

Adur District Council

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

**February 2024
(Base Date of Study 1/4/2023)**



**ADUR & WORTHING
COUNCILS**

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Introduction

This 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 2013, the South Downs National Park Authority took responsibility for assessing sites that fall within the national park boundary and therefore undertake their own Call for Sites. The Adur SHLAA only considers those sites that fall outside of the national park. In 2014 the Council undertook a full update of the SHLAA which involved a reassessment of all existing sites and the identification of new opportunities which was informed by a 'call for sites'. The 2014 SHLAA document set out the methodology that was used to undertake the review. The methodology used was based on the SHLAA Practice Guidance 2007 together with relevant updates from new Government guidance on housing and economic land availability assessments published in March 2014.

As part of the evidence base for the Adur Local Plan (adopted in December 2017) and to ensure that "no stone is left unturned", a further reassessment of all sites which were previously assessed as not being suitable or available for housing and therefore rejected in the SHLAA was undertaken. The SHLAA Update 2016 (published in October 2016) reassessed all existing sites together with the addition and assessment of new opportunities.

The NPPF and National Planning Practice Guidance (NPPG) were both updated in 2019 (and further revised in 2023) and reiterate the requirement for local authorities to produce a SHLAA. Whilst the Councils are confident that the previous approach to the Assessment was robust and relevant, it was considered appropriate to amend the SHLAA methodology to reflect the five stages as set out in the most recent guidance:

Housing and economic land availability assessment

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

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

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

Call for Sites

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

A 'Call for Sites' was undertaken simultaneously with the consultation on the revised methodology and responses have been assessed, and included in this updated SHLAA.

The 2014 SHLAA committed the Council to report any updates annually through a review of the SHLAA and the Annual Monitoring Report (AMR). This SHLAA Update 2023 has a base date of 1st April 2023. It has reassessed all existing sites together with the addition and assessment of new opportunities.

Potential Sites

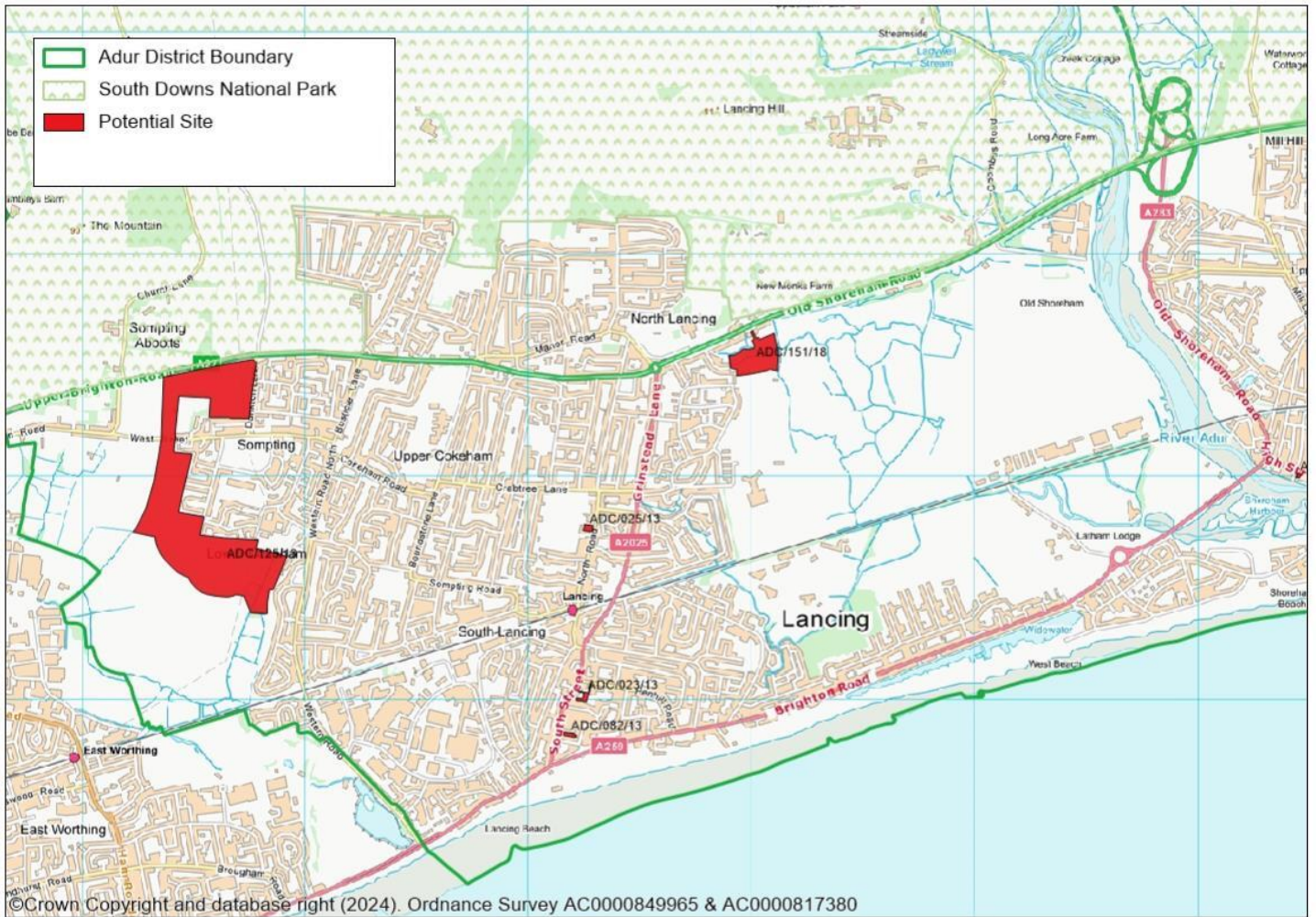
A number of Potential Sites have now received planning consent for redevelopment and therefore will be removed from the list of Potential Sites in the next iteration of the SHLAA (1st April 2024). This is due to the sites receiving consent outside of the base date of this particular SHLAA.

Employment Land Review Assessment

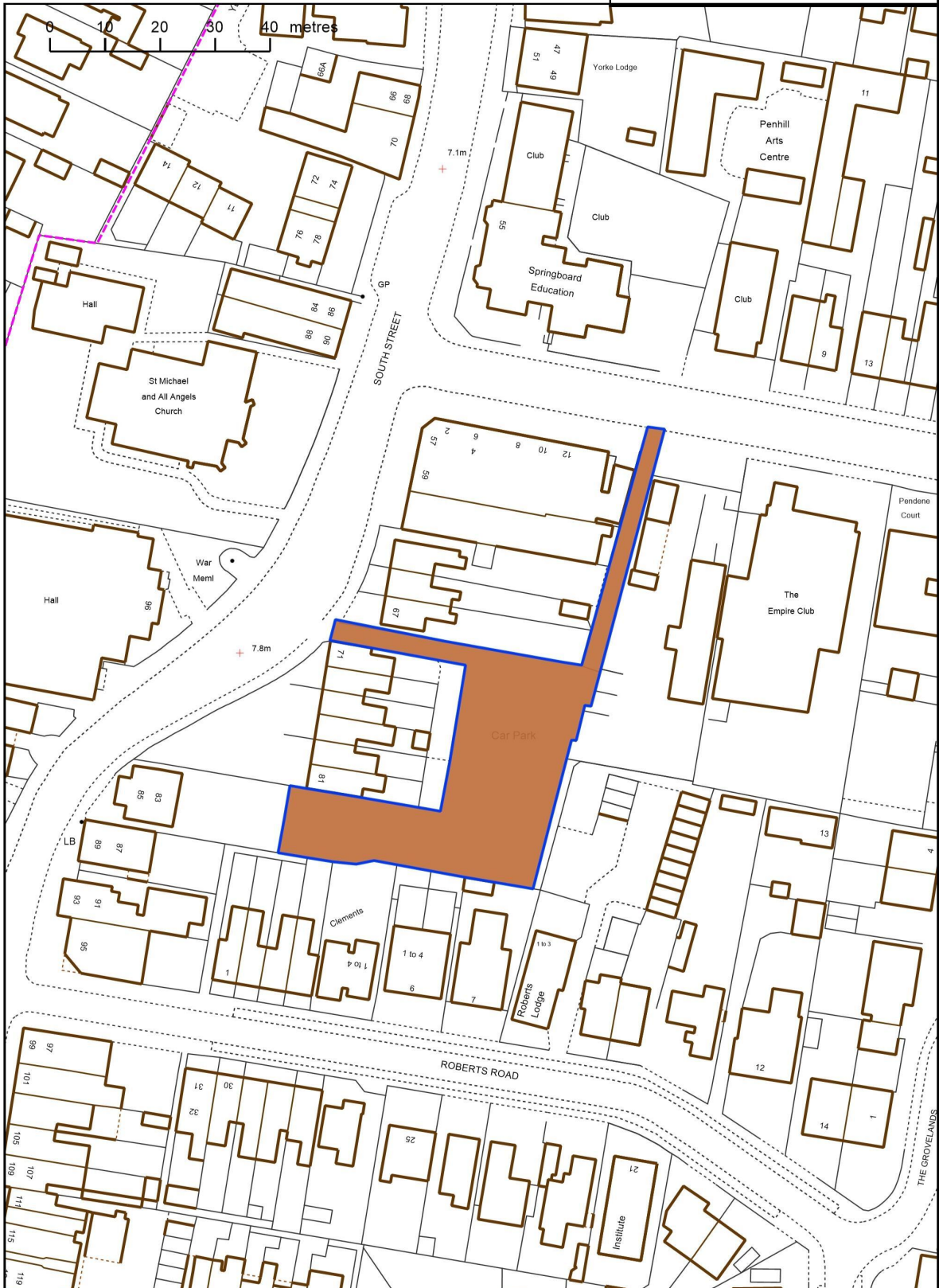
A site (SH/EL01/22) has been promoted for an alternative employment use and therefore this report includes an assessment of employment land.

Potential Sites

SHLAA ID	Site Address	SHLAA Status	Planning Status
ADC/023/13	South Street Car Park, South Street	Potential Site	PA Submit
ADC/025/13	Lancing Police Station, 107-111 North Road, Lancing	Potential Site	None
ADC/059/13	Adur Civic Centre, Ham Road, Shoreham	Potential Site	PA Submit (awtg S106)
ADC/082/13	Goachers Laundry, Alma Street, Lancing	Potential Site	None
ADC/086/13	Community Buildings, Pond Road, Shoreham	Potential Site	None
ADC/119/13	Land at Eastbrook Primary School, Manor Hall Road	Potential Site	PA Submit (awtg S106)
ADC/125/13	Land at West Sompting	Potential Site	PA Submit (awtg S106)
ADC/136/13	The Pilot, Station Road, Southwick	Potential Site	PA Submit (awtg S106)
ADC/137/13	Town Hall Chambers, 45/49 High Street, Shoreham	Potential Site	PA Submit
ADC/151/18	E of Manor Close/S of 72/88 Old Shoreham Rd, Lancing	Potential Site	None
SH/001/13	5 Brighton Road	Potential Site	PA Refuse
SH/009/18	Paladone, New Wharf, Brighton Road, Shoreham-by-Sea	Potential Site	None
SH/010/18	Frosts, Brighton Road, Shoreham-by-Sea	Potential Site	PA Submit (awtg S106)
SH/013/18	Fuel Tanks, Lennards Wharf, Brighton Road, Shoreham	Potential Site	None
SH/014/18	EMR, Egypt Wharf, Brighton Road, Shoreham-by-Sea	Potential Site	None
ADC/171/21	Prince Charles Close, Southwick	Potential Site	None



SHLAA ID: ADC/023/13
Site Address: South Street Car Park, South Street
Planning Status: PA Submit
Re-use of Land: Brownfield
Current Use(s): Car Park
Ward: Widewater
Site Description
Flat surface car park at the rear of properties fronting south Street. Access from South Street and egress from Penhill 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
There is currently a separate narrow single lane access and egress points to the site which limits safe access to the site. Would need to investigate the potential to widen an access point which may require the acquisition of additional land.
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 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 received planning permission at Adur Planning Committee on 03.04.23 for 7 temporary and emergency accommodation. Falls outside of the monitoring period.
Achievability Summary
The site received planning permission at Adur Planning Committee on 03.04.23 for 7 temporary and emergency accommodation. Falls outside of the monitoring period.
SHLAA Status Conclusion
The site is in use as a public car park however it is underutilised and it is the least income producing car park in Adur District. The Council carried out an assessment of the potential of this site for residential development with a feasibility study being completed. Public consultation on development proposals (8 dwellings) for emergency accommodation was undertaken in July 2022 and this was followed by a planning application for 7 dwellings which was submitted in February 2023 which fell during this SHLAA monitoring period. On this basis, the SHLAA status has been amended to Potential. Planning permission was granted in April 2023 however this falls outside of the monitoring period and thus for the purposes of this particular SHLAA the site remains as Potential.
Site Area (ha): 0.15
Potential Gross Yield (dwellings): 7
Potential NET Yield (dwellings): 7



