

Worthing Borough Council

Strategic Housing Land Availability Assessment (SHLAA) Update

An Assessment of Previously Developed Sites in the Built Up Area

December 2015

(Base Date of Study 01/04/2015)



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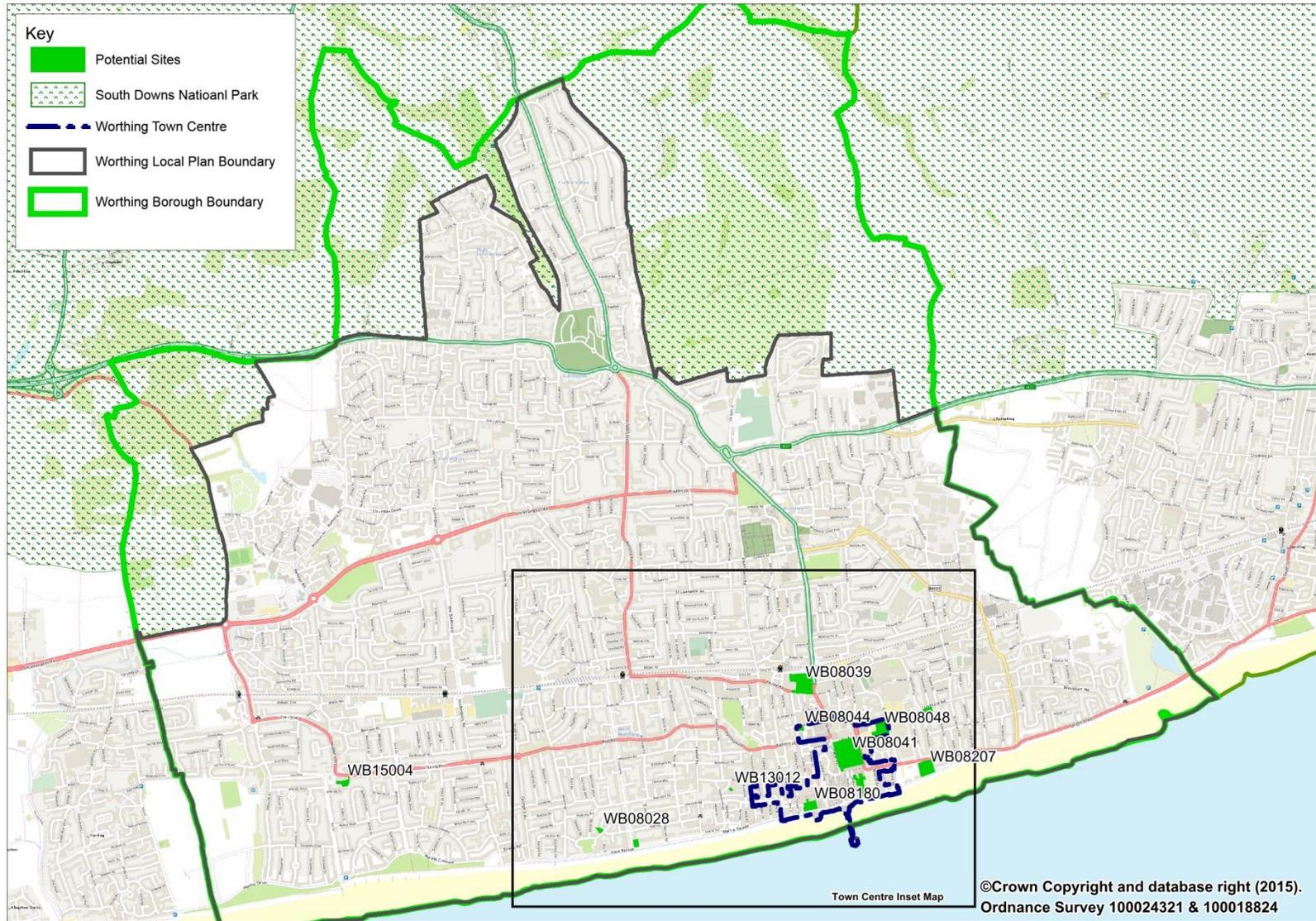
1. Introduction

- 1.1.1 A Strategic Housing Land Availability Assessment (SHLAA) identifies the housing potential of sites within Worthing. 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.
- 1.1.2 The first Worthing SHLAA was published in 2009 following a comprehensive review of all the development opportunities in the Borough. In November 2014 the Council published 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 Government guidance on housing and economic land availability assessments published in March 2014.
- 1.1.3 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 found in the published SHLAA 2014 which can be viewed on the Councils' website:
<http://www.adur-worthing.gov.uk/planning-policy/worthing-background-studies-and-info/housing/#shlaa>
- 1.1.4 The 2014 SHLAA committed the Council to report any updates annually through a review of the SHLAA and the Annual Monitoring Report (AMR).
- 1.1.5 This update has reassessed all existing sites together with the addition and assessment of new opportunities. This report includes updates 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. Index List of all SHLAA Sites

Appendix 1. Potential Sites

SHLAA ID	Site Address	Planning Status
WB08028	2 Hastings Road	PA Appeal Dismissed
WB08039	Teville Gate, Railway Approach	None
WB08041	Land North of Ann Street and South of Union Place	None
WB08042	Sussex Police Authority, Union Place	PA Refuse
WB08044	Land South of Stoke Abbott Road	None
WB08046	Bus Depot, Library Place	None
WB08048	Gas Holder Station, Lyndhurst Road	None
WB08168	22 Lyndhurst Road	None
WB08180	Grafton Multi Storey Car Park, Augusta Place	None
WB08207	The Aquarena, Brighton Road	PA Submit
WB13009	25-26 West Parade	PA Submit
WB13012	6 Southey Road	PA PCO
WB13020	7 The Steyne	PA Withdrawn
WB15004	341 Goring Road (land at rear)	PA Submit

Map of Potential SHLAA Sites - Borough Wide



Potential Sites – Town Centre



SHLAA ID	WB08028	HG
Site Address	2 Hastings Road	
Current Use(s)	C3 - Dwellinghouse, Residential	
Planning Status	PA Appeal Dismissed	
Re-use of Land	Brownfield	
Local Authority	Worthing Borough Council	Ward Marine

Site Description

Large house facing block of flats.

Policy Restrictions - Worthing Core Strategy Policies / Proposals Map, loss of community facilities etc.

There are three Tree Preservation Orders (TPOs) to the south east of the site.

Physical Constraints - Access, Highways, SRN, Ground Conditions, Contaminated Land, Flood Risk etc.

