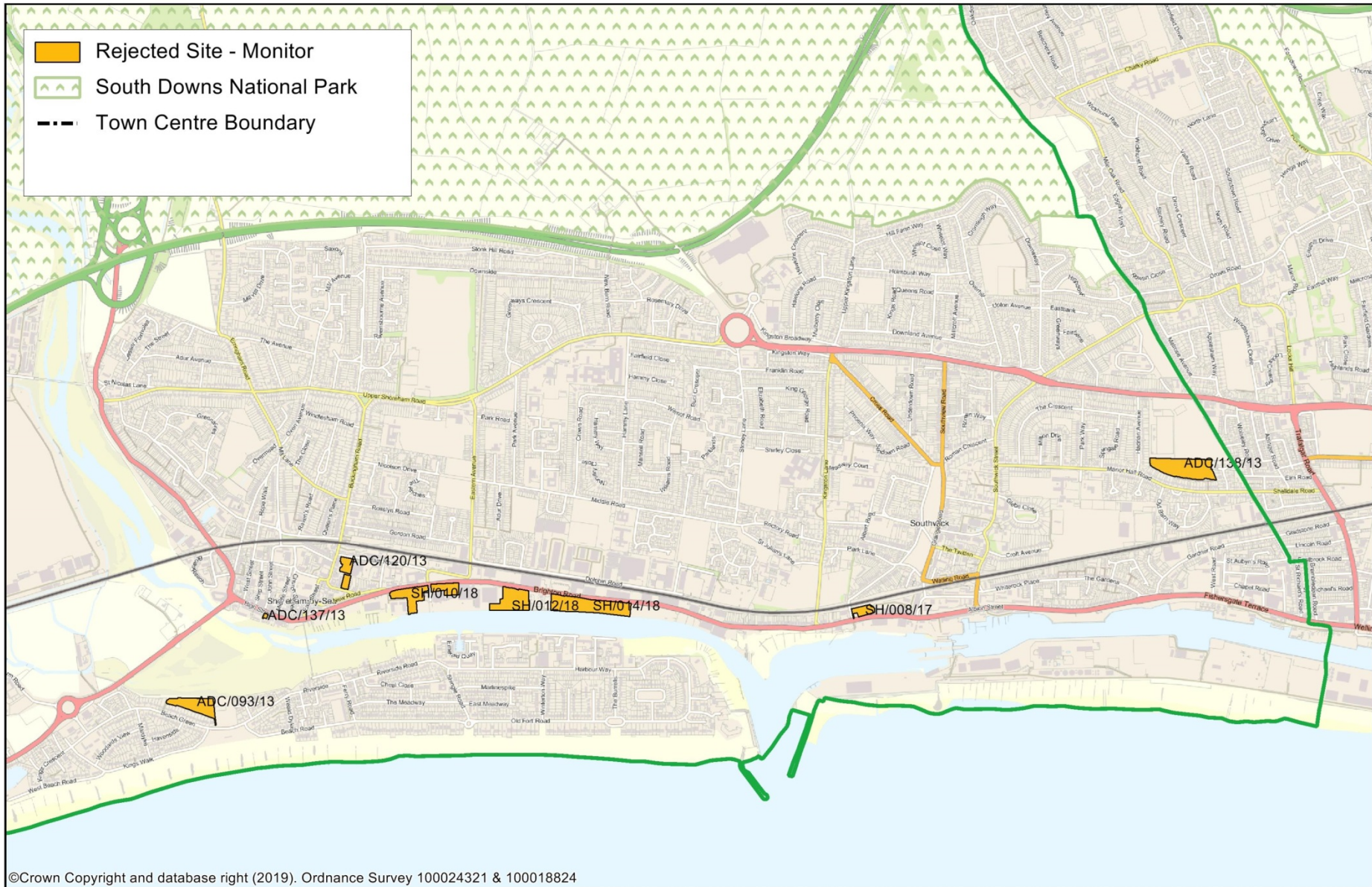


Rejected Sites – Monitor – West Adur





# Rejected Sites – Monitor – East Adur





# Rejected Sites - Monitor for all years

SHLAA ID	Site Address	SHLAA Conclusion
<b>Adur</b> <b>Total Sites 10</b>		
ADC/037/13	Garage Compound, 88/163 Daniel Close Lancing	As part of a review of its land holdings, Adur Council is investigating the potential of this site for redevelopment through a feasibility study. Further work on the impact of the loss of car parking will need to be understood before a detailed redevelopment scheme is progressed. Although this site is not being taken forward in the SHLAA at this time, it is considered that it may offer potential in the medium term and should be monitored on a regular basis.
ADC/053/13	Car Park, Tarmount Lane Shoreham	The site is currently required as a public car park for both the adjacent retail store and general town centre use. However, the site is owned by Adur District Council and if an opportunity to redevelop the adjacent Shoreham Police Station (ADC/120/13) arises, consideration will be given to a comprehensive redevelopment of the two sites which should include the reprovision of public car parking. The site will be monitored on a regular basis.
ADC/093/13	Car Park, Beach Green Shoreham	This Council owned site is considered suitable for residential development. It is currently in use as a public car park but is not particularly well used. Part of the site would need to be retained for public car parking. The pumping station and access to it at the western end of the site would also need to be retained. The construction of the Shoreham Adur tidal Walls has helped address the flooding issues on this site. Potential development options are being considered as part of the Shoreham Beach Neighbourhood Plan process. This site will be monitored, pending the outcome of these discussions.
ADC/117/13	Lancing Delivery Office, 40 North Road Lancing	This site is considered suitable for a mixed use retail/residential development. However, the landowner has indicated that prior to any redevelopment, the current use as a delivery office for the Post Office would need to be relocated within the vicinity and a suitable site has not yet been identified. The site is therefore not currently available, although it is being marketed. Although this site is not being taken forward in the SHLAA at this time it is considered that it may offer development potential in the longer term and it should be monitored on a regular basis.

<b>SHLAA ID</b>	<b>Site Address</b>	<b>SHLAA Conclusion</b>
ADC/120/13	Shoreham Police Station, Ham Road Shoreham	This site was identified in the Sussex Police Estates and Facilities Department Estates Strategy 2013-2018 as a site where the building is not in the right location/under-utilised or in a poor state of repair and where the service could be reprovided in a better location within the area. The updated Estates Strategy 2018/19 - 2021/22 indicates that work will continue with partners to relocate these identified sites. Pending re-provision of this service, the site is not currently available. Although this site is not being taken forward in the SHLAA at this time, it is considered that it may offer potential in the longer term and should be monitored on a regular basis.
ADC/123/13	Land north of 20/40 Firle Road, Lancing Lancing	The principle of redevelopment of this site is accepted. However, the planning application has been refused on design grounds and dismissed at appeal. It is considered that a development with fewer dwellings would be more appropriate on this site. The site will continue to be monitored.
ADC/137/13	Town Hall Chambers, 45/49 High Street, Shoreham Shoreham	The planning consent on this site has now expired. There has been no change in at least three years and no indication that the site is available for residential development. The site will continue to be monitored.
ADC/138/13	Land north 123/207 Manor Hall Road Southwick	Major constraints would have to be overcome if this site is to be developed for residential use and it is unlikely that this could be achieved. Satisfactory access can only be gained by either the demolition of a dwelling or across the land to the north (Eastbrook Allotments), part of which is in allotment use and the remainder of which has recently been sold for employment purposes. The Eastbrook Allotments Development Brief (2015) identifies this site as being suitable for an extension to the allotments or for a community use. However, it does not rule out the option for residential development and the site will continue to be monitored.
ADC/143/15	Warren Court, Sompting Road, Lancing Lancing	This Council owned site is currently in residential use and is suitable for redevelopment with a higher density scheme. However, it is not currently available as a programme to decant existing residents to alternative accommodation to allow demolition and rebuilding to take place has yet to be agreed. It is likely to come forward in the medium term (years 6-10).
ADC/152/18	Land south of The Haven, Brighton Road, Lancing Lancing	The planning application for the development of this site has been withdrawn. The site will continue to be monitored.

**Shoreham Harbour**  
**Total Sites 5**

<b>SHLAA ID</b>	<b>Site Address</b>	<b>SHLAA Conclusion</b>
SH/008/17	Albion Coach and Lorry Park, Albion Street, Southwick	The site is in use as a lorry park and is not currently available for development. The site will continue to be monitored.
SH/010/18	Frosts/Montgomery, Brighton Road, Shoreham-Shoreham	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 emerging policies.
SH/011/18	Kwik Fit/Ham Business Centre, Brighton Road, Shoreham	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 emerging policies.
SH/012/18	Monteum, Fishermans Wharf, Brighton Road, Shoreham	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 emerging policies.
SH/014/18	EMR, Egypt Wharf, Brighton Road, Shoreham-Shoreham	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 emerging policies.