SHLAA ID: ADC/025/13
Site Address: Lancing Police Station, 107-111 North Road, Lancing
Planning Status: None
Re-use of Land: Brownfield
Current Use(s): Class E - Commercial, business and service
Ward: 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 western boundary of the site.
Policy Restrictions
The site was formerly in use as a police station and its loss would have been contrary to Policy 33 of the Adur Local Plan 2017 unless it can be demonstrated that there is no demand for the facility. However this use has since ceased.
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
Site purchased by Adur District Council.
Achievability Summary
There are not considered to be any obstructions to achieving residential development on this site.
SHLAA Status Conclusion
The site is considered suitable and available, and residential development is achievable therefore it is concluded as a Potential site. The site is now in the ownership of Adur District Council and redevelopment options are being explored.
Site Area (ha): 0.12
Potential Gross Yield (dwellings): 32
Potential NET Yield (dwellings): 32

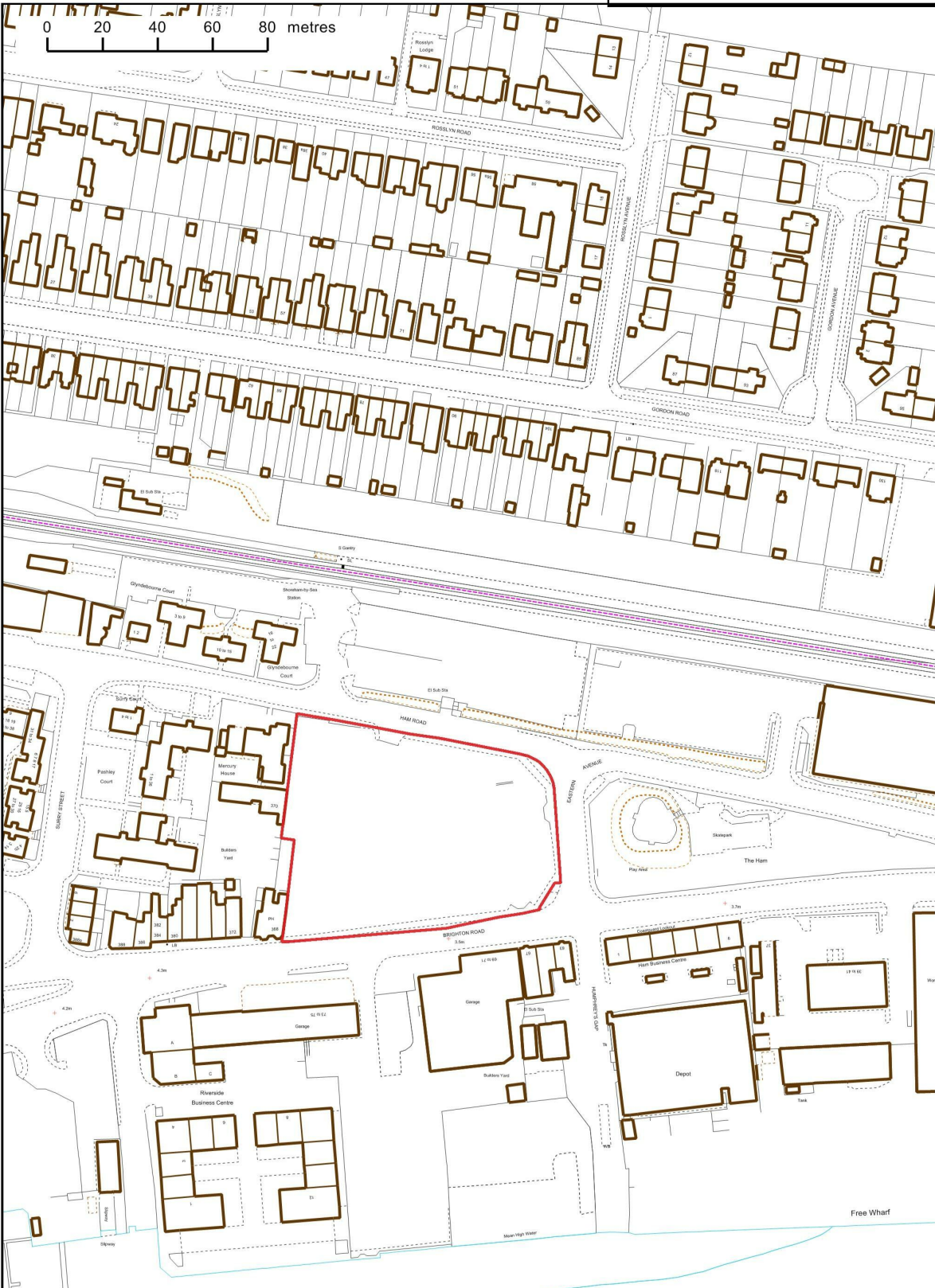
Lancing Police Station, 107/111 North Road, Lancing

ADC/025/13



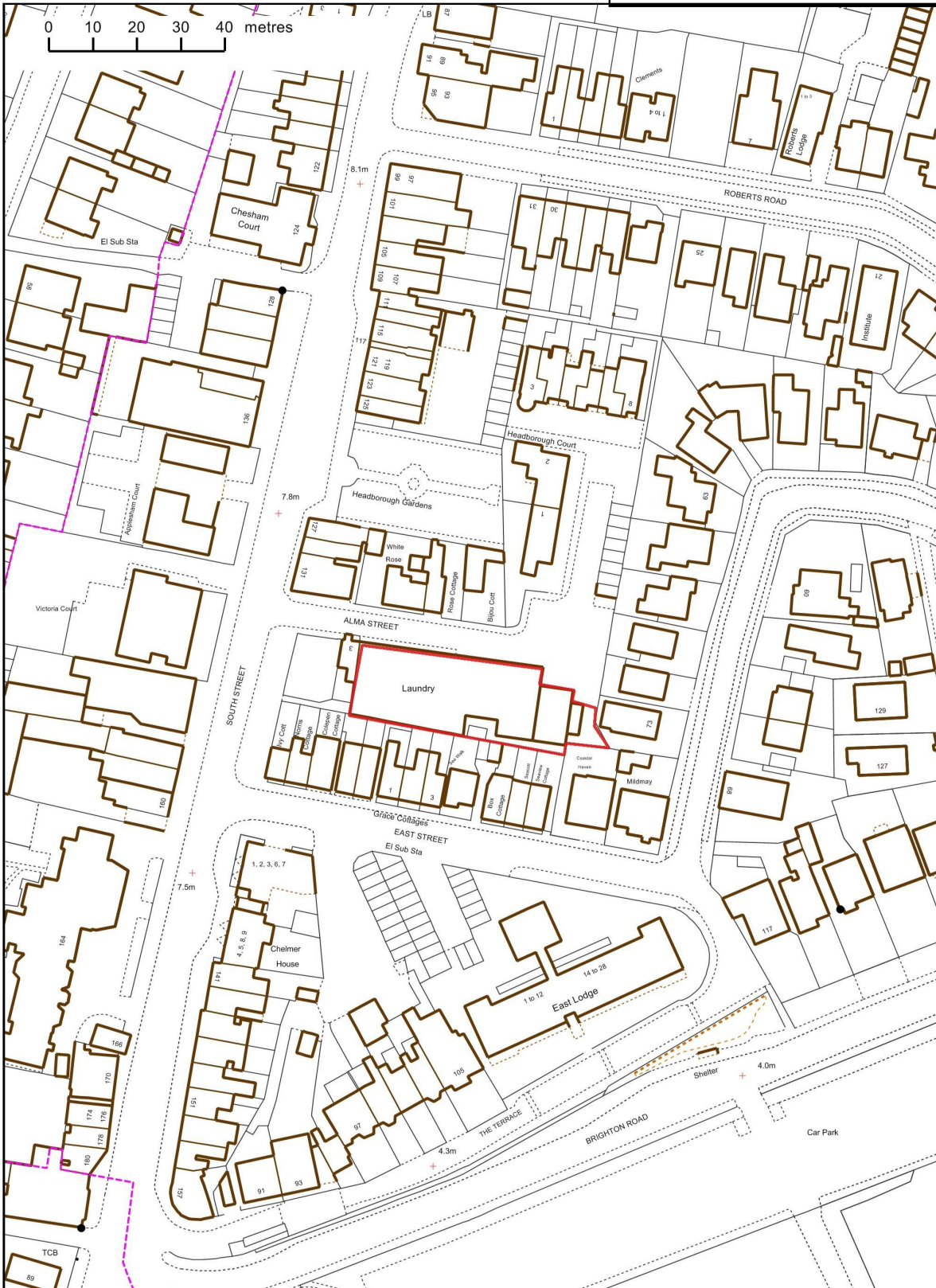
SHLAA ID: ADC/059/13
Site Address: Adur Civic Centre, Ham Road, Shoreham
Planning Status: PA Submit (awtg S106)
Re-use of Land: Brownfield
Current Use(s): Vacant
Ward: St. Mary's
Site Description
Flat, cleared site. Residential flats to the west, employment uses to the south and north with public open 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 to 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 site has planning permission.
Achievability Summary
The site has planning permission.
SHLAA Status Conclusion
The site was granted planning permission at Adur Planning Committee in March 2022 subject to S.106 sign off. The legal agreement was signed on 21st April 2023 which falls outside of the current monitoring period so for the purposes of the SHLAA, it remains as a potential site.
Site Area (ha): 0.68
Potential Gross Yield (dwellings): 159
Potential NET Yield (dwellings): 159

ADC/059/13



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SHLAA ID: ADC/082/13
Site Address: Goachers Laundry, Alma Street, Lancing
Planning Status: None
Re-use of Land: Brownfield
Current Use(s): Sui-Generis
Ward: 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. For the purposes of the SHLAA it is concluded as a Potential site.
Site Area (ha): 1.04ha
Potential Gross Yield (dwellings): 8
Potential NET Yield (dwellings): 8



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SHLAA ID: ADC/086/13
Site Address: Community Buildings, Pond Road, Shoreham
Planning Status: None
Re-use of Land: Brownfield
Current Use(s): Class F.1 - Learning and non-residential institutions
Ward: St. Mary's

Site Description

The site comprises Shoreham Library, Health Centre and a former care home (now vacant) and associated 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 archaeological 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.

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 site's 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.

SHLAA Status Conclusion

The site is in multiple public ownership and 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) are unlikely to affect the viability of this site. It is likely to come forward in the medium term (years 6-10). For the purposes of the SHLAA it is concluded as a Potential site.

Site Area (ha): 0.6
Potential Gross Yield (dwellings): 27
Potential NET Yield (dwellings): 27