There are no physical problems or limitations that would prevent development on this site.

Potential Impacts - on heritage assets, landscape impacts, Local Green Gap designations etc.

There are no potential impacts that would prevent development on the site.

Suitability Summary

Site is suitable for redevelopment, but previous scale of development totalling 13 units was considered to be too excessive for the site and its location. It is therefore considered that 6 units (5 gross) might be a more appropriate level of development.

Availability Summary

Planning application (reference WB/07/0927/OUT) for 13 units was refused and upheld on appeal owing to overdevelopment. A subsequent application (WB/08/0183/OUT) for 9 units was not proceeded with and there have been no further planning applications for this site. More recently, in the 2013 Call for Sites process, the site was promoted by the agent for 6 units (gross). The site is therefore considered available in principle, subject to obtaining the necessary planning permission.

Achievability Summary

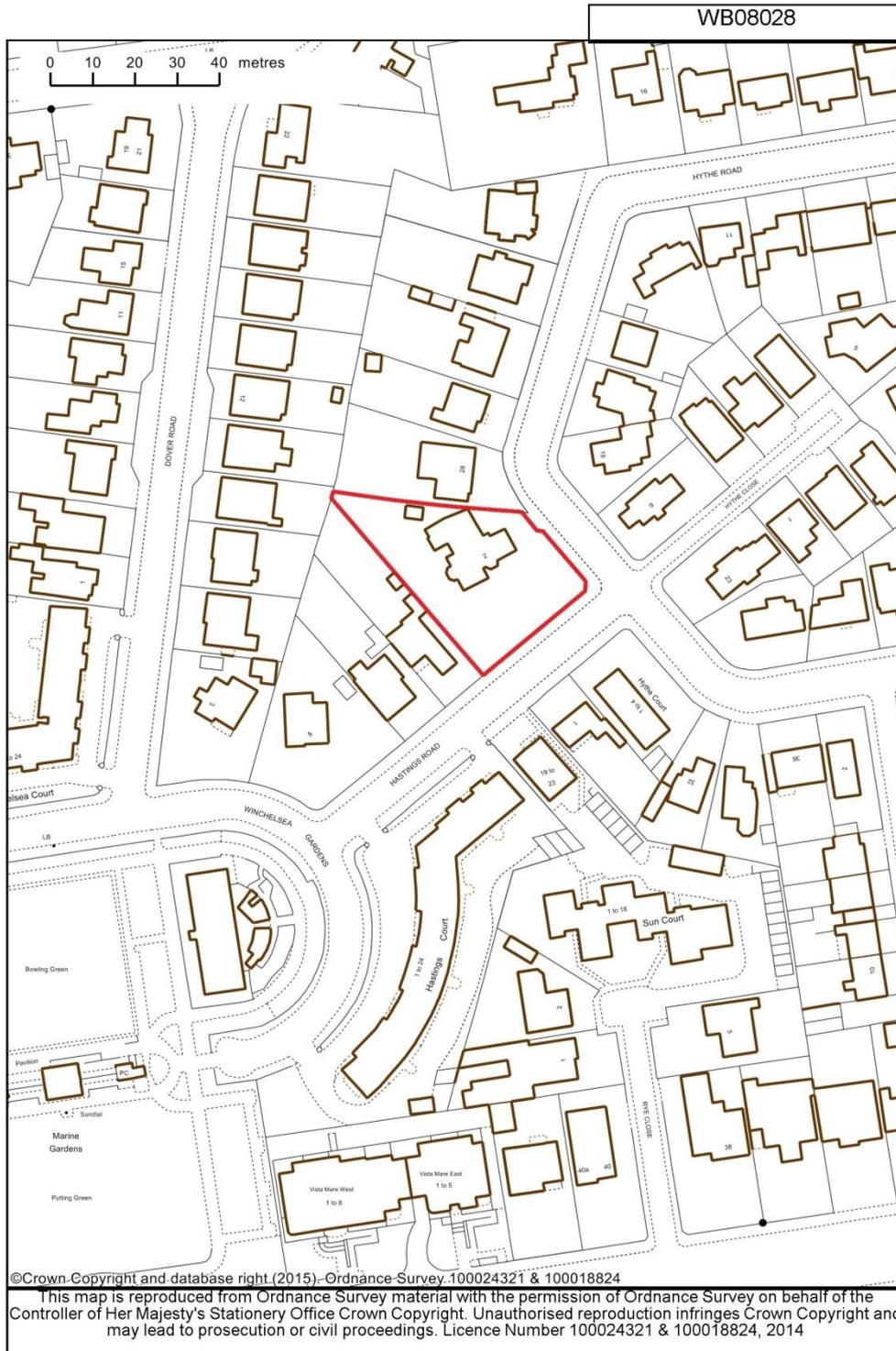
Site is considered achievable.

Conclusion

The site was considered in 2009 and 2013/14 and it was considered to be suitable, achievable and deliverable. Following a reassessment in 2014/15 it is considered that the site is still suitable, achievable and deliverable for a slightly smaller scheme of approximately 6 units (gross).

Density (dwg / ha)	45.66	Potential Gross Yield (dwellings)	6
Site Area (ha)	0.13	Potential Net Yield (dwellings)	5

Potential Site WB08028 – 2 Hastings Road



SHLAA ID	WB08039	TW
Site Address	Teville Gate, Railway Approach	
Current Use(s)	A1 - Shops, Car Park, Vacant	
Planning Status	None	
Re-use of Land	Brownfield	
Local Authority	Worthing Borough Council	Ward Central

Site Description

Partly demolished former shopping centre now a largely in use as a car park

Policy Restrictions - Worthing Core Strategy Policies / Proposals Map, loss of community facilities etc.

This site is part of Area of Change 5 (Core Strategy). The objectives of this Area of Change are the improvement of the entry into the town and provision of modern leisure, retail and residential development. Part of this site also falls within a Key Office Location. There are no policy restrictions to the development of this site.

Physical Constraints - Access, Highways, SRN, Ground Conditions, Contaminated Land, Flood Risk etc.

There are a number issues that needed to be addressed as part of development proposal for this site. The key impact will be highways which have been the subject of significant negotiations. Officers are satisfied that satisfactory measures can be put in place to make the development acceptable and that contamination issues can also be addressed through mitigation measures. There is a known constraint in the local sewerage system that any redevelopment will have to address.

Potential Impacts - on heritage assets, landscape impacts, Local Green Gap designations etc.

There are no specific impacts on heritage or environmental assets.