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**TOTAL**      15

## Appendix 3: Rejected Sites

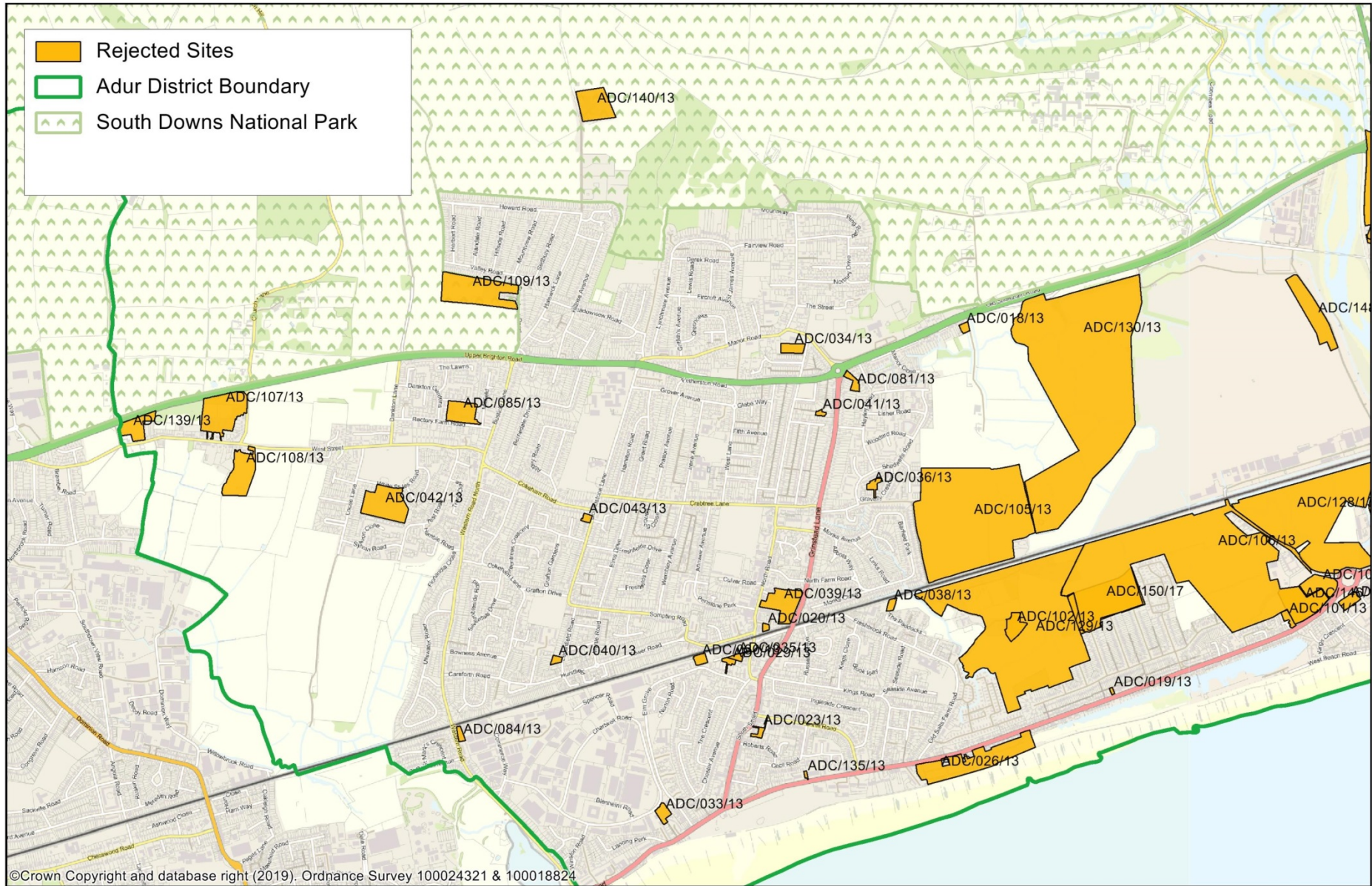
*Table 3: List of Rejected Sites*

SHLAA ID	Site Address	Planning Status
ADC/001/13	Kingdom Hall, Wembley Gardens	Completed
ADC/018/13	Coastline Caravans, 88 Old Shoreham Road	None
ADC/019/13	337 Brighton Road	None
ADC/020/13	Land at 2/4 North Road	None
ADC/021/13	16a to 18a North Road	Completed
ADC/023/13	South Street Car Park, South Street	None
ADC/024/13	Garage and Offices, 120 High Street	None
ADC/026/13	Eastern Sands Caravan Park, Brighton Road	None
ADC/029/13	Elm Grove Lodge, Elm Grove	Completed
ADC/030/13	Car Park, Asda, South Street	None
ADC/033/13	Car Park, Marlborough Road	None
ADC/034/13	146 First Avenue	None
ADC/035/13	Telephone Exchange, 6 South Street	None
ADC/036/13	Garage Compound, Gravelly Crescent	None
ADC/038/13	Land north 41/42 The Paddocks	None
ADC/039/13	Freshbrook First School, Grinstead Lane	None
ADC/040/13	42/44 Leconfield Road	PA Expired
ADC/041/13	Brethrens Meeting Room, east First Avenue	None
ADC/042/13	Sompting Village Primary School, Whitestyles Road,	None
ADC/043/13	57 Boundstone Lane	PA Refuse
ADC/045/13	Amenity Open Space, Williams Road	None
ADC/047/13	Car Park, Lower Beach Road	None
ADC/048/13	The Longshore Public House, 153 Brighton Road	None
ADC/050/13	Playing field, Middle Road	None
ADC/051/13	Community Halls, Eastern Close	None
ADC/052/13	Focus House, 20 Ham Road, Shoreham-by-Sea	None
ADC/054/13	Telephone Exchange, 1 Tarmount Lane	None
ADC/055/13	Station Car Park, Buckingham Road	None
ADC/056/13	Dunelm Mill, Ham Road	None
ADC/057/13	The Ham, Eastern Avenue, Shoreham	None
ADC/060/13	Kingston Buci Children and Family Centre, Middle Road	None
ADC/061/13	Land to south at junction of Chanctonbury Drive	None
ADC/066/13	Former railway sidings, Brunswick Road	None
ADC/067/13	Play Area, Prince Charles Close	None
ADC/068/13	Ridgeway Allotments and adjoining grazing land	None
ADC/070/13	12/14 Southdown Road	PA Appeal Dismissed
ADC/071/13	Manor Hall Nursery, Gardener Street	PA Approve
ADC/072/13	Emblem House, Manor Hall Road	None
ADC/074/13	Chalex Works, Manor Hall Road	None
ADC/075/13	Ocean View Business Park, Gardner Road, Southwick	None
ADC/078/13	Land SW corner Southwick Recreation Ground	None