Community Buildings, Pond Road, Shoreham-by-Sea

ADC/086/13

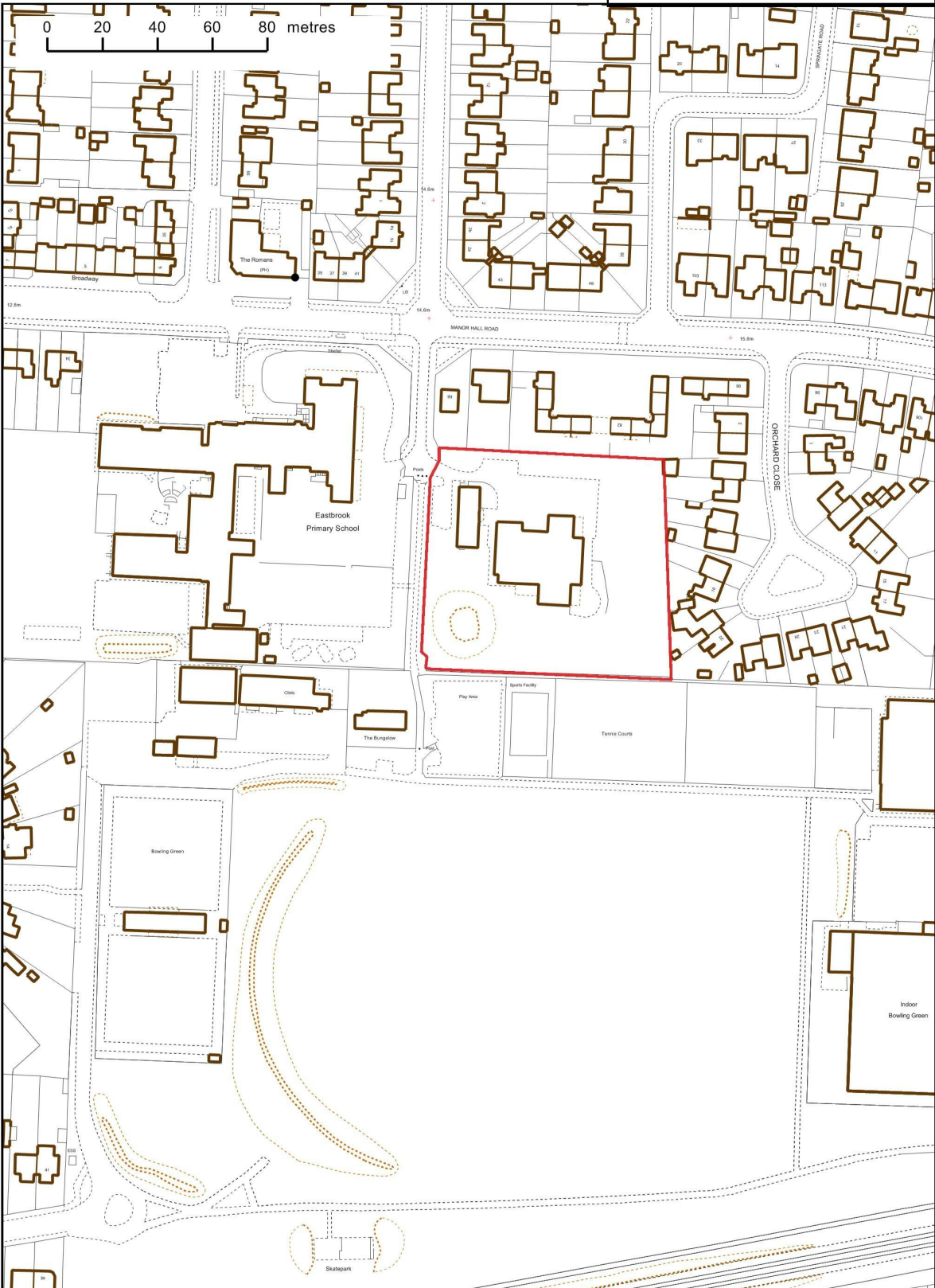


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SHLAA ID: ADC/119/13
Site Address: Land at Eastbrook Primary School, Manor Hall Road
Planning Status: PA Submit (awtg S106)
Re-use of Land: Brownfield
Current Use(s): Vacant
Ward: Eastbrook
Site Description
Formerly part of Eastbrook Primary School, 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
AWDM/0585/22 - 22 units. The site received planning permission at Adur Planning Committee on 05.09.2022 subject to s.106 sign off. S.106 was signed on 14.09.2023. This consent falls outside of the current SHLAA monitoring period.
Achievability Summary
AWDM/0585/22 - 22 units. Got consent at Adur Planning Committee on 5.09.2022 subject to s.106 sign off. S.106 was signed on 14.09.2023. Falls outside of the current monitoring period.
SHLAA Status Conclusion
A planning application (AWDM/0585/22) for 22 units was submitted and approved at Adur Planning Committee (subject to s.106 sign off) on 5th September 2022. S.106 was signed on 14th September 2023. This falls outside of the current monitoring period and therefore for the purposes of this particular SHLAA, it remains as a Potential site.
Site Area (ha): 0.7
Potential Gross Yield (dwellings): 22
Potential NET Yield (dwellings): 22

Land at Eastbrook Primary School, Manor Hall Road, Southwick

ADC/119/13



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SHLAA ID: ADC/125/13
Site Address: Land at West Sompting
Planning Status: PA Submit (awtg S106)
Re-use of Land: Greenfield
Current Use(s): Agricultural
Ward: Peverel

Site Description

Site comprises two areas of land to the west of Sompting - north and south of West Street. The land to the south of West Street is currently farmland; the land to the north is an area of grassland used for grazing. Its northern boundary is adjacent the A27. Part of the site adjoins Lower Cokeham Reedbed and Ditches 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. 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 approved (September 2021). S106 signed off 7th August 2023.

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 approved for the redevelopment of this site (AWDM/0323/19). S106 signed 7th August 2023.

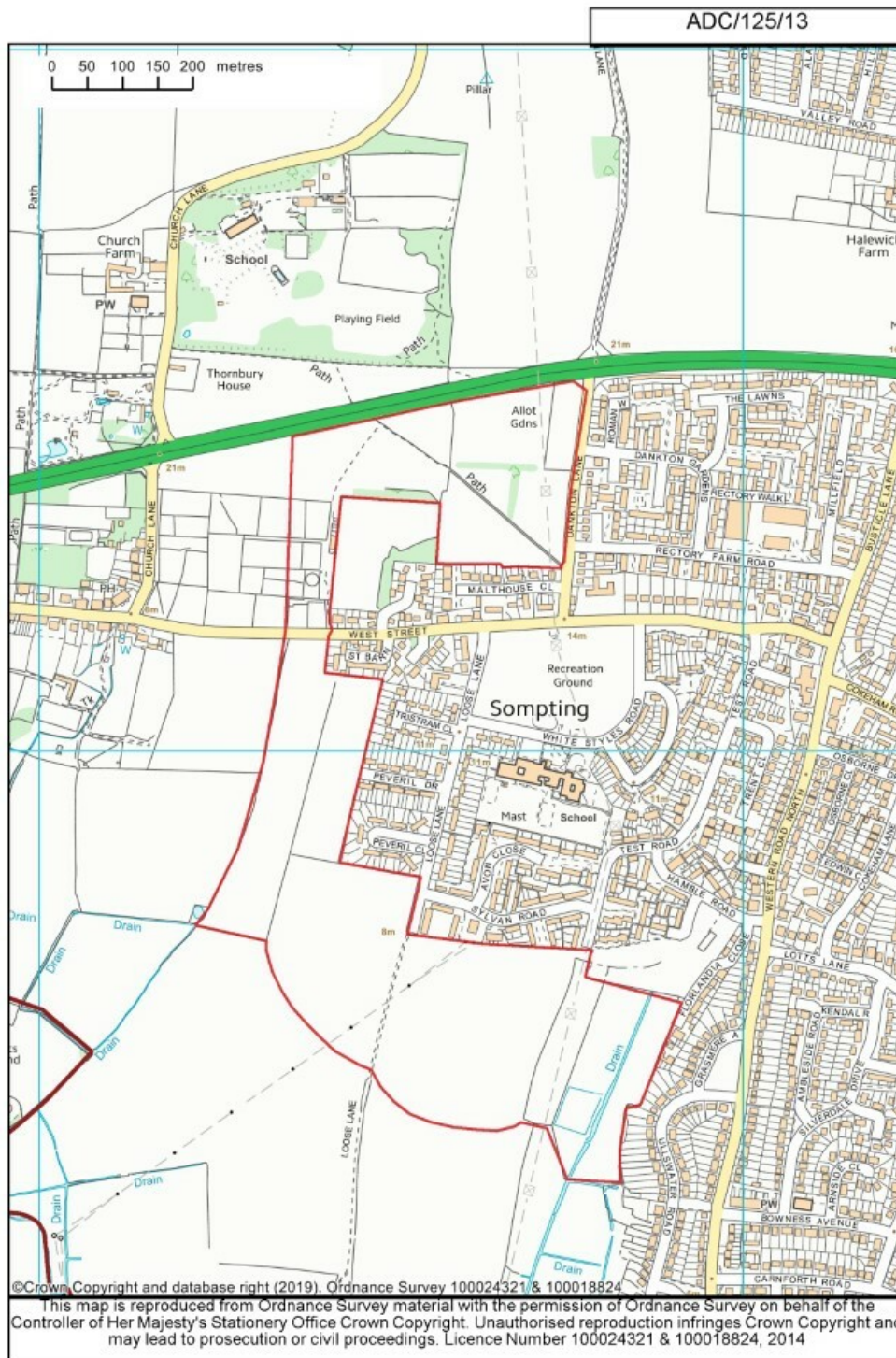
SHLAA Status Conclusion

This site is allocated in the Adur Local Plan 2017 as a strategic allocation for residential development. A hybrid planning application for the redevelopment of this site was approved in September 2021 with S.106 signed on 7th August 2023 which falls outside of the current monitoring period. For the purposes of this particular SHLAA, the site remains as a potential site.

Site Area (ha): 21.67
Potential Gross Yield (dwellings): 469
Potential NET Yield (dwellings): 469

Land at West Sompting

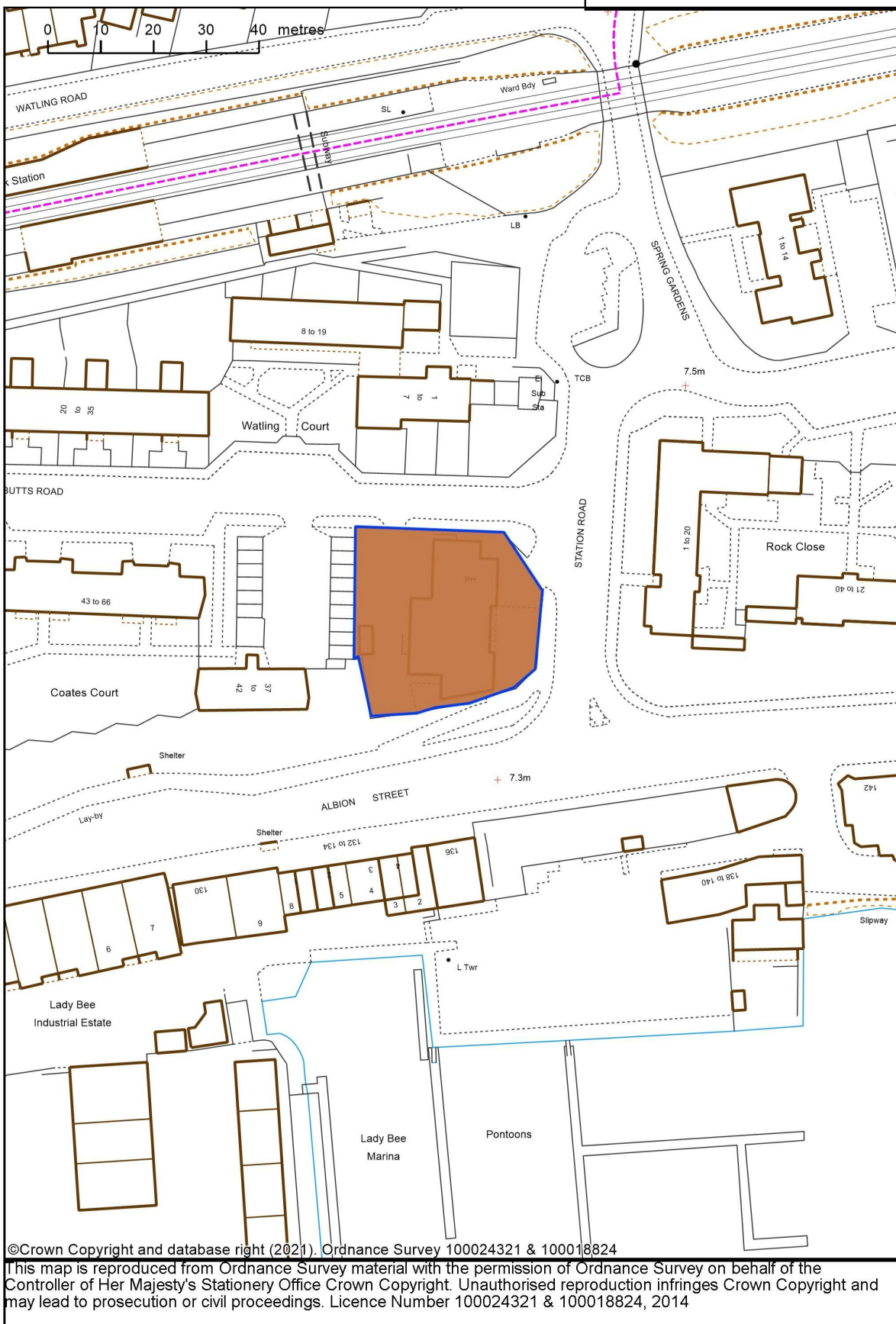
ADC/125/13



SHLAA ID: ADC/136/13
Site Address: The Pilot, Station Road, Southwick
Planning Status: PA Submit (awtg S106)
Re-use of Land: Brownfield
Current Use(s): Class E - Commercial, business and service
Ward: Eastbrook
Site Description
Former Public House with residential flats to north, east and west. Fronts A259 Albion Street with Shoreham Harbour and associated industrial uses to south.
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 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.
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 planning permission (subject to s.106 sign off) for residential use.
Achievability Summary
The site has planning permission (subject to s.106 sign off) for residential use.
SHLAA Status Conclusion
The site received planning permission in April 2021 but still awaiting s.106 sign off so for the purposes of the SHLAA the site remains as a potential site.
Site Area (ha): 0.2
Potential Gross Yield (dwellings): 34
Potential NET Yield (dwellings): 34