Suitability Summary

The site is suitable for residential use as part of a mixed use development of the site. The site has been subject to a planning application which included 260 residential units. Whilst the completion of a section 106 legal agreement has not been completed the application demonstrates the suitability of the site for mixed uses, including residential.

Availability Summary

In 2011 there was a Council resolution to grant planning permission (WB/10/0852/OUT) pending the completion of S106 agreement. Due a number of funding issues relating to the original development proposal the s106 was not signed and therefore, does not have planning permission and the majority of the site was put up for sale. The new owners have indicated their commitment to developing the site and a planning application is expected shortly. Therefore, the site, which is also located within Core Strategy Area of Change 5 remains available for residential development.

Achievability Summary

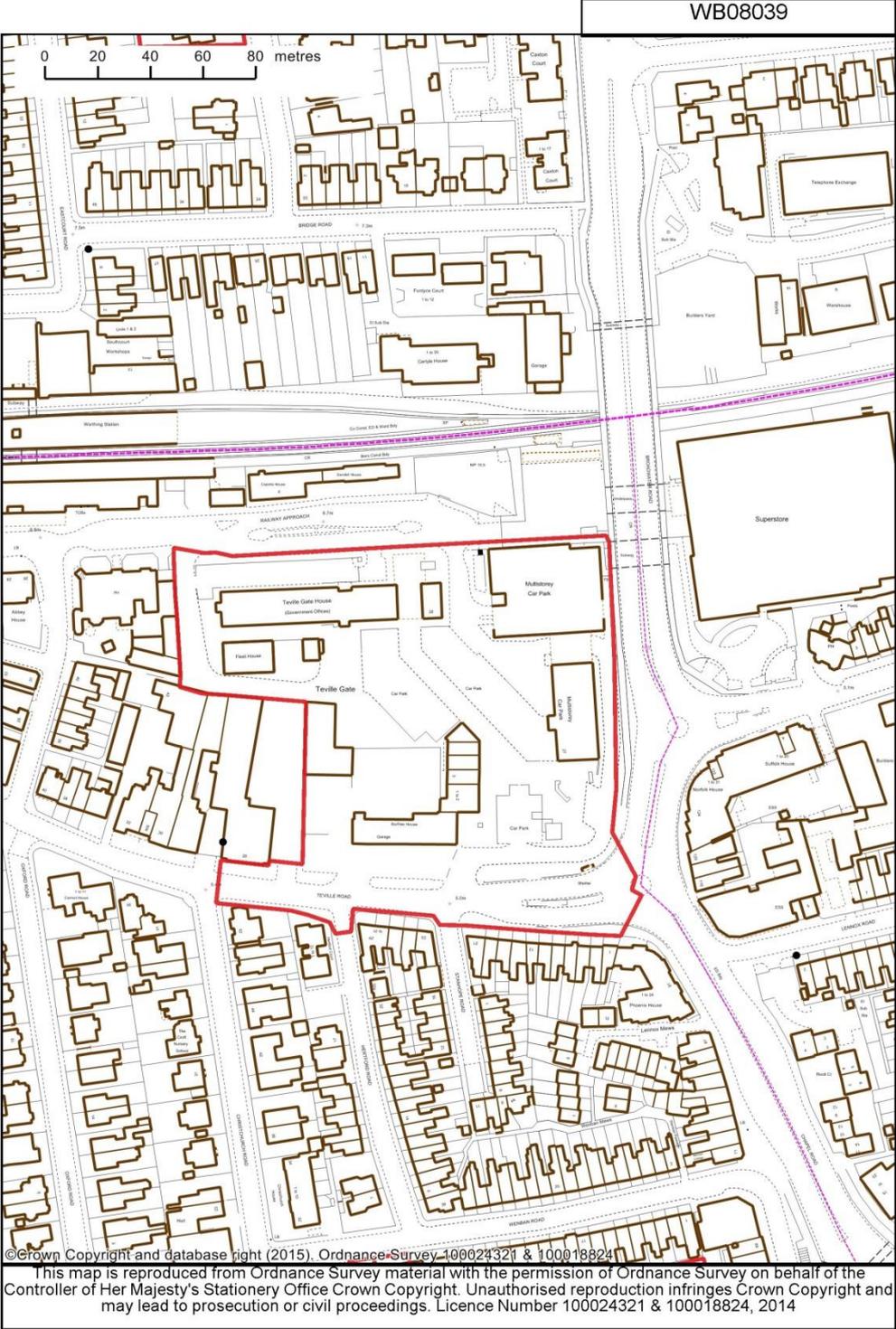
The site remains suitable and the new owners (an investment company) are keen to develop this site and expect to submit a planning application shortly. It is therefore considered that development on this site is still achievable within the next five years..

Conclusion

The site was considered in 2009 as part of the SHLAA review. At that time it was considered to be suitable, achievable and deliverable. The site has since been identified as an Area of Change in the adopted Core Strategy it also had an outline planning permission (WB/10/0852/OUT) pending the completion of a legal agreement. This application included the demolition of the existing building and erection of a mixed use development comprising multi-screen cinema, restaurants and cafes, food store, hotel, health and fitness suite, offices, conference and exhibition centre and 260 residential units. In 2013/14, it was concluded that the site remained suitable, available and achievable and should be taken forward at that time. However, the legal agreement has not been signed and therefore the scheme does not have planning permission. Various funding issues have prevented the original development proceeding and the majority of the site was put up for sale by Official Receivers acting for the Bank that originally provided the loan to enable the site to be assembled a few years ago. Since the base date of this study a new buyer has been found (June 2015) and they have confirmed their commitment to redevelop this site and submit a planning application. Therefore, a reassessment in 2014/15 reconfirms that the site status should remain as potential and is taken forward in this study.

Density (dwg / ha)	145	Potential Gross Yield (dwellings)	260
Site Area (ha)	1.80	Potential Net Yield (dwellings)	260

Potential Site WB08039 – Teville Gate, Railway Approach



SHLAA ID	WB08041	TW
Site Address	Land North of Ann Street and South of Union Place	
Current Use(s)	A1 - Shops, A2 - Financial & Professional Services, A3 - Restaurants & Cafes, A4 - Drinking Establishments, B1a - Offices, C3 - Dwellinghouse, Car Park, D2 - Assembly &	
Planning Status	None	
Re-use of Land	Brownfield	
Local Authority	Worthing Borough Council	Ward Central

Site Description

The site is bounded by Chapel Road to the west, Anne Street to the south, the former Police Station site (WB08042) and High Street to the east and Union Place to the north. It includes a number of buildings and uses including the Guildbourne Shopping Centre, other shops, theatre, a car park and range of other uses / buildings.