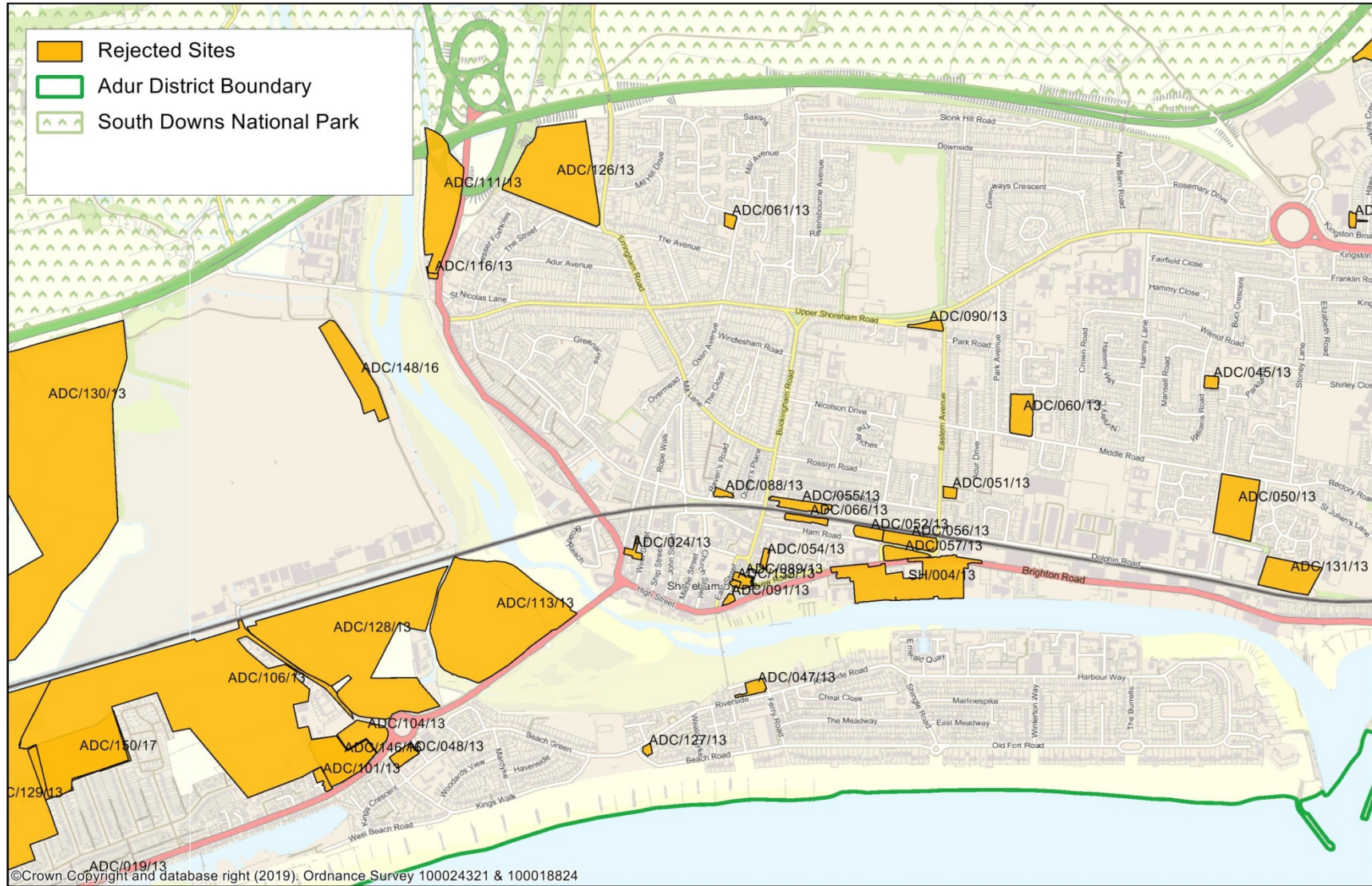
SHLAA ID	Site Address	Planning Status
ADC/079/13	East Allotments, The Gardens	None
ADC/080/13	Quayside Recreation Ground, Upper Kingston Lane	None
ADC/081/13	4 Old Shoreham Road	PA Approve
ADC/084/13	Yard rear of St Peters Place, Western Road	PA Withdrawn
ADC/085/13	Rectory Farm Industrial Estate, Rectory Farm Road	None
ADC/088/13	Cecil Norris House, Ravens Road	PA Approve
ADC/089/13	3 to 15 New Road	PA Expired
ADC/090/13	193B Upper Shoreham Road, Shoreham-by-Sea	None
ADC/091/13	412/414 Brighton Road	PA Withdrawn
ADC/092/13	Garage Compound, r/o Kingston Broadway	PA Appeal Dismissed
ADC/094/13	2-8 Tarmount Lane	None
ADC/095/13	124 Upper Shoreham Road	PA Appeal Dismissed
ADC/097/13	Grazing land, Overhill	None
ADC/099/13	Land west 51/63 Southview Road, Southwick	None
ADC/100/13	Europa House, 46/50 Southwick Square	None
ADC/101/13	Land East of Adur Close	None
ADC/102/13	The Minstrels Gallery, Old Salts Farm Road	PA Expired
ADC/104/13	Land at junction of Saltings Roundabout	None
ADC/105/13	Land south west of New Monks Farm, Mash Barn Lane	None
ADC/106/13	Land at New Salts Farm	None
ADC/107/13	West Street Nursery, West Street	PA Appeal Dismissed
ADC/108/13	Stocks Garden, Stocks House, West Street	None
ADC/111/13	Shoreham Gateway Site, Steyning Road	PA Submit
ADC/113/13	Adur Recreation Ground, Brighton Road	None
ADC/115/13	Private playing field east 70/104 Downsway	None
ADC/116/13	1/3 Steyning Road	None
ADC/126/13	Land at Mill Hill	None
ADC/127/13	25 Beach Green	PA Refuse
ADC/128/13	Land between Adur Rec and New Salts Farm Road	None
ADC/129/13	Land at Old Salts Farm, Lancing	None
ADC/130/13	New Monks Farm (proposed Country Park)	None
ADC/131/13	Transmitter Station and Mast, Church Green	None
ADC/132/13	Eastbrook Allotments, Old Shoreham Road	None
ADC/133/13	St Marys Church Hall, 24/25 East Street	PA Appeal Dismissed
ADC/135/13	147 Brighton Road, Lancing	PA Appeal Dismissed
ADC/136/13	The Pilot , Station Road, Southwick	None
ADC/139/13	Land at Upton Farmhouse, Upper Brighton Road	None
ADC/146/16	Land at New Salts Farm (Phase 1)	None
ADC/148/16	Land west of Cecil Pashley Way, Shoreham Airport, Lancing	None
ADC/150/17	West part of New Salts Farm, Lancing	None
SH/002/13	Technology House, West Road	None
SH/003/13	Units 1-15 Lady Bee Enterprise Centre, Albion Street, Southwick	PA Approve
SH/004/13	Land adjacent Ham Business Centre, Brighton Road	None

# Rejected Sites – West Adur



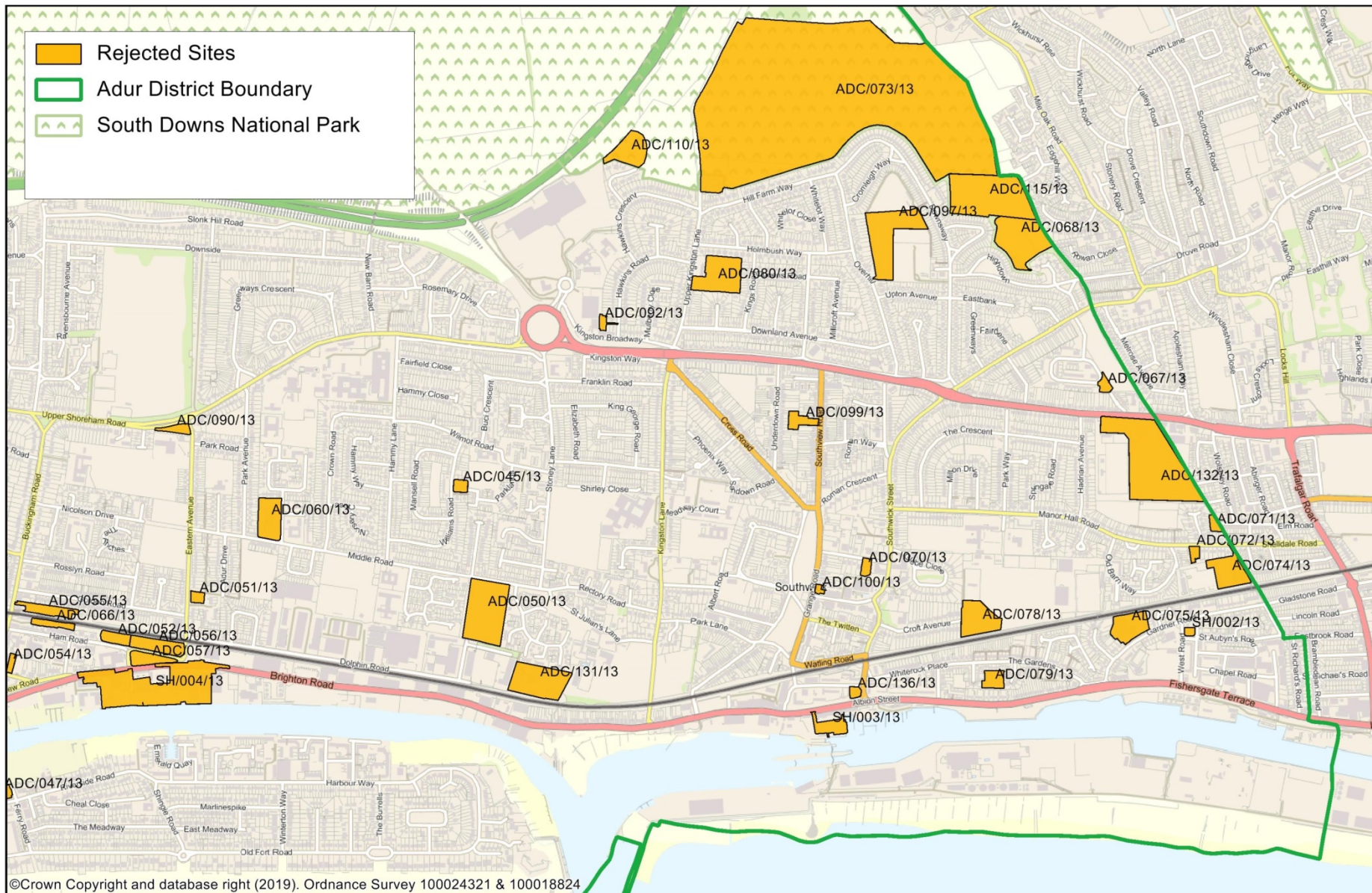


Rejected Sites – Central Adur





# Rejected Sites – Adur East





# Rejected Sites for all years

SHLAA ID	Site Address	SHLAA Conclusion
<b>Adur</b> <b>Total Sites 81</b>		
ADC/001/13	Kingdom Hall, Wembley Gardens Lancing	The site is too small for 6 dwellings which was the threshold for this study at that time. Development on this site has been completed.
ADC/018/13	Coastline Caravans, 88 Old Shoreham Road Lancing	The site is in use as a used caravan and servicing facility. No response was received from the 'Call for Sites' exercises and there had been no change in at least three years and no indication that the site is available for residential development.
ADC/019/13	337 Brighton Road Lancing	The site is too small for 5 dwellings which is the threshold for this study. Any dwellings that may be delivered on this site will be accounted for through other monitoring.
ADC/020/13	Land at 2/4 North Road Lancing	The site is too small for 5 dwellings which is the threshold for this study. Any dwellings that may be delivered on this site will be accounted for through other monitoring.
ADC/021/13	16a to 18a North Road Lancing	The site is too small for 6 dwellings which was the threshold for this study at that time. Development on this site has been completed.
ADC/023/13	South Street Car Park, South Street Lancing	The site is in use as a public car park and is not currently available for development.
ADC/024/13	Garage and Offices, 120 High Street Shoreham	This site has been redeveloped for retail use and is not available for residential development.