The Pilot, Station Road

ADC/136/13



SHLAA ID: ADC/137/13
Site Address: Town Hall Chambers,45/49 High Street, Shoreham
Planning Status: PA Submit
Re-use of Land: Brownfield
Current Use(s): Class E - Commercial, business and service
Ward: St. Mary's
Site Description
This Listed Building lies within the town centre and has a restaurant at ground floor level with offices above.
Policy Restrictions
Policy 11 of the Local Plan identifies this site as being within the town centre and where A1, A2 ,A3, A4, and A5 uses are acceptable at ground floor level.
Physical Constraints
Part of the site is in Flood Zone 2
Potential Impacts
This is a Listed Building within the Shoreham by Sea Conservation Area and any potential development would need to take account of the impact on both the building itself and the wider area.
Suitability Summary
The site is within the built up area and is within the town centre where appropriate uses are required at ground floor level. 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 planning consent on this site has now expired. A new planning application was submitted in June 2021 (AWDM/2136/20) for the change of use and refurbishment of existing B1(a) office space to create 6no. residential units. The application received consent on 17.11.23 which falls outside of the current monitoring period.
Achievability Summary
The planning consent on this site has now expired. A new planning application was submitted in June 2021 (AWDM/2136/20) for the change of use and refurbishment of existing B1(a) office space to create 6no. residential units. The application received consent on 17.11.23 which falls outside of the current monitoring period.
SHLAA Status Conclusion
The planning consent on this site expired in 2017. A new planning application was submitted in June 2021 (AWDM/2136/20) for the change of use and refurbishment of existing B1(a) office space to create 6no. residential units. The application received consent on 17.11.23 which falls outside of the current monitoring period and therefore for the purposes of this particular SHLAA the site remains as a Potential site.
Site Area (ha): 0.03
Potential Gross Yield (dwellings): 6
Potential NET Yield (dwellings): 6

ADC/137/13

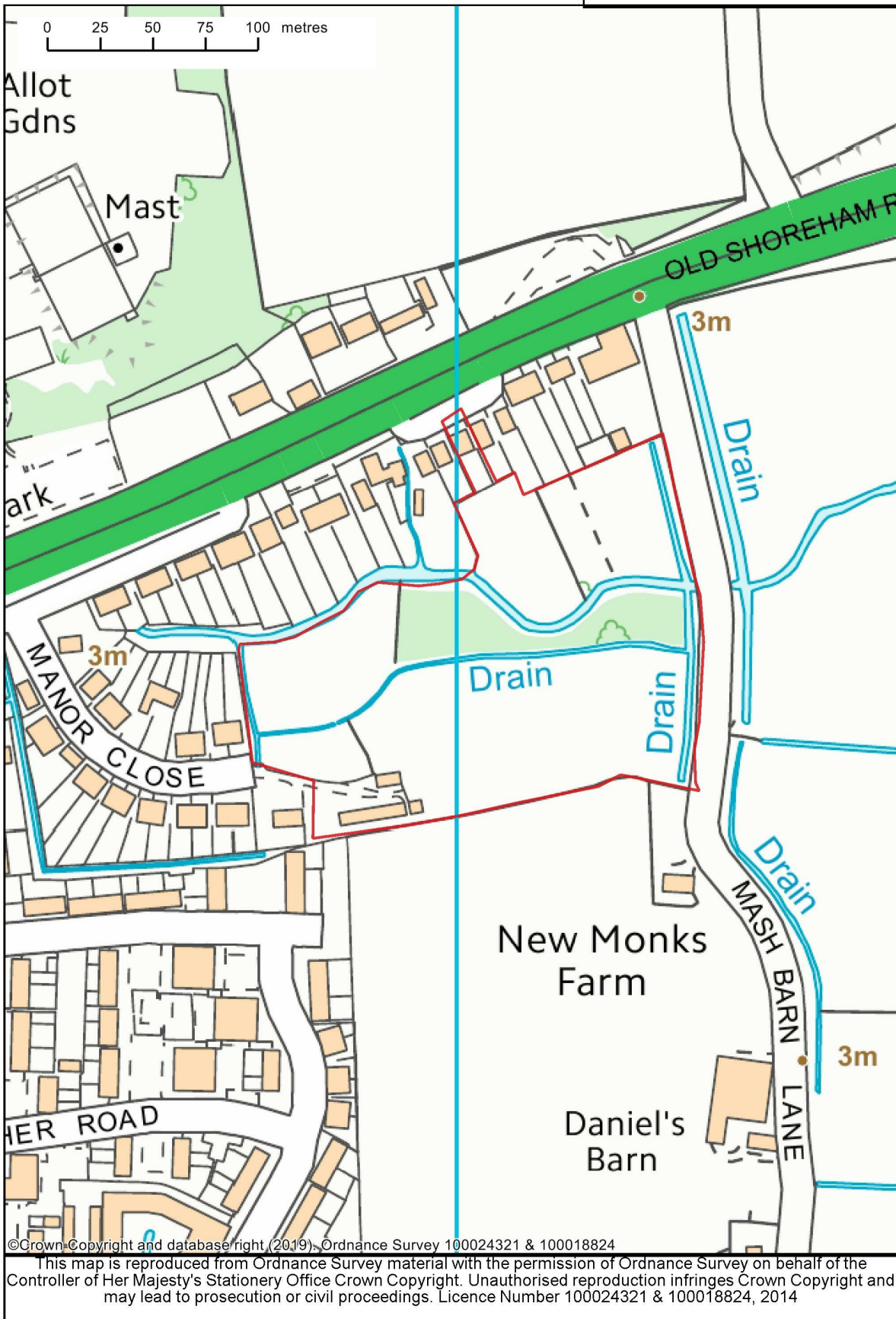


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SHLAA ID: ADC/151/18
Site Address: E of Manor Close/S of 72/88 Old Shoreham Rd, Lancing
Planning Status: None
Re-use of Land: Greenfield
Current Use(s): Garden, Grazing Land
Ward: Mash Barn
Site Description
Part of the site is garden land and part 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 allocation at New Monks Farm.
SHLAA Status Conclusion
These two sites are considered together and form part of the wider allocation at New Monks Farm. They are not however, included in the current planning permission for development at New Monks Farm and separate planning applications are anticipated. For the purposes of the SHLAA it is concluded as a Potential site.
Site Area (ha): 2.037
Potential Gross Yield (dwellings): 35
Potential NET Yield (dwellings): 35

Land east of Manor Close and south of 72/88 Old Shoreham Road, Lancing

ADC/151/18



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

Site Description

This site (former home removals and storage) 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.

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 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 has been sold and is available for development.

A planning application was submitted during the SHLAA monitoring period for 45 residential units which was subsequently refused at Adur planning committee on 15.09.2022.

A revised planning application was validated on 9th December 2022 for 45 residential units and was refused at Adur Planning Committee March 2023. Application was allowed on appeal dated 8th December 2023.

Achievability Summary

Given the site's 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 adopted Joint Area Action Plan policies. A planning application was submitted during the SHLAA monitoring period for 45 residential units (AWDM/1481/21) and was subsequently refused at Adur Planning Committee on 15.09.2022. A revised planning application was validated on 9th December 2022 for 45 residential units and was refused at Adur Planning Committee on 6th March 2023. The application has been allowed at planning appeal (8th December 2023) which falls outside of the current monitoring period and therefore for the purposes of this particular SHLAA it remains as a Potential site.

Site Area (ha): 0.5

Potential Gross Yield (dwellings): 45

Potential NET Yield (dwellings): 45

5 Brighton Road, Shoreham-by-Sea

SH/001/13



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SHLAA ID: SH/009/18
Site Address: Paladone, New Wharf, Brighton Road, Shoreham-by-Sea
Planning Status: None
Re-use of Land: Brownfield
Current Use(s): Vacant
Ward: 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 October 2019.
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 lies within the Shoreham Harbour Regeneration Area (Western Harbour Arm) where a mixed use development is proposed. The site is no longer in use and the owners are exploring options for redevelopment. A planning application (AWDM/0886/23) for 62 residential units was submitted in July 2023 and received approval at Adur Planning Committee on 4th December 2023 subject to S.106. This falls outside of the current monitoring period.
Achievability Summary
A planning application (AWDM/0886/23) for 62 residential units was submitted in July 2023 and received approval at Adur Planning Committee on 4th December 2023 subject to S.106. This falls outside of the current monitoring period.
SHLAA Status Conclusion
This site lies within the Shoreham Harbour Regeneration Area identified as a broad location for change. The regeneration of Shoreham Harbour has been a long term aspiration and the redevelopment of the Western Harbour Arm is recognised as a priority for the Shoreham Harbour Partnership. The principle of redeveloping this site for a residential use is consistent with adopted Joint Area Action Plan policies. A planning application (AWDM/0886/23) for 62 residential units was submitted in July 2023 and received approval at Adur Planning Committee on 4th December 2023 subject to S.106. This falls outside of the current monitoring period and therefore for the purposes of this particular SHLAA the site remains as a Potential site.
Site Area (ha): 0.39
Potential Gross Yield (dwellings): 62
Potential NET Yield (dwellings): 62

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

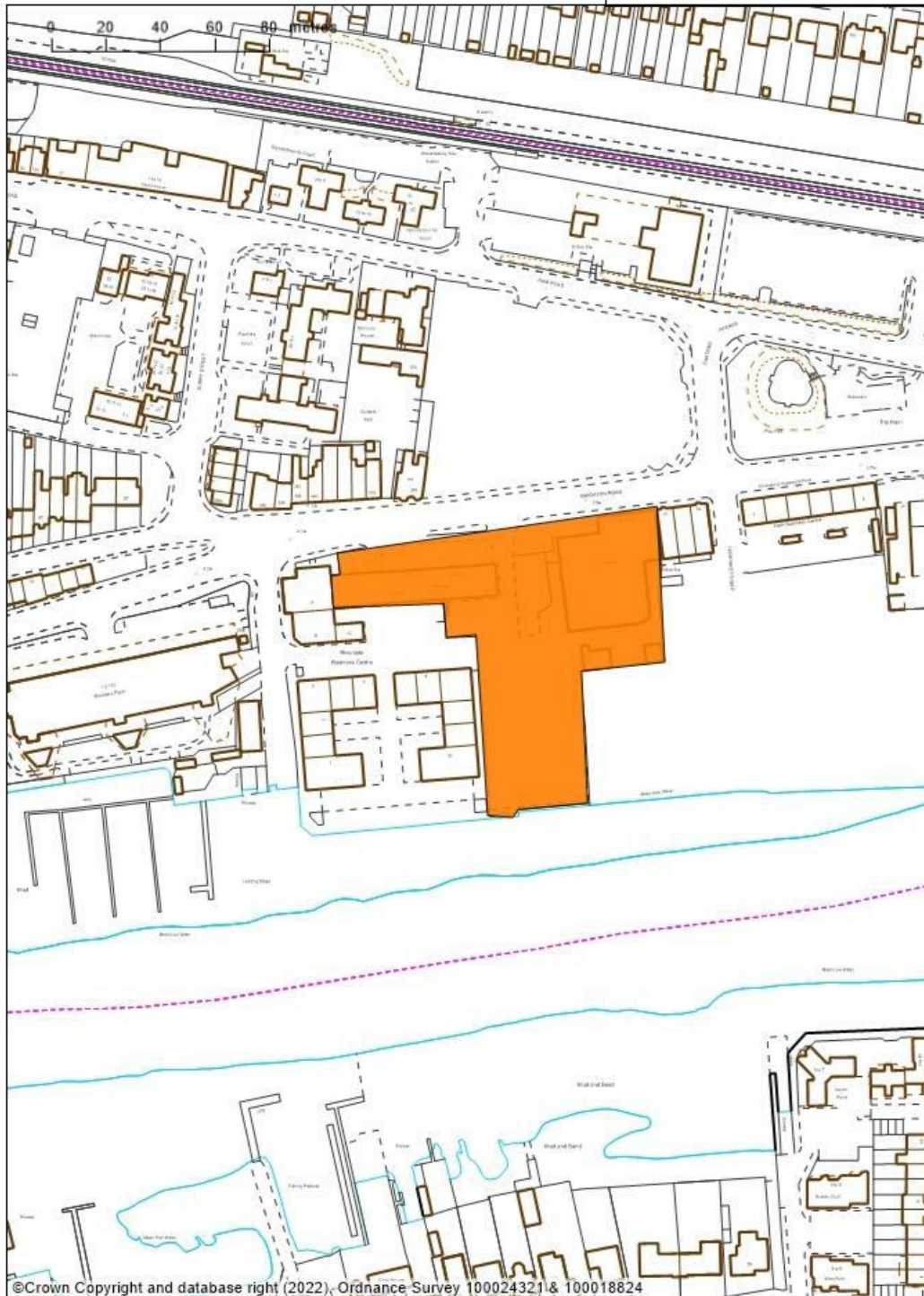
SH/009/18



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SHLAA ID: SH/010/18
Site Address: Frosts, Brighton Road, Shoreham-by-Sea
Planning Status: PA Submit (awtg S106)
Re-use of Land: Brownfield
Current Use(s): Sui-Generis
Ward: 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 Montgomery.
Policy Restrictions
The site lies within the Shoreham Harbour Regeneration Area where a mixed development of employment, residential and leisure uses are proposed. A Joint Area Action Plan for this Broad Location has been adopted.
Physical Constraints
The 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 landowners have indicated that this site is available. A planning application was refused at Adur planning committee in September 2022.
A revised planning application (AWDM/2039/22) was validated in January 2023 for 176 units. Adur Planning Committee on 20.03.2023 - approve subject to s.106 and amendments to conditions agreed. Decision delegated to Head of Planning & Development to secure S106 agreement. S106 signed on 16.06.2023 which falls outside of the current monitoring period.
Achievability Summary
This site is available for development. A planning application was refused at Adur planning committee in September 2022.
A revised planning application (AWDM/2039/22) was validated in January 2023 for 176 units. Adur Planning Committee on 20.03.2023 - approve subject to s.106 and amendments to conditions agreed. Decision delegated to Head of Planning & Development to secure S106 agreement. S106 signed on 16.06.2023 which falls outside of the current monitoring period.
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 the Adur Local Plan 2017 and Shoreham Harbour Joint Area Action Plan 2019. A revised planning application for residential (176 units) was approved at Adur Planning Committee on 20.03.2023 subject to S.106. The legal agreement was signed on 16.06.2023 which falls outside of the current monitoring period and therefore for the purposes of this particular SHLAA, the site remains as potential.
Site Area (ha): 0.68
Potential Gross Yield (dwellings): 176
Potential NET Yield (dwellings): 176

SH/010/18



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

Site Description

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

Policy Restrictions

The site lies within the Shoreham Harbour Regeneration Area where a mixed development of employment, residential and leisure uses are proposed. A Joint Area Action Plan (JAAP) for this Broad Location was adopted in October 2019.