Policy Restrictions - Worthing Core Strategy Policies / Proposals Map, loss of community facilities etc.

The site is located within the Area of Change 4 (Core Strategy) There are a number of policy designations within this site including: Worthing town centre central shopping areas zones A and B; the secondary shopping area; the Chapel Road Conservation Area which covers part of the site and also it is partly covered by a key office area designation. The strategic objectives of the AOC includes the provision of a new 'retail heart' which seeks to enhance the shopping/retail offer of the town. It also seeks to provide for a mix of town centres uses.

Physical Constraints - Access, Highways, SRN, Ground Conditions, Contaminated Land, Flood Risk etc.

There are indications that some areas of the site are potentially contaminated and will need further investigation.

Potential Impacts - on heritage assets, landscape impacts, Local Green Gap designations etc.

There are a number of listed and locally listed buildings in the vicinity. Part of the site is within and adjacent to a Conservation Area. Therefore, the design of any proposed development would have to consider the potential impacts on these heritage features.

Suitability Summary

A development brief indicates the site could deliver a mixed use development with a potential residential density of 59 dwph, and an anticipated yield of 195 units. The centre already contains 35 existing residential units. It is considered that the site is suitable for residential as part of a mixed use development.

Availability Summary

The site is in multiple ownership. The major landowners are Worthing Borough Council, Sussex Police Authority, NCP car parks/Bishopsgate. A Development Brief has been prepared for the site which includes this site and WB08042 (police station site). It is considered that the site is available for residential development as part of a mixed use scheme.

Achievability Summary

The site is available and there have been ongoing discussions between the landowners of this site and the adjoining police station site, in an effort to deliver a comprehensive scheme. A marketing brief for the former Police Station site (WB0842) has been produced and this incorporates the Council-owned car park to the east of the site which forms part of this wider opportunity. Whilst the Council has an aspiration for the comprehensive redevelopment of the wider 'Union Place / Guildbourne Centre' area it has been accepted that redevelopment of the Guildbourne Centre is unlikely to be viable in the current economic climate. If this were to be the case any development would need to be delivered in such a way so as not to inhibit the delivery of a more comprehensive scheme in the future.

Overall, it is considered that the site is achievable and deliverable in the medium to long term.

Conclusion

This site was considered as part of the 2009 SHLAA review. At that time it was considered to be suitable, achievable and deliverable. Following a reassessment in 2013/14 it was considered that the site still had potential and should therefore continue to be taken forward as part of that study. The site is within the Area of Change 4 of the Core Strategy for which residential is proposed as part of a mixed use scheme. The Council prepared a marketing brief for part of this site and bids were invited in 2014. The Council remain confident that a mixed-development of this site (including a level of residential use) will be achieved and therefore the site is taken forward in this 2014/15 study.

Density (dwg / ha)	59	Potential Gross Yield (dwellings)	195
Site Area (ha)	3.31	Potential Net Yield (dwellings)	195

**Potential Site WB08041 – Land North of Anne Street
and South of Union Place**



SHLAA ID	WB08042	TW
Site Address	Sussex Police Authority, Union Place	
Current Use(s)	B1a - Offices, Derelict, Vacant	
Planning Status	PA Refuse	
Re-use of Land	Brownfield	
Local Authority	Worthing Borough Council	Ward Central

Site Description

Former police station site building now demolished and boarded up. To the north of the site lies Union Place with the sheltered residential units on the former Northbrook College site, a restaurant and the Conservative Club. To the east lies the High Street with a parking area and a mix of retail food store, residential and offices. To the south lies Chatsworth Road with a mix of retail uses including the 1960's Guildbourne Shopping Centre, police station and residential. To the west of the site lies a surface car park, the Connaught Theatre and the retail units on Chapel Road.

Policy Restrictions - Worthing Core Strategy Policies / Proposals Map, loss of community facilities etc.

There are no specific policy restrictions. It is included within the Core Strategy Area of Change 4, which incorporates a wider area for which a comprehensive mixed use redevelopment is sought, together with the enhancement of the nearby leisure and entertainment uses. There is a Development Brief for the wider site area combining this site and WB08041.

Physical Constraints - Access, Highways, SRN, Ground Conditions, Contaminated Land, Flood Risk etc.

The site is indicated as having potential contamination issues and as such further investigation maybe required.

Potential Impacts - on heritage assets, landscape impacts, Local Green Gap designations etc.

The Chapel Road Conservation Area is located to the west of the site beyond the adjoining car park and this includes the locally listed Connaught Theatre. There are a number of listed and locally listed buildings in the vicinity of the site and as such any development would need to give careful consideration to the character and setting of these buildings.

Suitability Summary

It is considered that while any development on this site would be retail/leisure led, residential uses would form part of the mix and a yield of 55 is considered to be realistic for this part of the wider site (however, it is acknowledged that the residential capacity figure could change significantly depending on the mix of uses and the appropriate design solution - particularly building height).

Availability Summary

The site is available for development. Discussions between the landowners are ongoing to consider a more comprehensive approach to this and adjoining site WB08041. The landowners have given a clear indication of their intention to develop this site. The site is included within Core Strategy Area of Change 4 which seeks the comprehensive redevelopment over a wider site area to deliver a 'new retail' heart for Worthing. AOC4 encompasses this site and WB08041.