<b>SHLAA ID</b>	<b>Site Address</b>	<b>SHLAA Conclusion</b>
ADC/026/13	Eastern Sands Caravan Park, Brighton Road Lancing	This site is in use as a holiday caravan park and is not available for development. There are also significant mitigation costs associated with flood risk which would make residential development unviable. In the last few years there has been significant investment in terms of replacement accommodation, consolidating its use as a holiday caravan park.
ADC/029/13	Elm Grove Lodge, Elm Grove Lancing	The site is too small for 6 dwellings which was the threshold of this study at that time. Development on this site has been completed.
ADC/030/13	Car Park, Asda, South Street Lancing	The site appears well used as a retail car park and development for residential use would affect the proper functioning of the adjacent retail use.
ADC/033/13	Car Park, Marlborough Road Lancing	The site is currently in use as a car park on Lancing Business Park and is not considered suitable for development.
ADC/034/13	146 First Avenue Lancing	The site is suitable for residential development but is not currently available and is not being promoted for development.
ADC/035/13	Telephone Exchange, 6 South Street Lancing	The site is in use as a telephone exchange and is not currently available for development.
ADC/036/13	Garage Compound, Gravelly Crescent Lancing	The site is in use as a garage compound for residents parking and is not currently available for development.
ADC/038/13	Land north 41/42 The Paddocks Lancing	The site is not considered suitable for residential development as it is within flood zone 3 and constitutes a heavily wooded amenity space on the edge of Lancing.

<b>SHLAA ID</b>	<b>Site Address</b>	<b>SHLAA Conclusion</b>
ADC/039/13	Freshbrook First School, Grinstead Lane Lancing	A review of school provision by West Sussex County Council concluded this site is not surplus to requirements and it remains in education/community use.
ADC/040/13	42/44 Leconfield Road  Lancing	The site has been redeveloped for a community use.
ADC/041/13	Brethrens Meeting Room, east First Avenue Lancing	The site is too small for 5 dwellings which is the threshold of this study. Any dwellings that may be delivered on this site will be accounted for through other monitoring. A planning application has been approved for residential development on this site.
ADC/042/13	Sompting Village Primary School, Whitestyles Road, Sompting	A review of school provision by West Sussex County Council concluded this site is not surplus to requirements and it remains in education use.
ADC/043/13	57 Boundstone Lane  Sompting	The site is too small for 5 dwellings which is the threshold for this study. Any dwellings that may be delivered on this site will be accounted for through other monitoring.
ADC/045/13	Amenity Open Space, Williams Road Shoreham	This Council owned site is in leisure/recreation use and it has now been formally designated a Village Green. It is not available for residential development.
ADC/047/13	Car Park, Lower Beach Road Shoreham	The site is required for public car parking and is well placed in relation to the new Adur Ferry Bridge crossing from Shoreham Beach to the town centre.
ADC/048/13	The Longshore Public House, 153 Brighton Road Shoreham	The site is in use as a car park associated with public house and a recent refurbishment has consolidated this use.

<b>SHLAA ID</b>	<b>Site Address</b>	<b>SHLAA Conclusion</b>
ADC/050/13	Playing field, Middle Road Shoreham	A review of school provision by West Sussex County Council concluded this site is not surplus to requirements and it remains in education use as part of the Shoreham Academy.
ADC/051/13	Community Halls, Eastern Close Shoreham	The site is in use as a community facility and is not available for development.
ADC/052/13	Focus House, 20 Ham Road, Shoreham-by-Sea Shoreham	The site is currently being redeveloped for an alternative use (employment) and is not available for residential development.
ADC/054/13	Telephone Exchange, 1 Tarmount Lane Shoreham	The site is in use as a telephone exchange and is not available for development.
ADC/055/13	Station Car Park, Buckingham Road Shoreham	The redevelopment of part of the station car park for housing may be appropriate as part any new parking strategy for the town centre. However at that stage loss of commuter parking without suitable replacement is not considered appropriate.
ADC/056/13	Dunelm Mill, Ham Road Shoreham	The site is in retail use and is not available for development.
ADC/057/13	The Ham, Eastern Avenue, Shoreham Shoreham	The site is a well used public open space. A new skateboard park has been constructed on part of the site. The site is not considered suitable for housing development and should be retained for public open space/amenity use.
ADC/060/13	Kingston Buci Children and Family Centre, Middle Road Shoreham	A review of school provision by West Sussex County Council concluded this site is not surplus to requirements and is in use part as a Children and Family Centre and part for education use.



<b>SHLAA ID</b>	<b>Site Address</b>	<b>SHLAA Conclusion</b>
ADC/061/13	Land to south at junction of Chanctonbury Drive Shoreham	Whilst this site is currently underused as an amenity space, there is potential with adjoining land containing a listed building, for this area to contribute significantly to meeting the open space needs of this area. The site is considered unsuitable for housing development.
ADC/066/13	Former railway sidings, Brunswick Road Shoreham	The Shoreham Renaissance Strategy 2006 identified this site to be retained for railway uses and it is not available for development.
ADC/067/13	Play Area, Prince Charles Close Southwick	This Council owned site is not available for development. A decision was taken by the Council that, because of the location of overhead power lines, the site is not appropriate for residential development and should be retained as a children's play area.
ADC/068/13	Ridgeway Allotments and adjoining grazing land Southwick	This Council owned site has poor access and major physical constraints in the form of overhead power lines. The presence of overhead power lines means that the majority of the site is not considered suitable for housing. The remainder of the site contains well used allotments which have not been declared surplus to requirements.
ADC/070/13	12/14 Southdown Road  Southwick	The site is too small for 5 dwellings which is the threshold for this study. Any dwellings that may be delivered on this site will be accounted for through other monitoring.
ADC/071/13	Manor Hall Nursery, Gardener Street Southwick	This site has been granted planning permission for 4 dwellings within this monitoring period (1 April 2018 - 31st March 2019). Therefore this site falls outside the scope of this study and has been picked up through other monitoring.
ADC/072/13	Emblem House, Manor Hall Road Southwick	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.
ADC/074/13	Chalex Works, Manor Hall Road Southwick	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 a major electricity sub station and the noise from this use makes the site unsuitable for housing.

<b>SHLAA ID</b>	<b>Site Address</b>	<b>SHLAA Conclusion</b>
ADC/075/13	Ocean View Business Park, Gardner Road, Southwick Southwick	A Lawful Development Certificate has been granted for B1 and B8 uses which has been implemented. The site is no longer available for residential development.
ADC/078/13	Land SW corner Southwick Recreation Ground Southwick	This Council owned site forms part of an attractive public open space, providing informal amenity space and a skateboard facility and is not available for development.
ADC/079/13	East Allotments, The Gardens Southwick	This Council owned site contains well used allotments which have not been declared surplus to requirements. Satisfactory access to the site would be difficult to achieve without the demolition of a dwelling. The site is not considered suitable for housing development.
ADC/080/13	Quayside Recreation Ground, Upper Kingston Shoreham	This Council owned site is public open space and recent assessments have identified continued use for open space to be appropriate. Potential contamination and ground subsidence are also major constraints to development and the site is not considered suitable for housing development.
ADC/081/13	4 Old Shoreham Road  Lancing	The site is too small to accommodate 5 dwellings which is the threshold for this study. Any dwellings that may be delivered on this site will be accounted for through other monitoring.
ADC/084/13	Yard rear of St Peters Place, Western Road Sompting	'The site appears to be in use as a car storage/sales area. No response was received from the 'Call for Sites' exercises and there had been no change in at least three years and no indication that the site is available for residential development.
ADC/085/13	Rectory Farm Industrial Estate, Rectory Farm Road Sompting	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.
ADC/088/13	Cecil Norris House, Ravens Road Shoreham	This Council owned site is considered not fit for purpose and is now vacant. Planning permission has been granted to demolish the existing 12 flats and redevelop with 16 flats. The site is therefore rejected from this study as the net gain of 4 dwellings it is too small for the threshold for this study which is 5 dwellings which is. Any dwellings that may be delivered on this site will be accounted for through other monitoring.

<b>SHLAA ID</b>	<b>Site Address</b>	<b>SHLAA Conclusion</b>
ADC/089/13	3 to 15 New Road Shoreham	The planning consent for residential development has lapsed. No response was received from the 'Call for Sites' exercises and there had been no change in at least three years and no indication that the site is available for residential development.
ADC/090/13	193B Upper Shoreham Road, Shoreham-by-Sea Shoreham	This site has been redeveloped and is in A1 use.
ADC/091/13	412/414 Brighton Road Shoreham	The site is in use as a petrol filling station and it is not available for development.
ADC/092/13	Garage Compound, r/o Kingston Broadway Shoreham	The site does not offer a suitable location for residential development as it would result in a poor environment for potential residents, given the backland nature of the site and the poor access arrangements.
ADC/094/13	2-8 Tarmount Lane Shoreham	The site is in commercial use and is not available for development.
ADC/095/13	124 Upper Shoreham Road Shoreham	No response was received from the 'Call for Sites' exercises and there had been no change in at least three years and no indication that the site is available for residential development.
ADC/097/13	Grazing land, Overhill Southwick	This Council owned site is considered suitable for residential development. However, there is a covenant on the site restricting its use for cemetery purposes and a Member decision was taken on 30th August 2011 not to proceed with residential development on this site. The site is not currently available.
ADC/099/13	Land west 51/63 Southview Road, Southwick Southwick	Although the site has previously been promoted for development through the Call for Sites exercises, it has not been demonstrated that access constraints can be overcome in a satisfactory manner. The site is also vulnerable to groundwater flooding and this would need to be mitigated.