Physical Constraints

The 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.

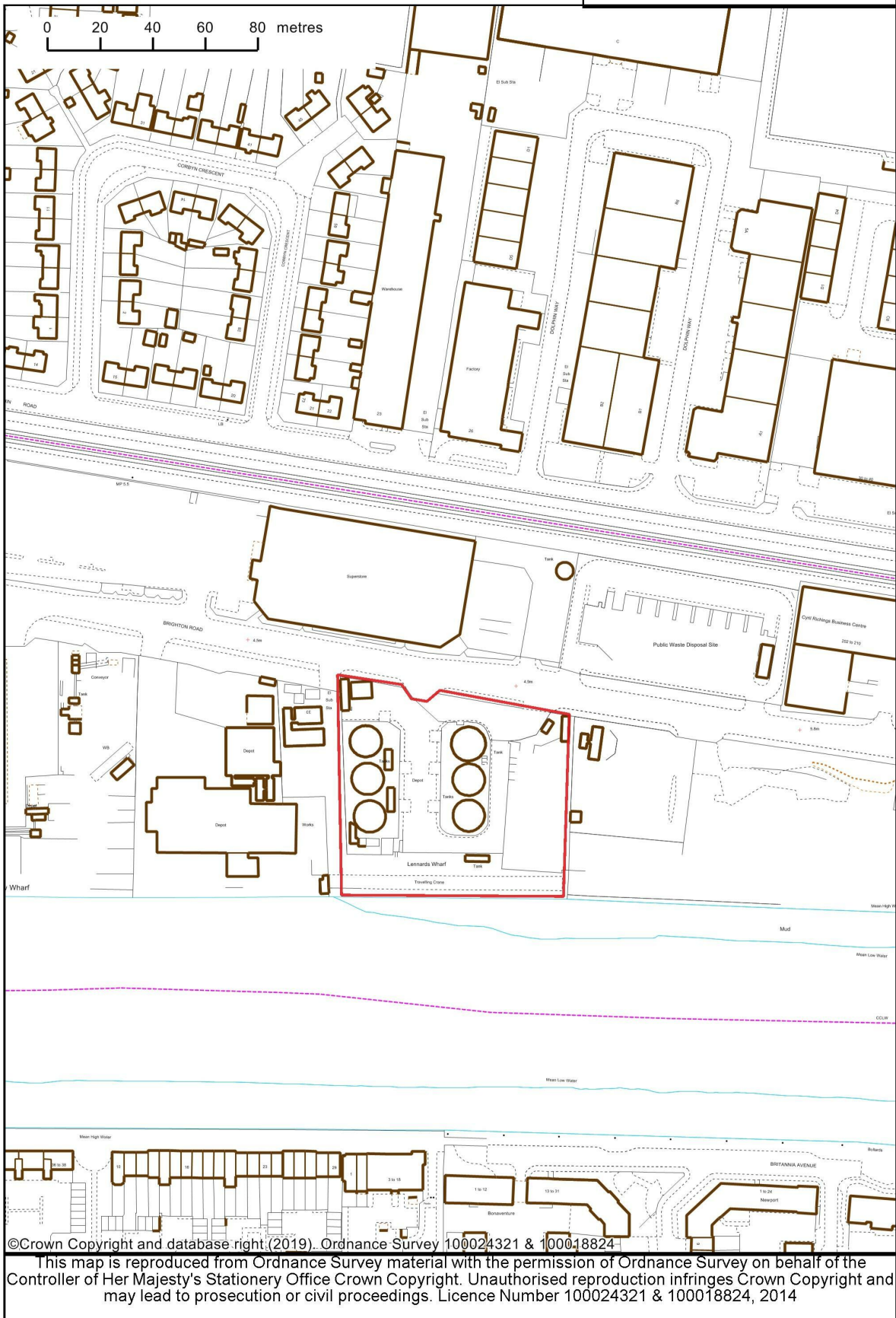
SHLAA Status Conclusion

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

Site Area (ha): 0.66
Potential Gross Yield (dwellings): 120
Potential NET Yield (dwellings): 120

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

SH/013/18



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

Site Description

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

Policy Restrictions

The site lies within the Shoreham Harbour Regeneration Area where a mixed development of employment, residential and leisure uses are proposed. A Joint Area Action Plan for this Broad Location has been adopted.

Physical Constraints

The 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 lies within the Shoreham Harbour Regeneration Area (Western Harbour Arm) where a mixed use development is proposed. The site is now in the same ownership as the adjoining site, and the landowners have expressed interest in bringing the sites forward jointly

Achievability Summary

This site is available for development.

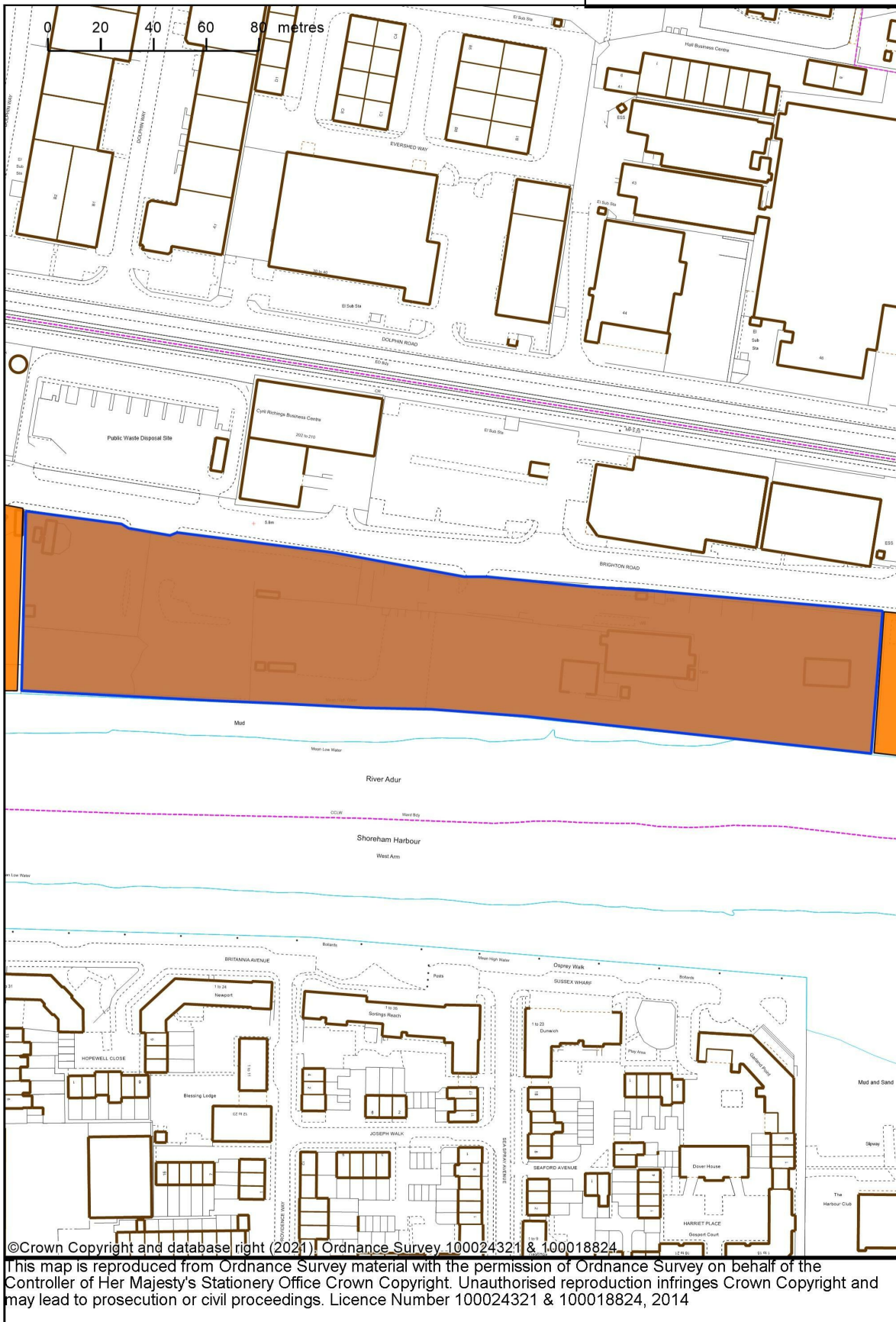
SHLAA Status Conclusion

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

Site Area (ha): 1.84
Potential Gross Yield (dwellings): 180
Potential NET Yield (dwellings): 180

EMR, Egypt Wharf, Brighton Road

SH/014/18



SHLAA ID: ADC/171/21
Site Address: Prince Charles Close, Southwick
Planning Status: None
Re-use of Land: Brownfield
Current Use(s): Car Park
Ward: Hillside

Site Description

Hardstanding car parking spaces (comprising of two sites within Prince Charles Close). One of the sites partially overlaps with ADC/067/13 : Play Area

Policy Restrictions

No policy constraints.

Physical Constraints

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

Potential Impacts

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

Suitability Summary

The site is within the built up area and is not identified for any particular use. It is in a sustainable location and there appears to be no major constraints to the development of this site for housing.

Availability Summary

As part of a review of Council land holdings, it has been identified as having potential for redevelopment. Planning application AWDM/1115/23 validated on 22nd August 2023 for 9 homes and an additional application AWDM/1116/23 for 5 homes. Planning applications were withdrawn on 18.10.2023

Achievability Summary

The site will be made available for development by the Council. Planning application AWDM/1115/23 validated on 22nd August 2023 for 9 homes and an additional application AWDM/1116/23 for 5 homes. Both applications were withdrawn on 18.10.23

SHLAA Status Conclusion

The site is in the ownership of Adur District Council and has been considered as part of a review of the use of space on Council owned estates. This review indicated that a number of spaces were inefficient and led the Council to begin a 'Small Sites Programme' of infill development to increase the density of some of the estates and provide new homes for people on the Housing Need Register. The site has been concluded as a potential site. Two planning applications were submitted outside of the monitoring period (AWDM/1115/23) for 9 new homes on existing residents car park and AWDM/1116/23 for 5 homes. Both of these applications were withdrawn on 18th October 2023.