Achievability Summary

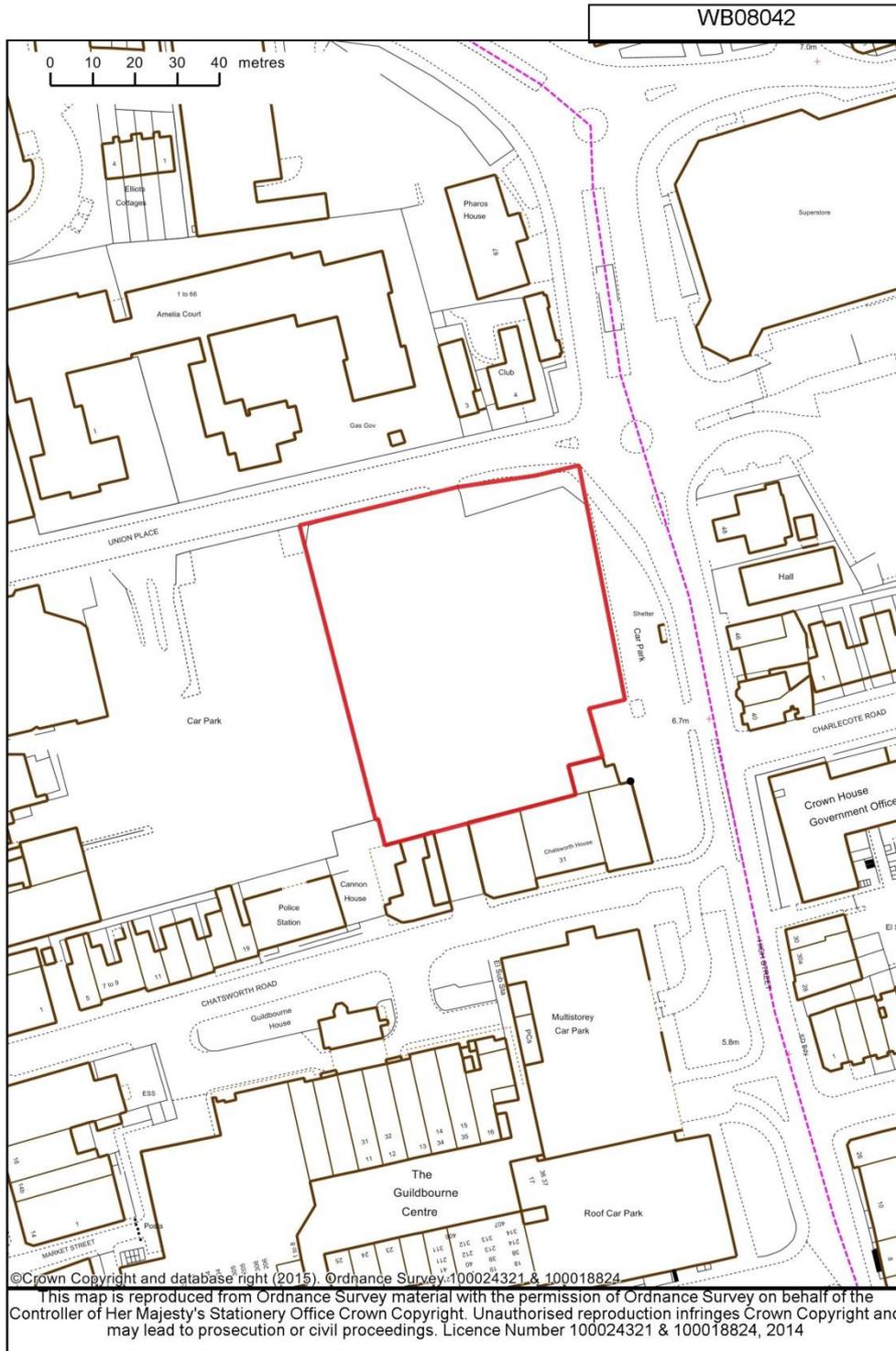
Whilst the Council's aspiration is for the comprehensive redevelopment of the wider 'Union Place / Guildbourne Centre' area, it is accepted that redevelopment of the Guildbourne Centre is unlikely to be viable in the current economic climate. If this were to be the case any development would need to be delivered in such a way so as not to inhibit the delivery of a more comprehensive scheme in the future. This site is cleared and a marketing brief prepared and redevelopment is considered achievable.

Conclusion

This site was previously considered to be suitable, achievable and deliverable. The site is within the Area of Change 4 of the Core Strategy for which residential is proposed as part of a mixed use scheme. A capacity yield of 55 dwellings has currently been suggested but it should be noted that this could change significantly depending on the mix of uses and the appropriate design solution (particularly building heights). The Council prepared a marketing brief for the area in 2014 together with a small part of the the adjoining site (WB08041) and bids have been received. The Council remain confident that development of this site will be achieved thefore the 2014/15 study continues to take this site forward.

Density (dwg / ha)	113	Potential Gross Yield (dwellings)	55
Site Area (ha)	0.487	Potential Net Yield (dwellings)	55

Potential Site WB08042 – Sussex Police Station Site



SHLAA ID	WB08044	HG
Site Address	Land South of Stoke Abbott Road	
Current Use(s)	Car Park	
Planning Status	None	
Re-use of Land	Brownfield	
Local Authority	Worthing Borough Council	Ward Central

Site Description

Council owned car park.

Policy Restrictions - Worthing Core Strategy Policies / Proposals Map, loss of community facilities etc.

There are no policy restrictions.

Physical Constraints - Access, Highways, SRN, Ground Conditions, Contaminated Land, Flood Risk etc.

There are no physical problems or limitations.

Potential Impacts - on heritage assets, landscape impacts, Local Green Gap designations etc.

There are no potential impacts. Although the site is not within or directly adjacent to a Conservation Area there are two Conservation Areas that are located in close proximity to the south, east and west of this site.

Suitability Summary

This land was initially promoted as part of a larger site, the cultural and civic hub, however, following a reassessment of the Council's property portfolio, it has subsequently been revised to incorporate just a section of the council offices car park. A marketing brief has been prepared by the council for this smaller site and for the purposes of the SHLAA the site area has been amended accordingly. However, there may be an opportunity to extend the development area and this is currently being considered. The potential gross yield has therefore been revised to 20 units for the time being.

Availability Summary

Site is considered to be available and a marketing brief has been prepared.