<b>SHLAA ID</b>	<b>Site Address</b>	<b>SHLAA Conclusion</b>
ADC/100/13	Europa House, 46/50 Southwick Square Southwick	The site is in employment use and is not available for development.
ADC/101/13	Land East of Adur Close  Lancing	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 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. There are significant concerns regarding flood risk on the site, particularly with regard to surface water and groundwater (and the degree that groundwater is influenced by the tide). Until it has been demonstrated that these issues can be overcome to the satisfaction of Adur District Council, West Sussex County Council (as Lead Local Flood Authority) and the Environment.
ADC/102/13	The Minstrels Gallery, Old Salts Farm Road Lancing	This building lies within the countryside. The planning consent for this site has now expired. There has been no change in at least three years and no indication that the site is available for development.
ADC/104/13	Land at junction of Saltings Roundabout Lancing	This greenfield site forms part of an important green space separation between the buildings of Shoreham Airport and south Lancing, maintaining the continuity of the gap. It also contributes to the setting of the Adur Eastuary, the most important landscape feature in the area. It is not considered suitable for development.
ADC/105/13	Land south west of New Monks Farm, Mash Barn Lancing	This site has been redeveloped for a non residential use.



<b>SHLAA ID</b>	<b>Site Address</b>	<b>SHLAA Conclusion</b>
ADC/106/13	Land at New Salts Farm  Lancing	This greenfield site lies wholly within the countryside and in part is within the Lancing/Shoreham-by-Sea Local Green Gap. Various constraints, including flood risk and landscape impact have not been addressed to the satisfaction of the local planning authority. The Local Green Gap is a critically important component of the landscape setting of both Shoreham-by-Sea and Lancing which border the gap, contributing to their individual, distinctive character and local identity. This area forms a key part of the landscape setting for the local landmarks of New Salts Farm and Shoreham Airport Terminal tower (which is Grade 2* listed) and makes an important contribution to the landscape settings of Shoreham and Lancing and to the sense of openness and greenness in the views across the Lancing Gap from the A259 and from the railway. There are significant concerns regarding flood risk on the site, particularly with regard to surface water and groundwater (and the degree that groundwater is influenced by the tide). Until it has been demonstrated that these issues can be overcome to the satisfaction of Adur District Council, West Sussex County Council (as Lead Local Flood Authority) and the Environment Agency, the site is not considered suitable for residential development.
ADC/107/13	West Street Nursery, West Street  Sompting	This greenfield site, in Sompting Village, lies within the Local Green Gap, 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.
ADC/108/13	Stocks Garden, Stocks House, West Street  Sompting	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 conservation area. It is not considered suitable for development.

<b>SHLAA ID</b>	<b>Site Address</b>	<b>SHLAA Conclusion</b>
ADC/111/13	Shoreham Gateway Site, Steyping Road Shoreham	This greenfield site lies within the countryside. It makes a particularly strong contribution to the landscape setting of the River Adur, the most attractive landscape feature within the district. 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 site is located at one of the principal gateways to the South Downs National Park and constitutes an important component of the National Park's landscape setting. It is an important part of the gateway sequence of views and spaces on the northern edge of Shoreham and the development of the site would be an unwelcome urbanisation. It also contributes to the integrity of the Lancing-Shoreham Gap because it is part of the landscape setting of the town of Shoreham-by-Sea. The majority of the site is located within Flood Zone 3a and there are surface water and potentially significant groundwater flooding issues. The construction of the Shoreham Adur Tidal Walls will impact on this site. 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.
ADC/113/13	Adur Recreation Ground, Brighton Road Shoreham	This Council owned site is in use as a recreation facility and is not available for development.
ADC/115/13	Private playing field east 70/104 Downsway Southwick	The site is in use as a sports facility and is not considered suitable for development.
ADC/116/13	1/3 Steyping Road  Shoreham	This greenfield site lies within the countryside and is too small for 5 dwellings which is the threshold of this study. Any dwellings that may be delivered on this site will be accounted for through other monitoring.
ADC/126/13	Land at Mill Hill  Shoreham	This greenfield site is available but is not considered suitable for residential development. 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.

<b>SHLAA ID</b>	<b>Site Address</b>	<b>SHLAA Conclusion</b>
ADC/127/13	25 Beach Green Shoreham	The site is too small to accommodate 5 dwellings which is the threshold for this study. Any dwellings that may be delivered on this site will be accounted for through other monitoring.
ADC/128/13	Land between Adur Rec and New Salts Farm Road Lancing	The site is not available for development. It has been purchased by the Dogs Trust who own adjacent land and it is used as an exercise area for dogs.
ADC/129/13	Land at Old Salts Farm, Lancing Lancing	This greenfield site lies within the countryside. Various constraints, including flood risk and transport have not been addressed to the satisfaction of the local planning authority. While it is accepted that tidal flood risk will be improved as a result of the construction of the Shoreham Adur Tidal Walls, there are significant surface water and groundwater issues in the area. Until it has been demonstrated that these issues can be overcome to the satisfaction of Adur District Council, West Sussex County Council (as Lead Local Flood Authority) and the Environment Agency, the site is not considered suitable for residential development.
ADC/130/13	New Monks Farm (proposed Country Park) Lancing	This greenfield site lies within the Lancing-Shoreham Local Green Gap and the countryside and is not suitable for residential development. A hybrid planning permission (part full and part outline) has been granted for the wider area (including ADC/122/13), subject to the signing of a Section 106 Agreement (not yet signed).
ADC/131/13	Transmitter Station and Mast, Church Green Shoreham	This site is currently in use as a transmission station and is not available for development.
ADC/132/13	Eastbrook Allotments, Old Shoreham Road Southwick	This site, owned by Brighton & Hove City Council, is statutory allotments. It is the subject of the Eastbrook Allotments Development Brief (2015). Part of the site is to be retained for allotment use; the remainder does not offer a suitable location for residential development given its proximity to the electricity substation and the overhead and underground power lines which would result in a poor environment for potential residents. The site must be developed for the purposes of "business development" in line with the conditions imposed by the Secretary of State in 2005 when releasing the land for development.
ADC/133/13	St Marys Church Hall, 24/25 East Street Shoreham	The site is in commercial use and is not available for development.

<b>SHLAA ID</b>	<b>Site Address</b>	<b>SHLAA Conclusion</b>
ADC/135/13	147 Brighton Road, Lancing  Lancing	The site is too small for 5 dwellings which is the threshold for this study. Any dwellings that may be delivered on this site will be accounted for through other monitoring.
ADC/136/13	The Pilot , Station Road, Southwick  Southwick	The site is in commercial use and is not currently available for development.
ADC/139/13	Land at Upton Farmhouse, Upper Brighton Road  Sompting	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 conservation area. It is not considered suitable for development.
ADC/146/16	Land at New Salts Farm (Phase 1)  Lancing	This greenfield site lies within the Lancing/Shoreham-by-Sea Local Green Gap. It forms Phase 1 of a wider area assessed under SHLAA Ref: ADC/106/13). Various constraints, including flood risk and landscape impact have not been addressed to the satisfaction of the local planning authority. The Local Green Gap is a critically important component of the landscape setting of both Shoreham-by-Sea and Lancing which border the gap, contributing to their individual, distinctive character and local identity. This area forms a key part of the landscape setting for the local landmarks of New Salts Farm and Shoreham Airport Terminal tower (which is Grade 2* listed) and makes an important contribution to the landscape settings of Shoreham and Lancing and to the sense of openness and greenness in the views across the Lancing Gap from the A259 and from the railway. There are significant concerns regarding flood risk on the site, particularly with regard to surface water and groundwater (and the degree that groundwater is influenced by the tide). Until it has been demonstrated that these issues can be overcome to the satisfaction of Adur District Council, West Sussex County Council (as Lead Local Flood Authority) and the Environment Agency, the site is not considered suitable for residential development.
ADC/148/16	Land west of Cecil Pashley Way, Shoreham Airport,  Lancing	Part of this site has been allocated in the Adur Local Plan for employment generating uses and it is not considered suitable for residential development. A planning application is pending a decision.