Site Area (ha): 0.28ha
Potential Gross Yield (dwellings): 14
Potential NET Yield (dwellings): 14

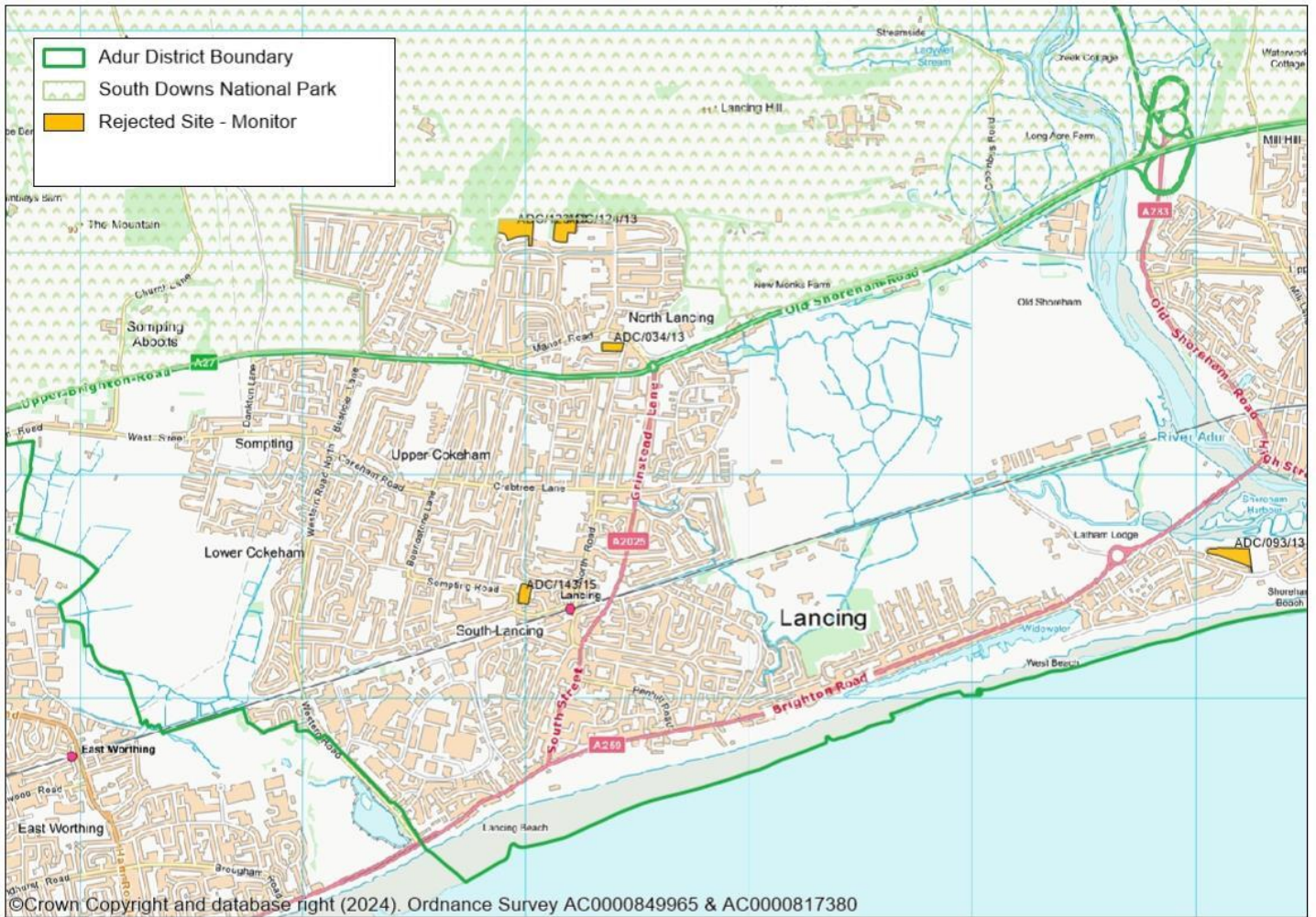
ADC/171/21



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Rejected Sites - Monitor

SHLAA ID	Site Address	SHLAA Status	Planning Status
ADC/034/13	146 First Avenue	Rejected Site - Monitor	None
ADC/053/13	Car Park, Tarmount Lane	Rejected Site - Monitor	None
ADC/093/13	Car Park, Beach Green	Rejected Site - Monitor	None
ADC/120/13	Shoreham Police Station, Ham Road	Rejected Site - Monitor	None
ADC/123/13	Land north of 20/40 Firle Road, Lancing	Rejected Site - Monitor	PA Withdrawn
ADC/124/13	Land west of Highview, Mount Way, Lancing	Rejected Site - Monitor	None
ADC/138/13	Land north 123/207 Manor Hall Road	Rejected Site - Monitor	None
ADC/143/15	Warren Court, Sompting Road, Lancing	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/015/21	B&Q and Halfords, Brighton Road, Shoreham-by-Sea	Rejected Site - Monitor	None
SH/016/21	Montgomery Motors (and adjacent Perkins & Robins car business), Brighton Road, Shoreham-by-Sea	Rejected Site - Monitor	None
SH/017/22	Units 3 - 7 Malthouse Estate, Brighton Road, Shoreham	Rejected Site - Monitor	None
SH/EL01/22	Chandlery Compound, Lady Bee Marina, Southwick	Rejected Site - Monitor	None



Rejected Sites - Monitor

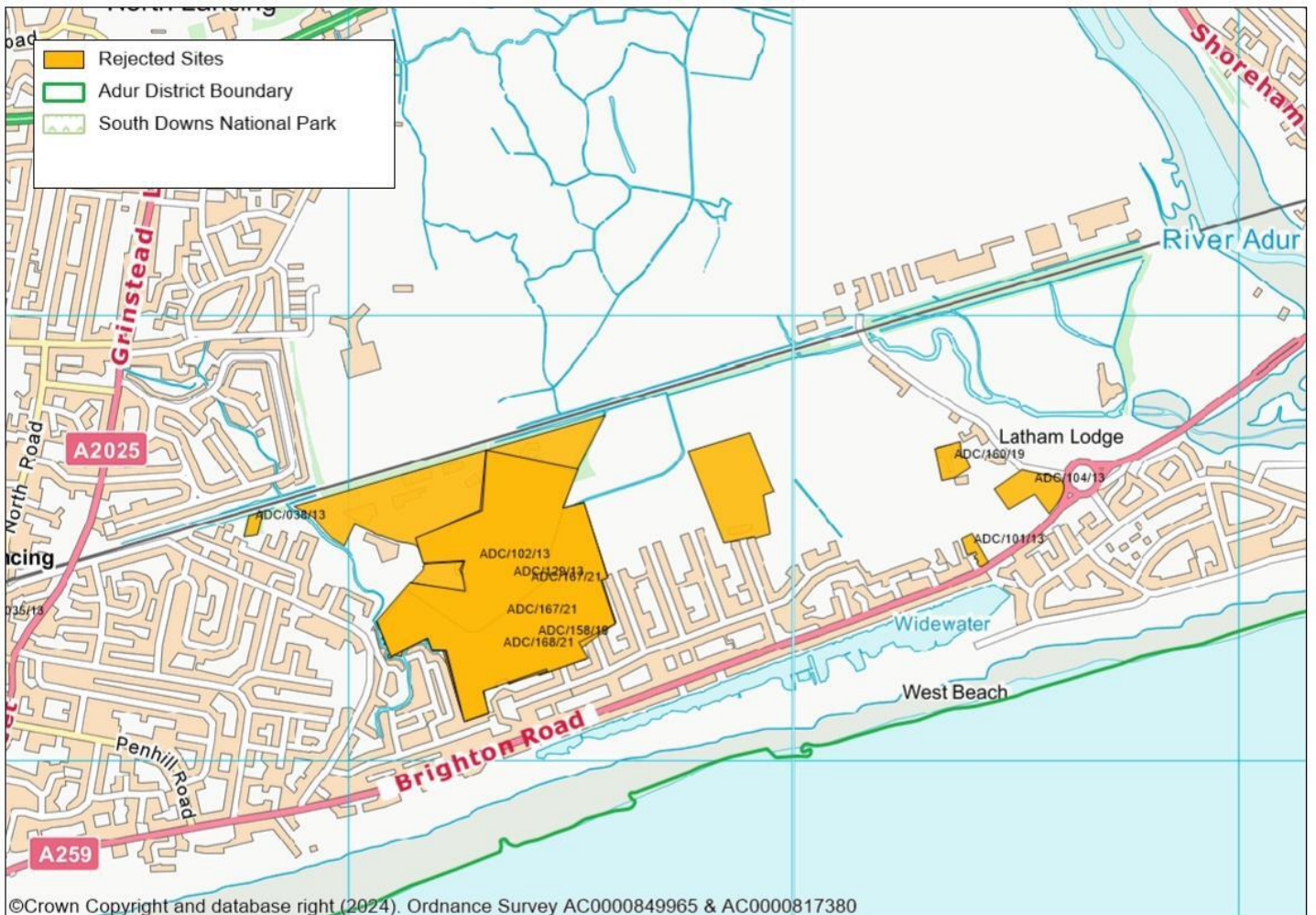
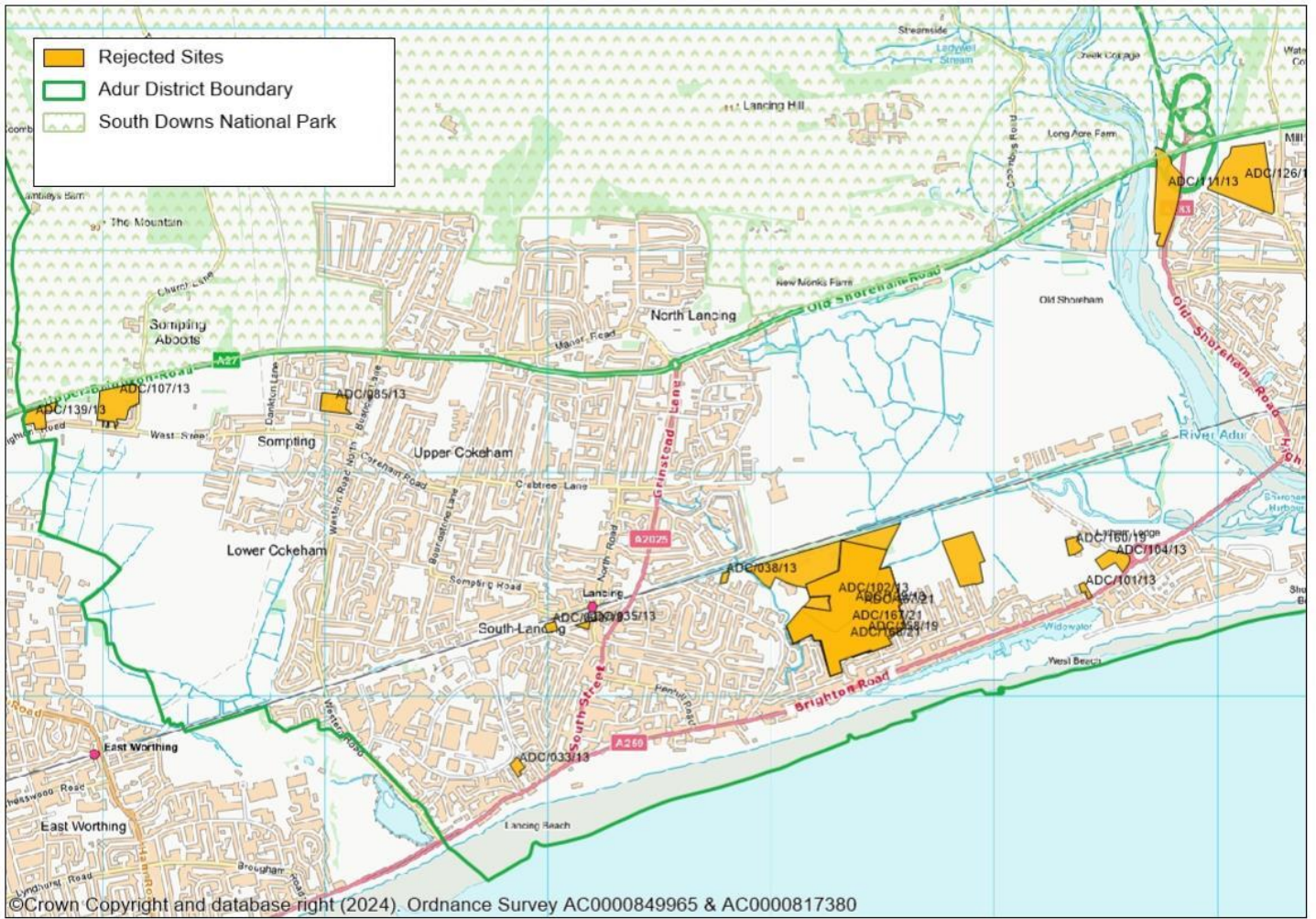
SHLAA ID	Site Address	SHLAA Conclusion
ADC/034/13	146 First Avenue	The site is suitable for residential development but is not currently available and is not being promoted for development. It is therefore concluded as rejected-monitor.
ADC/053/13	Car Park, Tarmount Lane	The site is currently required as a public car park for both the adjacent retail store and general town centre use. However, the site is owned by Adur District Council and if an opportunity to redevelop the adjacent Shoreham Police Station (ADC/120/13) arises, consideration will be given to a comprehensive redevelopment of the two sites which should include the reprovision of public car parking. The site will be monitored on a regular basis and therefore it has been concluded as rejected site - monitor.
ADC/093/13	Car Park, Beach Green	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. This site will be monitored and therefore it has been concluded as rejected site - monitor.
ADC/120/13	Shoreham Police Station, Ham Road	This site was identified in the Sussex Police Estates and 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 reprovision of this service, the site is not currently available. Although this site is not being taken forward in the SHLAA at this time, it is considered that it may offer potential in the longer term and should be monitored on a regular basis. It is therefore concluded as rejected site - monitor.
ADC/123/13	Land north of 20/40 Firlie Road, Lancing	As the site lies within the Built Up Area Boundary the principle of development is accepted. A planning application was refused on design grounds in 2018 and dismissed at appeal in 2019. It is considered that a development with fewer dwellings could be more appropriate on this site. Further to this, AWDM/1394/22 for 7 dwellings was recommended for refusal however it was withdrawn in January 2023 prior to a committee decision. A new planning application (AWDM/1473/23) has been submitted for 3 dwellings however this falls outside of the current monitoring period. Given that the proposed number of dwellings falls below the SHLAA threshold of 5+ units the site is rejected for the purposes of the SHLAA but will continue to be monitored.
ADC/124/13	Land west of Highview, Mount Way, Lancing	The site is in multiple ownership and was originally promoted in 2013 for inclusion in the SHLAA. Since then the site has been actively promoted for development for many years however during the 2023 Call for Sites it has been confirmed that there has been a change of circumstances regarding land ownership affecting two parcels of land. It is therefore considered that the site is no longer likely to be available in the next 5 years and therefore it has been concluded as rejected as thus the site will continue to be monitored.
ADC/138/13	Land north 123/207 Manor Hall Road	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 and therefore it has been concluded as rejected site - monitor.