Achievability Summary

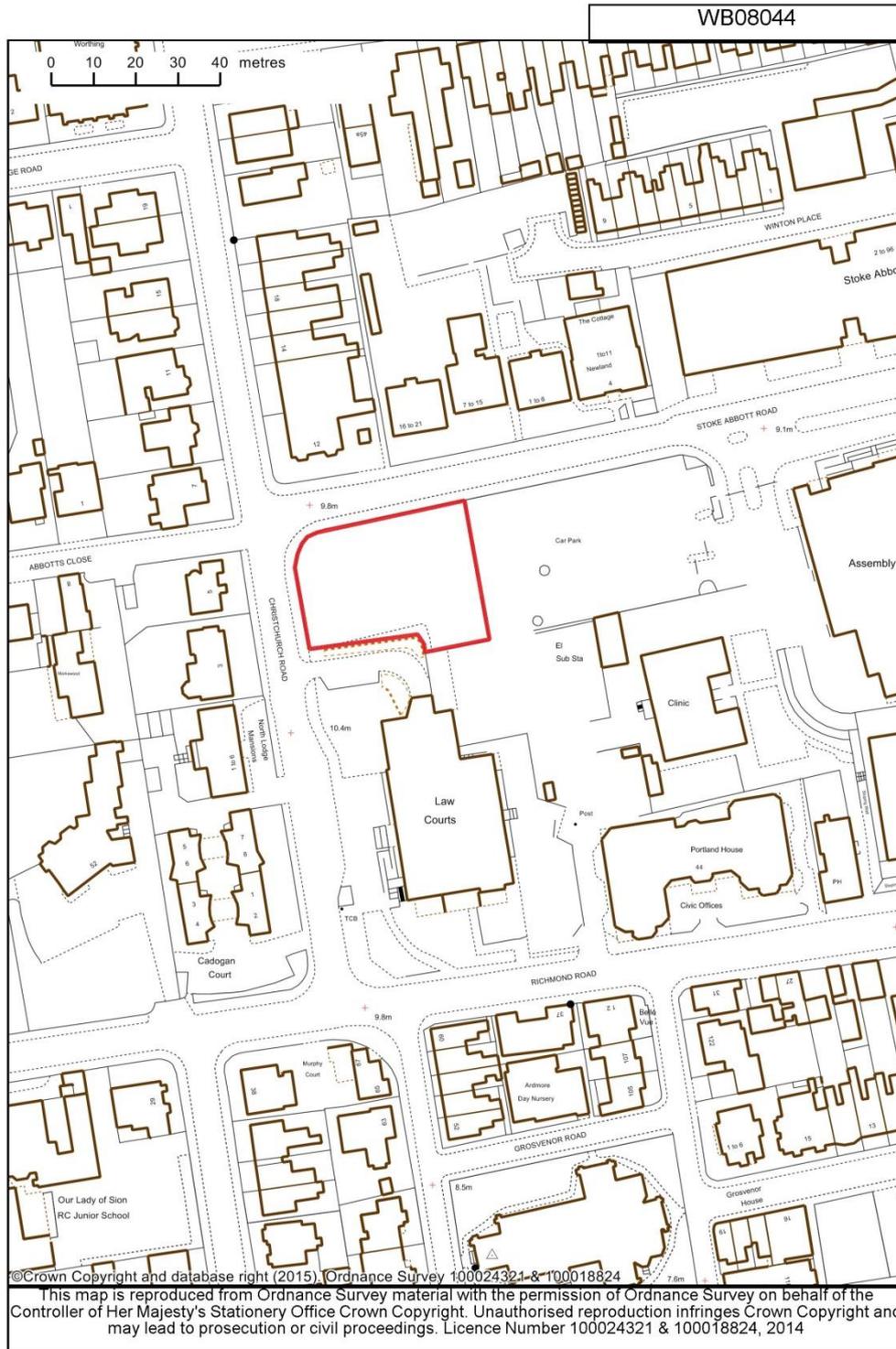
Site is achievable within the next 5 years as reported in the 2013/14 Annual Monitoring Report (AMR).

Conclusion

The site was considered in 2009 as part of the SHLAA review and was brought forward as a potential site, looking at a comprehensive development of much of the area. In 2013/14, much of the site was no longer considered to have development potential for residential use. However, a smaller area currently in use as a car park, is still considered suitable, available and achievable for residential development perhaps alongside another use such as health facilities. A marketing brief for this land has been prepared. Whilst discussions about the future use of this area are continuing, it is currently considered that 20 units will be deliverable in the next 5 years. Therefore, this site continues to be taken forward as a potential site in this study.

Density (dwg / ha)	154	Potential Gross Yield (dwellings)	20
Site Area (ha)	0.13	Potential Net Yield (dwellings)	20

Potential Site WB08044 –Land South of Stoke Abbott Road



SHLAA ID	WB08046	TW
Site Address	Bus Depot, Library Place	
Current Use(s)	B1a - Offices, Bus Depot	
Planning Status	None	
Re-use of Land	Brownfield	
Local Authority	Worthing Borough Council	Ward Central

Site Description

The site is in use as a bus depot. To the north of the sites lies the retail shopping areas of Warwick Street. To the west of the site is The Dome (listed building) beyond which is the residential terrace of Bedford Row (listed buildings). To the east lies the Chatsworth Hotel (listed building) and a terrace of residential units (listed) fronting The Steyne. To the south lies Marine Parade with the promenade and sea beyond.

Policy Restrictions - Worthing Core Strategy Policies / Proposals Map, loss of community facilities etc.

The site is situated within Area of Change 2 (Core Strategy) which seeks to deliver residential uses as part of a mixed use scheme to include retail and cultural uses. The site is partly within the designated Primary Shopping Area - Zone B and also within a Conservation Area. There are Tree Preservation Orders within and adjoining the site. Overall, it is not considered that there are any policy restrictions on the site that would prevent residential development as part of a mixed use development.

Physical Constraints - Access, Highways, SRN, Ground Conditions, Contaminated Land, Flood Risk etc.

Part of the site is within Environment Agency Flood Zone 2 and other parts within Flood Zone 3. Given the existing use there may be a risk of land contamination and this should be investigated prior to any redevelopment.

Potential Impacts - on heritage assets, landscape impacts, Local Green Gap designations etc.

Part of the site falls within the Steyne Garden Conservation Area and the whole site is surrounded by other Conservation Areas. There are a significant numbers of listed buildings surrounding the site, of particular note is The Dome cinema. Therefore, any proposed development would have consider these potential impacts on these heritage assets in the design process.

Suitability Summary

The site is considered suitable for residential use as part of a mixed use scheme. It is identified in the Core Strategy as an Area of Change (AOC2) for a mixed use development including residential. The Worthing Town Centre and Seafront Masterplan highlight this as a strategic site in the heart of the town and the seafront area. It has the opportunity to create stronger links between the retail area of Warwick Street and Marine Parade.

Availability Summary

A key issue will be the relocation of the bus depot currently operating on the site. Discussions are ongoing with the current operator to find an alternative site which would meet their operational needs. One potential option, which is identified in the Core Strategy as AOC12, is the Decoy Farm site and discussions are ongoing with respect to this opportunity. Whilst the availability of this site needs to be monitored it is considered that there is some prospect for relocation if a suitable alternative site can be found.