<b>SHLAA ID</b>	<b>Site Address</b>	<b>SHLAA Conclusion</b>
ADC/150/17	West part of New Salts Farm, Lancing Lancing	This greenfield site lies within the countryside. It forms the first phase of a wider development, part of which also lies within the Lancing-Shoreham-by-Sea local Green Gap. Various constraints, including flood risk and landscape impact have not been addressed to the satisfaction of the local planning authority. There are significant concerns regarding flood risk on the site, particularly with regard to surface water and groundwater (and the degree that groundwater is influenced by the tide). Until it has been demonstrated that these issues can be overcome to the satisfaction of Adur District Council, West Sussex County Council (as Lead Local Flood Authority) and the Environment Agency, the site is not considered suitable for residential development.
<b>Shoreham Harbour</b>		
<b>Total Sites 3</b>		
SH/002/13	Technology House, West Road Southwick	The site remains in employment/community use and is not available for development.
SH/003/13	Units 1-15 Lady Bee Enterprise Centre, Albion Southwick	Planning permission has been granted for employment use on this site.
SH/004/13	Land adjacent Ham Business Centre, Brighton Shoreham	A planning application was granted for a mixed use development (to include a supermarket and residential). The approval notice has not been issued as the accompanying Section 106 Agreement has not been signed. The site has now been sold and this development will not be progressed. An alternative proposal, with an amended site boundary has been the subject of pre application discussions (SH/001/15)
<b>TOTAL</b>	<b>84</b>	

## Appendix 4: Committed Sites

*Table 4: List of Committed Sites*

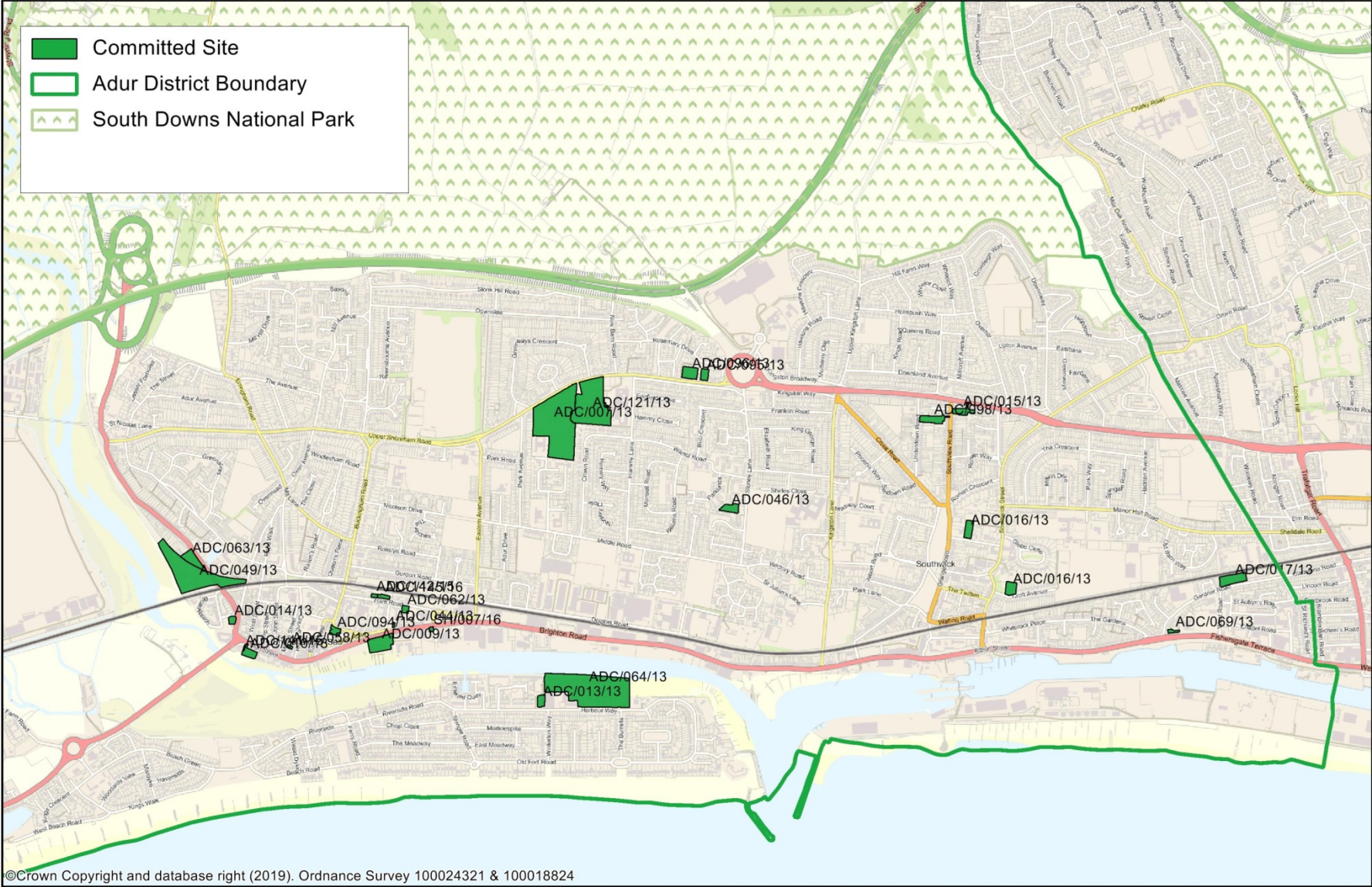
SHLAA ID	Site Address	Planning Status
ADC/003/13	Regal House, 45/49 Penhill Road	PA Approve
ADC/004/13	Land North of The Globe School, Irene Avenue,	Completed
ADC/005/13	60/66 Busticle Lane	Completed
ADC/006/13	The Ball Tree, 1 Busticle Lane	Completed
ADC/007/13	Land adjacent Southlands Hospital	Completed
ADC/008/13	Royal Naval Association, Tower Road	Completed
ADC/009/13	79/81 Brighton Road, Shoreham-by-Sea	Under Construction
ADC/010/13	Norfolk House, High Street	Completed
ADC/011/13	Burdwood House, 143 Brighton Road	Completed
ADC/012/13	The Elm Grove Centre, Elm Grove	Completed
ADC/013/13	South Wharf House, Hancock Way	Completed
ADC/014/13	Ballamys Showroom, High Street	Completed
ADC/015/13	96 Southview Road	Completed
ADC/016/13	Elmcroft, Croft Avenue	Completed
ADC/017/13	Kingston Works, Gardner Road	Completed
ADC/022/13	Bishops Close, Lancing	Completed
ADC/027/13	Land to west of Pencroft, Elm Grove	Completed
ADC/028/13	76 to 84 Shadwells Road, Lancing	Completed
ADC/032/13	Land rear of 22/26 West Lane	PA Expired
ADC/044/13	Flats 1-7 The Surry, Brighton Road	Completed
ADC/046/13	Car Park, Arundel Close	Completed
ADC/049/13	Riverbank Business Centre, Old Shoreham Road	Under Construction
ADC/058/13	Car Park, opposite 3 Middle Street	Completed
ADC/062/13	The Morning Star Public House, Ham Road	Completed
ADC/063/13	Bridges Bank, Old Shoreham Road	Completed
ADC/064/13	Sussex Wharf, Harbour Way	Completed
ADC/069/13	Harbour House, 121 Gardner Road	Completed
ADC/083/13	Lancing Manor Filling Station, Old Shoreham Road	Under Construction
ADC/096/13	136 Upper Shoreham Road, Shoreham-by-Sea	Completed
ADC/098/13	r/o 77/83 Southview Road and 82/88 Underdown Road	Completed
ADC/121/13	Land at Southlands Hospital, Upper Shoreham Road	Completed
ADC/134/13	Queens Parade, North Road, Lancing	Completed
ADC/141/15	Garage Block Britannia House, High Street, Shoreham	Completed
ADC/142/15	17 Ham Road, Shoreham-by-Sea	Completed
ADC/144/16	Bell Memorial Home, 162-164 South Street, Lancing	Completed
ADC/145/16	Caxton House, Ham Road, Shoreham-by-Sea	Under Construction
ADC/149/17	Luxor Court, Station Parade, South Street, Lancing	Completed
SH/005/15	Free Wharf, Brighton Road, Shoreham-by-Sea	PA Approve
SH/007/16	63-67 Brighton Road, Shoreham-by-Sea	Completed

Committed Sites – West Adur





Committed Sites – East Adur



# Committed Sites for all years

<b>SHLAA ID</b>	<b>Site Address</b>	<b>SHLAA Conclusion</b>
<b>Adur</b>	<b>37</b>	
ADC/003/13	Regal House, 45/49 Penhill Road Lancing	This site has an extant planning consent. The dwellings delivered will be accounted for through other monitoring.
ADC/004/13	Land North of The Globe School, Irene Avenue, Lancing	Development on this site has been completed.
ADC/005/13	60/66 Busticle Lane Sompting	Development on this site has been completed.
ADC/006/13	The Ball Tree, 1 Busticle Lane Sompting	Development on this site has been completed.
ADC/007/13	Land adjacent Southlands Hospital Shoreham	Development on this site has been completed.
ADC/008/13	Royal Naval Association, Tower Road Lancing	Development on this site has been completed.
ADC/009/13	79/81 Brighton Road, Shoreham-by-Sea Shoreham	Development on this site has commenced ( 36 dwellings have been completed) and the dwellings delivered will be accounted for through other monitoring.
ADC/010/13	Norfolk House, High Street Shoreham	Development on this site has been completed.