SHLAA ID	Site Address	SHLAA Conclusion
ADC/143/15	Warren Court, Sompting Road, Lancing	This Council owned site is currently in residential use and is suitable for redevelopment with a higher density scheme. However, it is not currently available as a programme to decant existing residents to alternative accommodation to allow demolition and rebuilding to take place has yet to be agreed. It is likely to come forward in the medium term (years 6-10). The site has been concluded as rejected site - monitor.
SH/011/18	Kwik Fit/Ham Business Centre, Brighton Road, Shoreham-by-Sea	This site lies within the Shoreham Harbour Regeneration Area identified as a broad location for change. The regeneration of Shoreham Harbour has been a long term aspiration and the redevelopment of the Western Harbour Arm is recognised as a priority for the Shoreham Harbour Partnership. The principle of redeveloping this site for a residential use is consistent with adopted Joint Area Action Plan policies. Given that the site is currently in use and not available, it has been rejected and will continue to be monitored.
SH/012/18	Monteum, Fishermans Wharf, Brighton Road, Shoreham-by-Sea	This site lies within the Shoreham Harbour Regeneration Area identified as a broad location for change. The regeneration of Shoreham Harbour has been a long term aspiration and the redevelopment of the Western Harbour Arm is recognised as a priority for the Shoreham Harbour Partnership. The principle of redeveloping this site for a residential use is consistent with adopted Joint Area Action Plan policies. Given that the site is currently in use and not available it has been rejected and will continue to be monitored.
SH/015/21	B&Q and Halfords, Brighton Road, Shoreham-by-Sea	This site lies within the Shoreham Harbour Regeneration Area identified as a broad location for change but it is not allocated. The regeneration of Shoreham Harbour has been a long term aspiration. However, as the site is currently in retail and employment use and not available for development, it has been concluded as Rejected Site - Monitor.
SH/016/21	Montgomery Motors (and adjacent Perkins & Robins car business), Brighton Road, Shoreham-by-Sea	This site lies within the Shoreham Harbour Regeneration Area identified as a broad location for change. The regeneration of Shoreham Harbour has been a long term aspiration and the redevelopment of the Western Harbour Arm is recognised as a priority for the Shoreham Harbour Partnership. The principle of redeveloping this site for a residential use is consistent with the Adur Local Plan 2017 and Shoreham Harbour Joint Area Action Plan 2019. However, as the site is currently in use as Montgomery Motors and not available for development, it has been concluded as Rejected Site - Monitor.
SH/017/22	Units 3 - 7 Malthouse Estate, Brighton Road, Shoreham	This site lies within the Shoreham Harbour Regeneration Area identified as a broad location for change but it is not allocated. The regeneration of Shoreham Harbour has been a long term aspiration. However, as the site is currently in employment and retail use and not immediately available for development, it has been concluded as Rejected Site - Monitor.
SH/EL01/22	Chandlery Compound, Lady Bee Marina, Southwick	The site has been promoted for employment use to comprise of Small Medium Enterprise Units. The site is currently in use as a Calor Gas Storage yard and therefore it is not immediately available for an alternative employment use. The site has been concluded as rejected site - monitor.

Rejected Sites

SHLAA ID	Site Address	SHLAA Status	Planning Status
ADC/030/13	Car Park, Asda, South Street	Rejected Site	None
ADC/033/13	Car Park, Marlborough Road	Rejected Site	None
ADC/035/13	Telephone Exchange, 6 South Street	Rejected Site	None
ADC/038/13	Land north 41/42 The Paddocks	Rejected Site	None
ADC/055/13	Station Car Park, Buckingham Road	Rejected Site	None

SHLAA ID	Site Address	SHLAA Status	Planning Status
ADC/061/13	Land to south at junction of Chanctonbury Drive	Rejected Site	None
ADC/066/13	Former railway sidings, Brunswick Road	Rejected Site	None
ADC/068/13	Ridgeway Allotments and adjoining grazing land	Rejected Site	None
ADC/072/13	Emblem House, Manor Hall Road	Rejected Site	None
ADC/074/13	Chalex Works, Manor Hall Road	Rejected Site	None
ADC/085/13	Rectory Farm Industrial Estate, Rectory Farm Road	Rejected Site	None
ADC/097/13	Grazing land, Overhill	Rejected Site	None
ADC/099/13	Land rear of 53/59 Southview Road, Southwick	Rejected Site	PA Submit
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/107/13	West Street Nursery, West Street	Rejected Site	PA Appeal Dismissed
ADC/111/13	Shoreham Gateway Site, Steyning Road	Rejected Site	PA Refuse
ADC/126/13	Land at Mill Hill	Rejected Site	None
ADC/129/13	Land at Old Salts Farm, Lancing	Rejected Site	None
ADC/132/13	Eastbrook Allotments, Old Shoreham Road	Rejected Site	None
ADC/139/13	Land at Upton Farmhouse, Upper Brighton Road	Rejected Site	None
ADC/158/19	Land to the NW of The Hasler Estate (Prince Avenue & West Way) Lancing	Rejected Site	None
ADC/160/19	Barns at New Salts Farm, New Salts Farm Road, Shoreham-by-Sea, BN43 5FE	Rejected Site	None
SH/002/13	Technology House, West Road	Rejected Site	None
ADC/166/21	Land to the north of Hill Farm Way, Southwick	Rejected Site	None
ADC/167/21	Lancing Meadows	Rejected Site	None
ADC/168/21	Old Salts Farm, Lancing	Rejected Site	None





Rejected Sites

SHLAA ID	Site Address	SHLAA Conclusion
ADC/030/13	Car Park, Asda, South Street	The site appears well used as a retail car park and development for residential use would affect the proper functioning of the adjacent retail use. The site has been rejected.
ADC/033/13	Car Park, Marlborough Road	The site is currently in use as a car park on Lancing Business Park and is not considered suitable for development. The site has been rejected.
ADC/035/13	Telephone Exchange, 6 South Street	The site is in use as a telephone exchange and is not currently available for development. The site has been rejected.
ADC/038/13	Land north 41/42 The Paddocks	The site is not considered suitable for residential development as it is within flood zone 3 and constitutes a heavily wooded amenity space on the edge of Lancing. The site has been rejected.
ADC/055/13	Station Car Park, Buckingham Road	The redevelopment of part of the station car park for housing may be appropriate as part any new parking strategy for the town centre. However at that stage loss of commuter parking without suitable replacement is not considered appropriate. The site has been rejected.
ADC/061/13	Land to south at junction of Chanctonbury Drive	Whilst this site is currently underused as an amenity space, there is potential with adjoining land containing a listed building, for this area to contribute significantly to meeting the open space needs of this area. The site is considered unsuitable for housing development. The site has been rejected.

SHLAA ID	Site Address	SHLAA Conclusion
ADC/066/13	Former railway sidings, Brunswick Road	The Shoreham Renaissance Strategy 2006 identified this site to be retained for railway uses and it is not available for development. The site has been rejected.
ADC/068/13	Ridgeway Allotments and adjoining grazing land	This Council owned site has poor access and major physical constraints in the form of overhead power lines. The presence of overhead power lines means that the majority of the site is not considered suitable for housing. The remainder of the site contains well used allotments which have not been declared surplus to requirements. The site has been rejected.
ADC/072/13	Emblem House, Manor Hall Road	The site is not considered suitable for development given that the potential health impacts and noise from the adjacent electricity sub station and over head power lines would result in a poor living environment. The site has been rejected.
ADC/074/13	Chalex Works, Manor Hall Road	A significant part of this site has been redeveloped for employment use. It is not considered that the remaining part of this site (which shares a sub standard access with the adjoining industrial units) would be a suitable location for residential development given the new adjacent employment uses. It is also located adjacent to a major electricity sub station and the noise from this use makes the site unsuitable for housing. The site has been rejected.
ADC/085/13	Rectory Farm Industrial Estate, Rectory Farm Road	<p>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.</p> <p>The site has been promoted again during the 2020, 2021 and 2023 Call for Sites. The 2023 Call for Sites indicates that some of the units are now vacant. The remaining units that are currently occupied by tenants can be offered relocation opportunities to other premises in the same ownership. No evidence of redundancy has been provided and given that there is no evidence to the contrary regarding the need for employment land, it is considered to retain the SHLAA status as rejected (site to be retained for employment use).</p>
ADC/097/13	Grazing land, Overhill	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. The site has been rejected.
ADC/099/13	Land rear of 53/59 Southview Road, Southwick	A planning application (AWDM/0373/23) for 9 dwellings was submitted during the monitoring period and was refused in September 2023 (falls outside of the monitoring period). The application was refused on the grounds that the proposed development, by reason of its layout, form, massing, size and scale, fails to respect and enhance the prevailing character and form of residential development in the surrounding area. The site has been rejected.
ADC/101/13	Land East of Adur Close	This greenfield site lies within the Lancing/Shoreham-by-Sea Local Green Gap. Various constraints, including flood risk and landscape impact would need to be addressed to the satisfaction of the local planning authority. The Local Green Gap is a critically important component of the landscape setting of both Shoreham-by-Sea and Lancing which border the gap, contributing to their individual, distinctive character and local identity. The site has been rejected.
ADC/102/13	The Minstrels Gallery, Old Salts Farm Road	This building lies within the countryside. The planning consent for the conversion of this dwelling has now expired. There has been no change in at least three years and no indication that the site is available for development. The site has been rejected.
ADC/104/13	Land at junction of Saltings Roundabout	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. The site has been rejected.

SHLAA ID	Site Address	SHLAA Conclusion
ADC/107/13	West Street Nursery, West Street	This greenfield site, in Sompting Village, lies within the Local Green Gap, the countryside and a Conservation Area. Its development for housing would change the linear character of the Village and be detrimental to the character of the conservation area. These reasons for rejection have been supported by an Inspector at appeal. The site has been rejected.
ADC/111/13	Shoreham Gateway Site, Steyning Road	This greenfield site lies outside but adjacent to the built up area boundary and therefore it is considered 'countryside' for planning policy purposes. The Landscape Character Assessment identifies Adur Gateway Character Area as an important component of the landscape setting of the River Adur and forms the foreground and to gateway views from the A27 and A27/A283 junction at the point where the river meets the South Downs. It is a significant part of the sequence of views and spaces on the northern edge of Shoreham and, at a gateway strategic scale, is a component of the wider landscape setting of Lancing. It makes a particularly strong contribution to the landscape setting of the River Adur. The concentration of nationally important designations within the immediate landscape context of the site provide additional evidence for the relatively high value of this local landscape: the wetland habitats within the River Adur corridor are nationally designated for their biodiversity value and the cluster of historic buildings within the Old Shoreham Conservation Area is centred on the Grade 1 listed Church of St Nicolas and the historic tollbridge, which are inherently related to the River Adur at this historic river crossing point. The majority of the site is located within Flood Zone 3a and there are surface water and potentially significant groundwater flooding issues. The southern end of the site benefits from the new Tidal Wall Defence bund. There is also potential for significant noise issues given the proximity of the site to the A27 and A283. The Inspector, in his report into the Adur Local Plan concluded that mitigation measures could not significantly reduce the visual impact of development on this site. A outline planning application for housing was refused in September 2019. The site has been concluded as rejected.
ADC/126/13	Land at Mill Hill	This greenfield site is available but is not considered suitable for residential development and is therefore rejected. This elevated, open sloping site is assessed as an area of high landscape sensitivity which makes an important and significant contribution to the landscape setting of Shoreham. It can be seen as a strong visual link between the Shoreham and the South Downs National Park and is a landscape that should be protected.
ADC/129/13	Land at Old Salts Farm, Lancing	This greenfield site lies within the countryside. Various constraints, including flood risk and transport have not been addressed to the satisfaction of the local planning authority. 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. The site has been rejected.
ADC/132/13	Eastbrook Allotments, Old Shoreham Road	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. The site has been rejected.
ADC/139/13	Land at Upton Farmhouse, Upper Brighton Road	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. The site has been rejected.
ADC/158/19	Land to the NW of The Hasler Estate	This is a portion of ADC/129/13 which was rejected due to various constraints including flood risk and transport. More evidence is needed to justify whether these constraints can be suitably addressed for this smaller parcel.