Achievability Summary

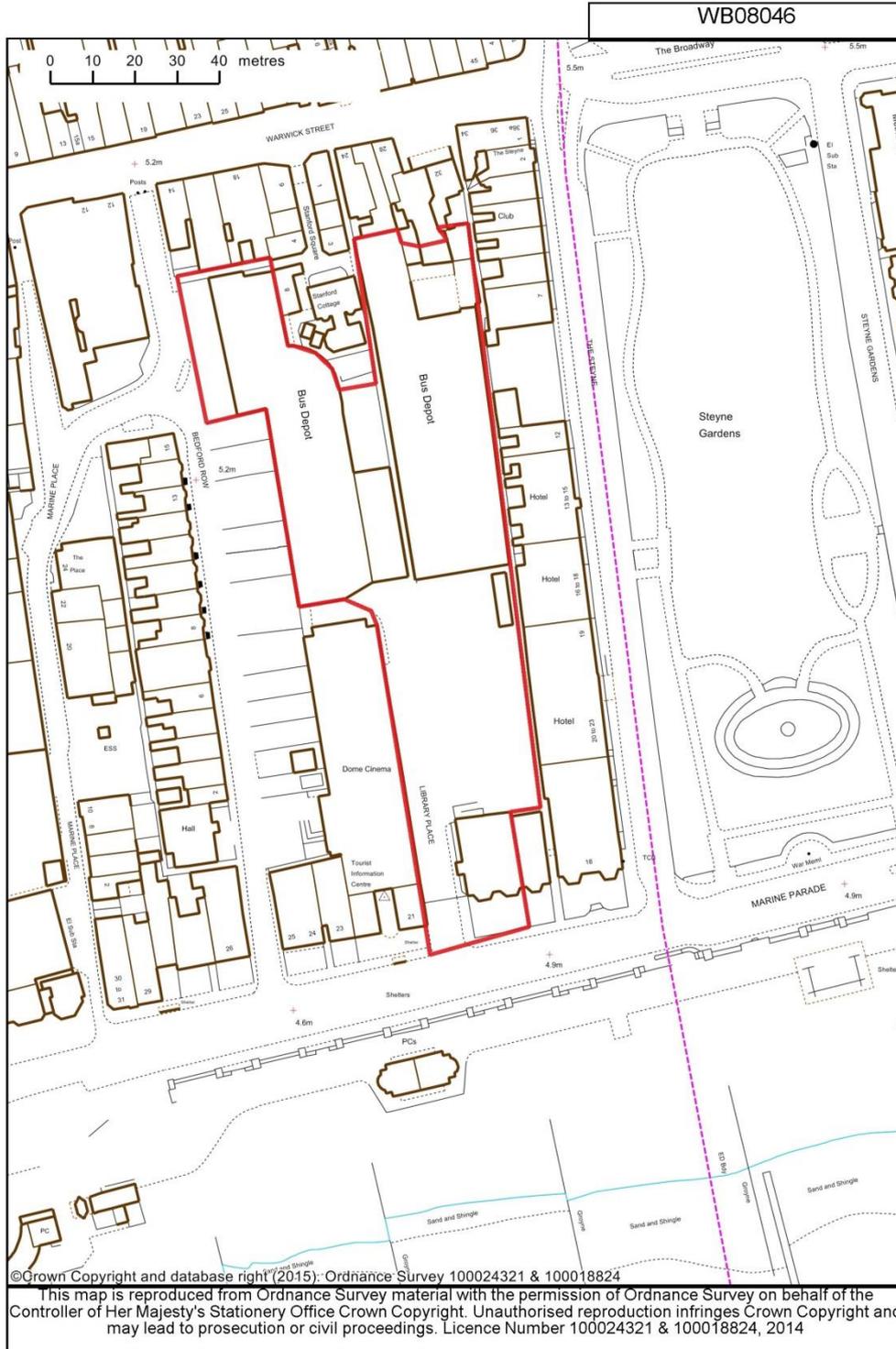
There remains a Council objective to redevelop and this could be achievable subject to the satisfactory relocation of the existing bus operator. It is considered deliverable in the medium term as set out in the latest Annual Monitoring Report 2013/14.

Conclusion

The site was considered in 2009 as part of the SHLAA review. At that time it was considered to be suitable, achievable and deliverable. In 2013/14 it was considered that the site should remain as a potential site. The site is included within Area of Change 2 of the Core Strategy which seeks to deliver residential use as part of mixed use redevelopment. The key to unlocking this site is the relocation of the existing Stagecoach bus station. The bus operators are continuing to consider options for relocation and one option identified in the Core Strategy is the land at Decoy Farm (AOC12). Therefore, the site continues to be taken forward in this 2014/15 study.

Density (dwg / ha)	61	Potential Gross Yield (dwellings)	42
Site Area (ha)	0.69	Potential Net Yield (dwellings)	42

Potential Site WB08046 – Bus Depot, Library Place



SHLAA ID	WB08048	HG
Site Address	Gas Holder Station, Lyndhurst Road	
Current Use(s)	B1c - Light Industry, B2 - General Industry, B8 - Storage & Distribution	
Planning Status	None	
Re-use of Land	Brownfield	
Local Authority	Worthing Borough Council	Ward Central

Site Description

Redundant gasholder and depot buildings.

Policy Restrictions - Worthing Core Strategy Policies / Proposals Map, loss of community facilities etc.

Site is allocated as Area of Change 7 in Worthing Core Strategy (2011) for a mixed-use scheme including residential uses.

Physical Constraints - Access, Highways, SRN, Ground Conditions, Contaminated Land, Flood Risk etc.

Given the previous use of this site the land may be contaminated and further investigation is required to determine the extent of this - appropriate remediation methods will then be required. Access arrangements will also need to be considered to ensure that suitable access arrangements are delivered. The access issues are being considered in liaison with West Sussex County Council and an update is currently being sought.

Potential Impacts - on heritage assets, landscape impacts, Local Green Gap designations etc.

Site is adjacent to Park Road Environmental Area of Special Character.

Suitability Summary

Site is considered to be suitable for residential development. Potential contamination and access issues will need to be addressed, but this should not prevent the site from coming forward for development once these issues are resolved.

Availability Summary

Site is considered to be available and has been identified for development through the Core Strategy (2011) as well as the previous SHLAA study from 2009. The landowner has previously stated their intention to redevelop this site. A letter from an agent on behalf of the landowner in 2014 has stated their intention to demolish the gas-holder between 2015-17 and then redevelop the site.