<b>SHLAA ID</b>	<b>Site Address</b>	<b>SHLAA Conclusion</b>
ADC/011/13	Burdwood House, 143 Brighton Road Lancing	Development on this site has been completed.
ADC/012/13	The Elm Grove Centre, Elm Grove Lancing	Development on this site has been completed.
ADC/013/13	South Wharf House, Hancock Way Shoreham	Development on this site has been completed.
ADC/014/13	Ballamys Showroom, High Street Shoreham	Development on this site has been completed.
ADC/015/13	96 Southview Road  Southwick	Development on this site has been completed.
ADC/016/13	Elmcroft, Croft Avenue  Southwick	Development on this site has been completed.
ADC/017/13	Kingston Works, Gardner Road Southwick	Development on this site has been completed.
ADC/022/13	Bishops Close, Lancing  Lancing	Development on this site has been completed.
ADC/027/13	Land to west of Pencroft, Elm Grove Lancing	Development on this site has been completed.

<b>SHLAA ID</b>	<b>Site Address</b>	<b>SHLAA Conclusion</b>
ADC/028/13	76 to 84 Shadwells Road, Lancing Lancing	Development on this site has been completed.
ADC/032/13	Land rear of 22/26 West Lane Lancing	Development on this site has commenced ( 7 dwellings have been completed (29/05/2014) with 3 remaining which have not yet commenced). The dwellings delivered will be accounted for through other monitoring.
ADC/044/13	Flats 1-7 The Surry, Brighton Road Shoreham	Development on this site has been completed.
ADC/046/13	Car Park, Arundel Close  Shoreham	Development on this site has been completed.
ADC/049/13	Riverbank Business Centre, Old Shoreham Road Shoreham	Development on this site has commenced. The dwellings delivered will be accounted for through other monitoring.
ADC/058/13	Car Park,opposite 3 Middle Street Shoreham	Development on this site has been completed.
ADC/062/13	The Morning Star Public House, Ham Road Shoreham	Development on this site has been completed.
ADC/063/13	Bridges Bank, Old Shoreham Road Shoreham	Development on this site has been completed.
ADC/064/13	Sussex Wharf, Harbour Way Shoreham	Development on this site has been completed.

<b>SHLAA ID</b>	<b>Site Address</b>	<b>SHLAA Conclusion</b>
ADC/069/13	Harbour House, 121 Gardner Road Southwick	Development on this site has been completed.
ADC/083/13	Lancing Manor Filling Station, Old Shoreham Lancing	Development on this site has commenced. The dwellings delivered will be accounted for through other monitoring.
ADC/096/13	136 Upper Shoreham Road, Shoreham-by-Sea Shoreham	Development on this site has been completed.
ADC/098/13	r/o 77/83 Southview Road and 82/88 Underdown Road Southwick	Development on this site has been completed.
ADC/121/13	Land at Southlands Hospital, Upper Shoreham Shoreham	Development on this site has been completed.
ADC/134/13	Queens Parade, North Road, Lancing Lancing	Development on this site has been completed.
ADC/141/15	Garage Block Britannia House, High Street, Shoreham	Development on this site has been completed.
ADC/142/15	17 Ham Road, Shoreham- by-Sea Shoreham	Development on this site has been completed.
ADC/144/16	Bell Memorial Home, 162- 164 South Street, Lancing Lancing	Development on this site has been completed

<b>SHLAA ID</b>	<b>Site Address</b>	<b>SHLAA Conclusion</b>
ADC/145/16	Caxton House, Ham Road, Shoreham-by-Sea Shoreham	Development on this site has commenced. The dwellings delivered will be accounted for through other monitoring.
ADC/149/17	Luxor Court, Station Parade, South Street, Lancing	The development on this site has been completed.
<b>Shoreham Harbour</b>	<b>2</b>	
SH/005/15	Free Wharf, Brighton Road, Shoreham-by-Sea Shoreham	This site has an extant planning consent. The dwellings delivered will be accounted for through other monitoring.
SH/007/16	63-67 Brighton Road, Shoreham-by-Sea Shoreham	Development on this site has been completed.
<b>Total</b>	<b>39</b>	



## Appendix 5: Index of all SHLAA Sites

*Table 5: List of all SHLAA sites*

SHLAA ID	Site Address	SHLAA 2013 Status	Planning Status
ADC/001/13	Kingdom Hall, Wembley Gardens	Rejected Site	Completed
ADC/002/13	Lancing College Farm, Lancing College	NATIONAL PARK	Under Construction
ADC/003/13	Regal House, 45/49 Penhill Road	Committed	PA Approve
ADC/004/13	Land North of The Globe School, Irene Avenue,	Committed	Completed
ADC/005/13	60/66 Busticle Lane	Committed	Completed
ADC/006/13	The Ball Tree, 1 Busticle Lane	Committed	Completed
ADC/007/13	Land adjacent Southlands Hospital	Committed	Completed
ADC/008/13	Royal Naval Association, Tower Road	Committed	Completed
ADC/009/13	79/81 Brighton Road, Shoreham-by-Sea	Committed	Under Construction
ADC/010/13	Norfolk House, High Street	Committed	Completed
ADC/011/13	Burdwood House, 143 Brighton Road	Committed	Completed
ADC/012/13	The Elm Grove Centre, Elm Grove	Committed	Completed
ADC/013/13	South Wharf House, Hancock Way	Committed	Completed
ADC/014/13	Ballamys Showroom, High Street	Committed	Completed
ADC/015/13	96 Southview Road	Committed	Completed
ADC/016/13	Elmcroft, Croft Avenue	Committed	Completed
ADC/017/13	Kingston Works, Gardner Road	Committed	Completed
ADC/018/13	Coastline Caravans, 88 Old Shoreham Road	Rejected Site	None
ADC/019/13	337 Brighton Road	Rejected Site	None
ADC/020/13	Land at 2/4 North Road	Rejected Site	None
ADC/021/13	16a to 18a North Road	Rejected Site	Completed
ADC/022/13	Bishops Close, Lancing	Committed	Completed
ADC/023/13	South Street Car Park, South Street	Rejected Site	None
ADC/024/13	Garage and Offices, 120 High Street	Rejected Site	None
ADC/025/13	Lancing Police Station, 107-111 North Road, Lancing	Potential Site	None
ADC/026/13	Eastern Sands Caravan Park, Brighton Road	Rejected Site	None
ADC/027/13	Land to west of Pencroft, Elm Grove	Committed	Completed
ADC/028/13	76 to 84 Shadwells Road, Lancing	Committed	Completed
ADC/029/13	Elm Grove Lodge, Elm Grove	Rejected Site	Completed
ADC/030/13	Car Park, Asda, South Street	Rejected Site	None
ADC/032/13	Land rear of 22/26 West Lane	Committed	PA Expired
ADC/033/13	Car Park, Marlborough Road	Rejected Site	None
ADC/034/13	146 First Avenue	Rejected Site	None
ADC/035/13	Telephone Exchange, 6 South Street	Rejected Site	None
ADC/036/13	Garage Compound, Gravelly Crescent	Rejected Site	None
ADC/037/13	Garage Compound, 88/163 Daniel Close	Rejected Site - Monitor	None
ADC/038/13	Land north 41/42 The Paddocks	Rejected Site	None
ADC/039/13	Freshbrook First School, Grinstead Lane	Rejected Site	None
ADC/040/13	42/44 Leconfield Road	Rejected Site	PA Expired