SHLAA ID	Site Address	SHLAA Conclusion
	(Prince Avenue & West Way) Lancing	
ADC/160/19	Barns at New Salts Farm, New Salts Farm Road, Shoreham-by-Sea, BN43 5FE	The site lies outside Built Up Area Boundary, and within the Local Green Gap. The Local Green Gap is a critically important part of the landscape setting of Shoreham-by-Sea and Lancing which border the gap, contributing to their individual, distinctive character and local identity. The site has been rejected.
SH/002/13	Technology House, West Road	The site remains in employment/community use and is not available for development. The site has been rejected.
ADC/166/21	Land to the north of Hill Farm Way, Southwick	The land also forms part of the wider parcel of land ADC/073/13 which is still available and being promoted for development, but it is located in the South Downs National Park. However, Land to the north of Hill Farm Way, is located outside but adjoins the National Park and therefore falls within Adur District Council boundary. It is thus being treated as a separate SHLAA submission. Taking into account the assessment of policy restrictions and the potential impact of the development, it is considered that the identified constraints could not be overcome in a satisfactory manner and the site is not considered suitable for residential development. It is concluded that the site is rejected.
ADC/167/21	Lancing Meadows	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 and thus has been rejected.
ADC/168/21	Old Salts Farm, Lancing	This greenfield site lies within the countryside. Various constraints, including flood risk and transport have not been addressed to the satisfaction of the local planning authority. 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 and therefore has been rejected.

All Committed Sites

SHLAA ID	Site Address	SHLAA Status	Planning Status
ADC/036/13	Garage Compound, Gravelly Crescent	Committed	PAApprove
ADC/037/13	Garage Compound, 88/163 Daniel Close	Committed	PAApprove
ADC/076/13	Land at 7-27 Albion Street, Southwick	Committed	Under Construction
ADC/084/13	Yard rear of St Peters Place, Western Road	Committed	PAApprove
ADC/092/13	Garage Compound, r/o Kingston Broadway	Committed	PAApprove
ADC/122/13	New Monks Farm, Lancing	Committed	Under Construction
ADC/152/18	Land north of 1-28 The Haven, Brighton Road, Lancing	Committed	PAAppeal Allowed
ADC/153/18	Mannings, Surry Street, Shoreham-by-Sea	Committed	Under Construction

SHLAA ID	Site Address	SHLAA Status	Planning Status
ADC/154/18	The Joyful Whippet, Steepdown Road, Sompting	Committed	Under Construction
ADC/155/19	Land between 76 and 78a Brighton Road, Lancing	Committed	PAApprove
ADC/162/19	Garage site at Wilmot Road	Committed	Under Construction
ADC/163/20	The Old Town Hall, 142 Albion Street, Southwick, BN42 4AX	Committed	Under Construction
SH/005/15	Free Wharf, Brighton Road, Shoreham-by-Sea	Committed	Under Construction
SH/006/16	Kingston Wharf, Brighton Road, Shoreham-by-Sea	Committed	Under Construction
ADC/170/21	Garage Site Off Avon Close And West Of 19 Sylvan Road, Sompting	Committed	Under Construction





All Committed Sites

SHLAA ID	Site Address	SHLAA Conclusion
ADC/036/13	Garage Compound, Gravelly Crescent	The site is in the ownership of Adur District Council and has been considered as part of a feasibility study, to address the potential of under used garage compound sites to provide affordable housing. Detailed feasibility work was undertaken, as has public consultation. A planning application (AWDM/2068/21) for 7 dwellings was approved on 21.12.2022 and therefore it is now a committed site.
ADC/037/13	Garage Compound, 88/163 Daniel Close	As part of a review of its land holdings, Adur Council has investigated the potential of this site for redevelopment through a feasibility study and detailed technical work. Public consultation was also been undertaken. A planning application for 9 dwellings (AWDM/0827/22) was approved at planning committee in December 2022. It is now a committed site.
ADC/076/13	Land at 7-27 Albion Street, Southwick	Planning permission has been granted and a section 106 agreement has been signed (May 2020). Work commenced on site in March 2021. Therefore, the site is classified as a committed site for the purposes of this assessment with development under construction.
ADC/084/13	Yard rear of St Peters Place, Western Road	A Planning application (AWDM/0300/20) for 18 x 1 bed apartments and permission was granted in October 2020 which lapsed on 29th October 2023 (outside of the monitoring period). Further to this, a planning application (AWDM/1202/21) was approved in September 2021 for a 2 storey commercial building comprising of 6 units for Use Class E. This permission has not yet been implemented and unlikely to come forward.

SHLAA ID	Site Address	SHLAA Conclusion
ADC/092/13	Garage Compound, r/o Kingston Broadway	A planning application for 5 two bed live / work units was approved in November 2022 and therefore it is now a committed site.
ADC/122/13	New Monks Farm, Lancing	The site was allocated in the Adur Local Plan 2017. A hybrid planning permission (part full and part outline) has been granted for the development of this site, and work has commenced on site.
ADC/152/18	Land north of 1-28 The Haven, Brighton Road, Lancing	Planning permission for 9 dwellings was allowed at planning appeal on 25th June 2021. Since then, a revised planning application was submitted for 7 dwellings. The decision was issued on 20th May 2022 and it is now a committed site. Development has not yet commenced.
ADC/153/18	Mannings, Surry Street, Shoreham-by-Sea	Planning permission was granted 15th October 2021 (ref AWDM/1281/19) and therefore it is now a committed site.
ADC/154/18	The Joyful Whippet, Steepdown Road, Sompting	A planning application for residential use was approved in June 2021 and therefore this site is now committed. Development has commenced.
ADC/155/19	Land between 76 and 78a Brighton Road, Lancing	This site has planning permission for 6 dwellings. A new planning application (AWDM/1247/23) for 8 dwellings has been submitted outside of the monitoring period and is currently pending a decision.
ADC/162/19	Garage site at Wilmot Road	As part of a review of its land holdings, Adur Council has investigated the potential of this site for redevelopment through a feasibility study. Further feasibility and public consultation work has been undertaken. A planning application was approved in September 2021 for five dwellings (one of which is a wheelchair accessible bungalow) and it is now a committed site.
ADC/163/20	The Old Town Hall, 142 Albion Street, Southwick, BN42 4AX	A planning application has been approved for the redevelopment of this site and therefore, for the purposes of this assessment the site is taken forward as a committed site. Development has commenced.
SH/005/15	Free Wharf, Brighton Road, Shoreham-by-Sea	This site has an extant planning consent. The dwellings delivered will be accounted for through other monitoring.
SH/006/16	Kingston Wharf, Brighton Road, Shoreham-by-Sea	This site lies within the Shoreham Harbour Regeneration Area identified as a broad location for change. The regeneration of Shoreham Harbour has been a long term aspiration and the redevelopment of the Western Harbour Arm is recognised as a priority for the Shoreham Harbour Partnership. The principle of redeveloping this site for a mixed use, including residential is consistent with adopted Joint Area Action Plan policies. A planning application (AWDM/0204/20) was submitted in February 2020 and approved in January 2021 and therefore it is a committed site. Development is under construction.
ADC/170/21	Garage Site Off Avon Close And West Of 19 Sylvan Road, Sompting	As part of a review of its land holdings, Adur Council has investigated the potential of this site for redevelopment through a feasibility study. Further feasibility and public consultation work has been undertaken. A planning application was approved in November 2021 for six dwellings and therefore it is a committed site. Development has commenced.

All Sites

SHLAA ID	Site Address	SHLAA Status	Planning Status
ADC/023/13	South Street Car Park, South Street	Potential Site	PA Submit

SHLAA ID	Site Address	SHLAA Status	Planning Status
ADC/025/13	Lancing Police Station, 107-111 North Road, Lancing	Potential Site	None
ADC/030/13	Car Park, Asda, South Street	Rejected Site	None
ADC/033/13	Car Park, Marlborough Road	Rejected Site	None
ADC/034/13	146 First Avenue	Rejected Site - Monitor	None
ADC/035/13	Telephone Exchange, 6 South Street	Rejected Site	None
ADC/036/13	Garage Compound, Gravelly Crescent	Committed	PAApprove
ADC/037/13	Garage Compound, 88/163 Daniel Close	Committed	PAApprove
ADC/038/13	Land north 41/42 The Paddocks	Rejected Site	None
ADC/053/13	Car Park, Tarmount Lane	Rejected Site - Monitor	None
ADC/055/13	Station Car Park, Buckingham Road	Rejected Site	None
ADC/059/13	Adur Civic Centre, Ham Road, Shoreham	Potential Site	PA Submit (awtg S106)
ADC/061/13	Land to south at junction of Chanctonbury Drive	Rejected Site	None
ADC/066/13	Former railway sidings, Brunswick Road	Rejected Site	None
ADC/068/13	Ridgeway Allotments and adjoining grazing land	Rejected Site	None
ADC/072/13	Emblem House, Manor Hall Road	Rejected Site	None
ADC/074/13	Chalex Works, Manor Hall Road	Rejected Site	None
ADC/076/13	Land at 7-27 Albion Street, Southwick	Committed	Under Construction
ADC/082/13	Goachers Laundry, Alma Street, Lancing	Potential Site	None
ADC/084/13	Yard rear of St Peters Place, Western Road	Committed	PAApprove
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/092/13	Garage Compound, r/o Kingston Broadway	Committed	PAApprove
ADC/093/13	Car Park, Beach Green	Rejected Site - Monitor	None
ADC/097/13	Grazing land, Overhill	Rejected Site	None
ADC/099/13	Land rear of 53/59 Southview Road, Southwick	Rejected Site	PA Submit
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/107/13	West Street Nursery, West Street	Rejected Site	PA Appeal Dismissed
ADC/111/13	Shoreham Gateway Site, Steyning Road	Rejected Site	PA Refuse
ADC/119/13	Land at Eastbrook Primary School, Manor Hall Road	Potential Site	PA Submit (awtg S106)

SHLAA ID	Site Address	SHLAA Status	Planning Status
ADC/120/13	Shoreham Police Station, Ham Road	Rejected Site - Monitor	None
ADC/122/13	New Monks Farm, Lancing	Committed	Under Construction
ADC/123/13	Land north of 20/40 Firle Road, Lancing	Rejected Site - Monitor	PA Withdrawn
ADC/124/13	Land west of Highview, Mount Way, Lancing	Rejected Site - Monitor	None
ADC/125/13	Land at West Sompting	Potential Site	PA Submit (awtg S106)
ADC/126/13	Land at Mill Hill	Rejected Site	None
ADC/129/13	Land at Old Salts Farm, Lancing	Rejected Site	None
ADC/132/13	Eastbrook Allotments, Old Shoreham Road	Rejected Site	None
ADC/136/13	The Pilot, Station Road, Southwick	Potential Site	PA Submit (awtg S106)
ADC/137/13	Town Hall Chambers,45/49 High Street, Shoreham	Potential Site	PA Submit
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/143/15	Warren Court, Sompting Road, Lancing	Rejected Site - Monitor	None
ADC/151/18	E of Manor Close/S of 72/88 Old Shoreham Rd, Lancing	Potential Site	None
ADC/152/18	Land north of 1-28 The Haven, Brighton Road, Lancing	Committed	PAAppeal Allowed
ADC/153/18	Mannings, Surry Street, Shoreham-by-Sea	Committed	Under Construction
ADC/154/18	The Joyful Whippet, Steepdown Road, Sompting	Committed	Under Construction
ADC/155/19	Land between 76 and 78a Brighton Road, Lancing	Committed	PAApprove
ADC/158/19	Land to the NW of The Hasler Estate (Prince Avenue & West Way) Lancing	Rejected Site	None
ADC/160/19	Barns at New Salts Farm, New Salts Farm Road, Shoreham-by-Sea, BN43 5FE	Rejected Site	None
ADC/162/19	Garage site at Wilmot Road	Committed	Under Construction
ADC/163/20	The Old Town Hall, 142 Albion Street, Southwick, BN42 4AX	Committed	Under Construction
SH/001/13	5 Brighton Road	Potential Site	PA Refuse
SH/002/13	Technology House, West Road	Rejected Site	None
SH/005/15	Free Wharf, Brighton Road, Shoreham-by-Sea	Committed	Under Construction
SH/006/16	Kingston Wharf, Brighton Road, Shoreham-by-Sea	Committed	Under Construction
SH/009/18	Paladone, New Wharf, Brighton Road, Shoreham-by-Sea	Potential Site	None
SH/010/18	Frosts, Brighton Road, Shoreham-by-Sea	Potential Site	PA Submit (awtg S106)

SHLAA ID	Site Address	SHLAA Status	Planning Status
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	Potential Site	None
SH/015/21	B&Q and Halfords, Brighton Road, Shoreham-by-Sea	Rejected Site - Monitor	None
ADC/166/21	Land to the north of Hill Farm Way, Southwick	Rejected Site	None
ADC/167/21	Lancing Meadows	Rejected Site	None
ADC/168/21	Old Salts Farm, Lancing	Rejected Site	None
SH/016/21	Montgomery Motors (and adjacent Perkins & Robins car business), Brighton Road, Shoreham-by-Sea	Rejected Site - Monitor	None
ADC/170/21	Garage Site Off Avon Close And West Of 19 Sylvan Road, Sompting	Committed	Under Construction
ADC/171/21	Prince Charles Close, Southwick	Potential Site	None
SH/017/22	Units 3 - 7 Malthouse Estate, Brighton Road, Shoreham	Rejected Site - Monitor	None
SH/EL01/22	Chandlery Compound, Lady Bee Marina, Southwick	Rejected Site - Monitor	None