SHLAA ID	Site Address	SHLAA 2013 Status	Planning Status
ADC/041/13	Brethrens Meeting Room, east First Avenue	Rejected Site	None
ADC/042/13	Sompting Village Primary School, Whitestyles Road,	Rejected Site	None
ADC/043/13	57 Boundstone Lane	Rejected Site	PA Refuse
ADC/044/13	Flats 1-7 The Surry, Brighton Road	Committed	Completed
ADC/045/13	Amenity Open Space, Williams Road	Rejected Site	None
ADC/046/13	Car Park, Arundel Close	Committed	Completed
ADC/047/13	Car Park, Lower Beach Road	Rejected Site	None
ADC/048/13	The Longshore Public House, 153 Brighton Road	Rejected Site	None
ADC/049/13	Riverbank Business Centre, Old Shoreham Road	Committed	Under Construction
ADC/050/13	Playing field, Middle Road	Rejected Site	None
ADC/051/13	Community Halls, Eastern Close	Rejected Site	None
ADC/052/13	Focus House, 20 Ham Road, Shoreham-by-Sea	Rejected Site	None
ADC/053/13	Car Park, Tarmount Lane	Rejected Site - Monitor	None
ADC/054/13	Telephone Exchange, 1 Tarmount Lane	Rejected Site	None
ADC/055/13	Station Car Park, Buckingham Road	Rejected Site	None
ADC/056/13	Dunelm Mill, Ham Road	Rejected Site	None
ADC/057/13	The Ham, Eastern Avenue, Shoreham	Rejected Site	None
ADC/058/13	Car Park, opposite 3 Middle Street	Committed	Completed
ADC/059/13	Adur Civic Centre, Ham Road, Shoreham	Potential Site	None
ADC/060/13	Kingston Buci Children and Family Centre, Middle Road	Rejected Site	None
ADC/061/13	Land to south at junction of Chanctonbury Drive	Rejected Site	None
ADC/062/13	The Morning Star Public House, Ham Road	Committed	Completed
ADC/063/13	Bridges Bank, Old Shoreham Road	Committed	Completed
ADC/064/13	Sussex Wharf, Harbour Way	Committed	Completed
ADC/066/13	Former railway sidings, Brunswick Road	Rejected Site	None
ADC/067/13	Play Area, Prince Charles Close	Rejected Site	None
ADC/068/13	Ridgeway Allotments and adjoining grazing land	Rejected Site	None
ADC/069/13	Harbour House, 121 Gardner Road	Committed	Completed
ADC/070/13	12/14 Southdown Road	Rejected Site	PA Appeal Dismissed
ADC/071/13	Manor Hall Nursery, Gardener Street	Rejected Site	PA Approve
ADC/072/13	Emblem House, Manor Hall Road	Rejected Site	None
ADC/073/13	Downland to north and east of Hill Farm Way	NATIONAL PARK	None
ADC/074/13	Chalex Works, Manor Hall Road	Rejected Site	None
ADC/075/13	Ocean View Business Park, Gardner Road, Southwick	Rejected Site	None
ADC/076/13	Land at 7-27 Albion Street, Southwick	Potential Site	PA Submit
ADC/078/13	Land SW corner Southwick Recreation Ground	Rejected Site	None
ADC/079/13	East Allotments, The Gardens	Rejected Site	None
ADC/080/13	Quayside Recreation Ground, Upper Kingston Lane	Rejected Site	None
ADC/081/13	4 Old Shoreham Road	Rejected Site	PA Approve
ADC/082/13	Laundry, Alma Street, Lancing	Potential Site	None
ADC/083/13	Lancing Manor Filling Station, Old Shoreham Road	Committed	Under Construction
ADC/084/13	Yard rear of St Peters Place, Western Road	Rejected Site	PA Withdrawn
ADC/085/13	Rectory Farm Industrial Estate, Rectory Farm Road	Rejected Site	None
ADC/086/13	Community Buildings, Pond Road, Shoreham	Potential Site	None
ADC/088/13	Cecil Norris House, Ravens Road	Rejected Site	PA Approve
ADC/089/13	3 to 15 New Road	Rejected Site	PA Expired
ADC/090/13	193B Upper Shoreham Road, Shoreham-by-Sea	Rejected Site	None

SHLAA ID	Site Address	SHLAA 2013 Status	Planning Status
ADC/091/13	412/414 Brighton Road	Rejected Site	PA Withdrawn
ADC/092/13	Garage Compound, r/o Kingston Broadway	Rejected Site	PA Appeal Dismissed
ADC/093/13	Car Park, Beach Green	Rejected Site - Monitor	None
ADC/094/13	2-8 Tarmount Lane	Rejected Site	None
ADC/095/13	124 Upper Shoreham Road	Rejected Site	PA Appeal Dismissed
ADC/096/13	136 Upper Shoreham Road, Shoreham-by-Sea	Committed	Completed
ADC/097/13	Grazing land, Overhill	Rejected Site	None
ADC/098/13	r/o 77/83 Southview Road and 82/88 Underdown Road	Committed	Completed
ADC/099/13	Land west 51/63 Southview Road, Southwick	Rejected Site	None
ADC/100/13	Europa House, 46/50 Southwick Square	Rejected Site	None
ADC/101/13	Land East of Adur Close	Rejected Site	None
ADC/102/13	The Minstrels Gallery, Old Salts Farm Road	Rejected Site	PA Expired
ADC/104/13	Land at junction of Saltings Roundabout	Rejected Site	None
ADC/105/13	Land south west of New Monks Farm, Mash Barn Lane	Rejected Site	None
ADC/106/13	Land at New Salts Farm	Rejected Site	None
ADC/107/13	West Street Nursery, West Street	Rejected Site	PA Appeal Dismissed
ADC/108/13	Stocks Garden, Stocks House, West Street	Rejected Site	None
ADC/109/13	Halewick Farm, Halewick Lane	NATIONAL PARK	None
ADC/110/13	Land to north of Holmbush Close	NATIONAL PARK	None
ADC/111/13	Shoreham Gateway Site, Steyning Road	Rejected Site	PA Submit
ADC/112/13	Cement Works, Steyning Road	NATIONAL PARK	PA Appeal Dismissed
ADC/113/13	Adur Recreation Ground, Brighton Road	Rejected Site	None
ADC/115/13	Private playing field east 70/104 Downsway	Rejected Site	None
ADC/116/13	1/3 Steyning Road	Rejected Site	None
ADC/117/13	Lancing Delivery Office, 40 North Road	Rejected Site - Monitor	None
ADC/119/13	Land at Eastbrook Primary School, Manor Hall Road	Potential Site	None
ADC/120/13	Shoreham Police Station, Ham Road	Rejected Site - Monitor	None
ADC/121/13	Land at Southlands Hospital, Upper Shoreham Road	Committed	Completed
ADC/122/13	New Monks Farm, Lancing	Potential Site	PA Submit (awtg S106)
ADC/123/13	Land north of 20/40 Firle Road, Lancing	Rejected Site - Monitor	PA Appeal Dismissed
ADC/124/13	Land west of Highview, Mount Way, Lancing	Potential Site	None
ADC/125/13	Land at West Sompting	Potential Site	PA Submit
ADC/126/13	Land at Mill Hill	Rejected Site	None
ADC/127/13	25 Beach Green	Rejected Site	PA Refuse
ADC/128/13	Land between Adur Rec and New Salts Farm Road	Rejected Site	None
ADC/129/13	Land at Old Salts Farm, Lancing	Rejected Site	None
ADC/130/13	New Monks Farm (proposed Country Park)	Rejected Site	None
ADC/131/13	Transmitter Station and Mast, Church Green	Rejected Site	None
ADC/132/13	Eastbrook Allotments, Old Shoreham Road	Rejected Site	None
ADC/133/13	St Marys Church Hall, 24/25 East Street	Rejected Site	PA Appeal Dismissed
ADC/134/13	Queens Parade, North Road, Lancing	Committed	Completed
ADC/135/13	147 Brighton Road, Lancing	Rejected Site	PA Appeal Dismissed
ADC/136/13	The Pilot , Station Road, Southwick	Rejected Site	None
ADC/137/13	Town Hall Chambers,45/49 High Street, Shoreham	Rejected Site -	PA Expired

SHLAA ID	Site Address	SHLAA 2013 Status	Planning Status
		Monitor	
ADC/138/13	Land north 123/207 Manor Hall Road	Rejected Site - Monitor	None
ADC/139/13	Land at Upton Farmhouse, Upper Brighton Road	Rejected Site	None
ADC/140/13	Former Refuse Destructor, Halewick Lane, Sompting	NATIONAL PARK	None
ADC/141/15	Garage Block Britannia House, High Street, Shoreham	Committed	Completed
ADC/142/15	17 Ham Road, Shoreham-by-Sea	Committed	Completed
ADC/143/15	Warren Court, Sompting Road, Lancing	Rejected Site - Monitor	None
ADC/144/16	Bell Memorial Home, 162-164 South Street, Lancing	Committed	Completed
ADC/145/16	Caxton House, Ham Road, Shoreham-by-Sea	Committed	Under Construction
ADC/146/16	Land at New Salts Farm (Phase 1)	Rejected Site	None
ADC/148/16	Land west of Cecil Pashley Way, Shoreham Airport, Lancing	Rejected Site	None
ADC/149/17	Luxor Court, Station Parade, South Street, Lancing	Committed	Completed
ADC/150/17	West part of New Salts Farm, Lancing	Rejected Site	None
ADC/151/18	E of Manor Close/S of 72/88 Old Shoreham Rd, Lancing	Potential Site	None
ADC/152/18	Land south of The Haven, Brighton Road, Lancing	Rejected Site - Monitor	PA Withdrawn
ADC/153/18	Mannings, Surry Street, Shoreham-by-Sea	Potential Site	None
ADC/154/18	The Joyful Whippet, Steepdown Road, Sompting	Potential Site	PA Submit
SH/001/13	5 Brighton Road	Potential Site	PA Withdrawn
SH/002/13	Technology House, West Road	Rejected Site	None
SH/003/13	Units 1-15 Lady Bee Enterprise Centre, Albion Street, Southwick	Rejected Site	PA Approve
SH/004/13	Land adjacent Ham Business Centre, Brighton Road	Rejected Site	None
SH/005/15	Free Wharf, Brighton Road, Shoreham-by-Sea	Committed	PA Approve
SH/006/16	Kingston Wharf, Brighton Road, Shoreham-by-Sea	Potential Site	None
SH/007/16	63-67 Brighton Road, Shoreham-by-Sea	Committed	Completed
SH/008/17	Albion Coach and Lorry Park, Albion Street, Southwick	Rejected Site - Monitor	None
SH/009/18	Paladone, New Wharf, Brighton Road, Shoreham-by-Sea	Potential Site	None
SH/010/18	Frosts/Montgomery, Brighton Road, Shoreham-by-Sea	Rejected Site - Monitor	None
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 - Monitor	None
SH/013/18	Fuel Tanks, Lennards Wharf, Brighton Road, Shoreham	Potential Site	None
SH/014/18	EMR, Egypt Wharf, Brighton Road, Shoreham-by-Sea	Rejected Site - Monitor	None