Achievability Summary

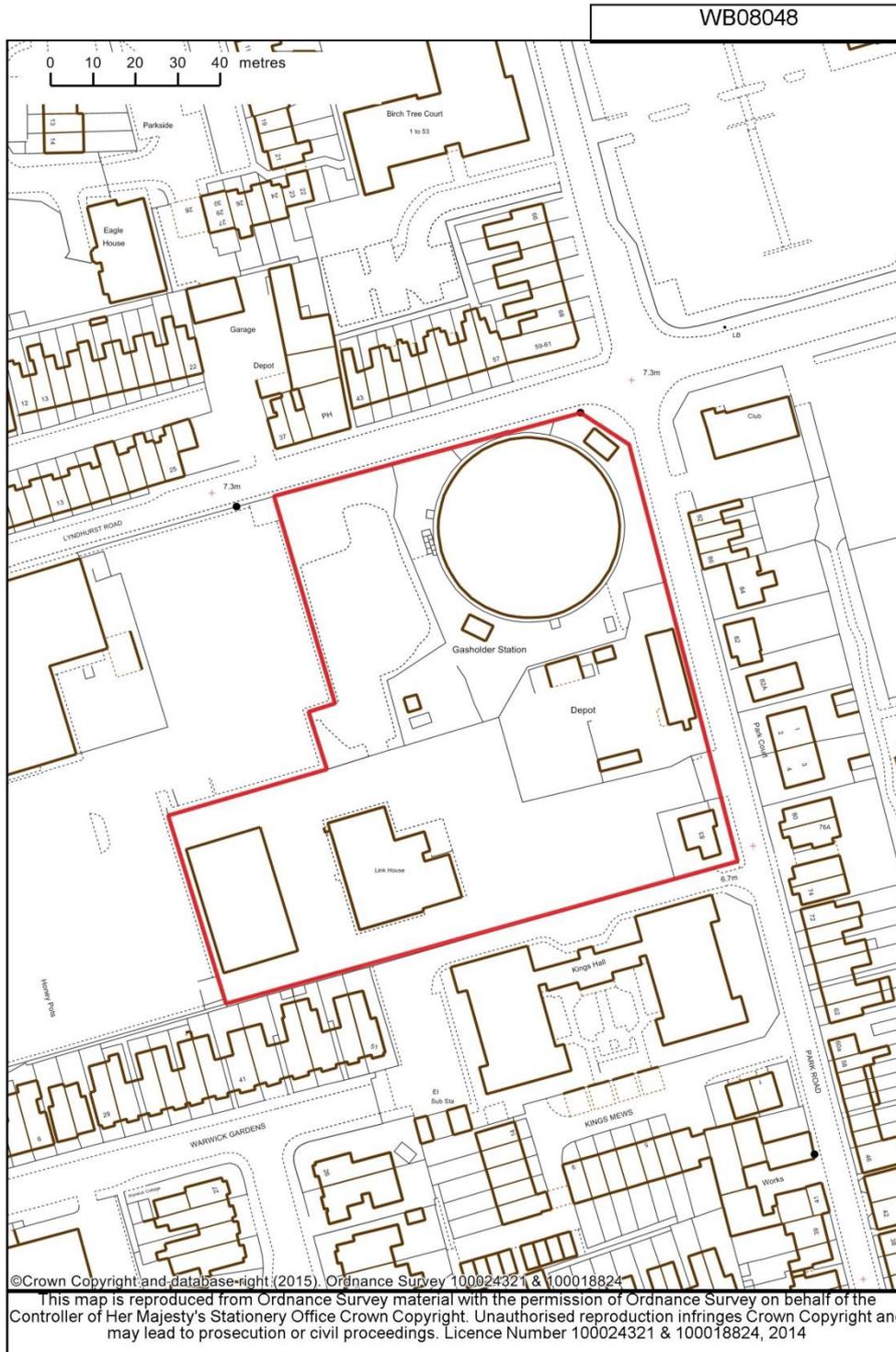
Site is considered to be achievable in the short to medium term, as stated in the Annual Monitoring Report (AMR) 2013/14.

Conclusion

The site was considered in the 2009 SHLAA and was taken forward as a potential site. It was included as an Area of Change within the Core Strategy 2011. More recently, the landowner has again stated their intention to demolish the redundant gas holder and redevelop the site and as such it was taken forward in the 2013/14 study. A reassessment in 2014/15 concludes that the site should continue to be taken forward as it is considered to be a site which is suitable, achievable and available and could be developed in the short to medium term.

Density (dwg / ha)	75	Potential Gross Yield (dwellings)	85
Site Area (ha)	1.14	Potential Net Yield (dwellings)	85

Potential Site WB08048 – Gas Holder Station, Lyndhurst Road



SHLAA ID	WB08168	HG
Site Address	22 Lyndhurst Road	
Current Use(s)	B1a - Offices, C2 - Residential Institutions, C3 - Dwellinghouse, Vacant	
Planning Status	None	
Re-use of Land	Brownfield	
Local Authority	Worthing Borough Council	Ward Selden

Site Description

Site was previously in use as accommodation for hospital nurses and ground floor is in use as an office space to facilitate the decant for an Endoscopy department enlargement.

Policy Restrictions - Worthing Core Strategy Policies / Proposals Map, loss of community facilities etc.

Site is located within Farncombe Road Office Area and was previously used, in part, as offices to facilitate the decant for an Endoscopy Department enlargement.

Physical Constraints - Access, Highways, SRN, Ground Conditions, Contaminated Land, Flood Risk etc.

Part of the site to the east is located within a potentially contaminated land 10m buffer owing to the site adjacent being potentially contaminated. The site adjacent was previously a garage, however site is now residential, therefore contamination is unlikely to be an issue any longer.

Potential Impacts - on heritage assets, landscape impacts, Local Green Gap designations etc.

Site is located within Farncombe Road Conservation Area.

Suitability Summary

Site is suitable in principle for residential development.

Availability Summary

Site is considered to be available for residential development as it is now vacant and up for sale as a development opportunity.

Achievability Summary

Whilst market, cost and delivery factors are unknown for this site, it was previously used in part for nurses accommodation and is up for sale as a development opportunity and as such it is considered that there is no overriding reason why residential development could not be achievable.

Conclusion

The site was considered in 2009 as part of the SHLAA review. At that time it was rejected as the site was not available. In 2013/14 the site was in use as accommodation for hospital nurses and the ground floor is in use as an office space to facilitate the decant for an Endoscopy department enlargement (strict condition about use apply). Since then the site has become vacant and the site put up for sale as a development opportunity. It would appear that the site is surplus to its previous requirements as key worker (nurses) accommodation and offices to the Endoscopy Department. As such given its location, its suitability and its availability for residential development it considered that it should be taken forward as a potential housing site.

Density (dwg / ha)	151	Potential Gross Yield (dwellings)	24
Site Area (ha)	0.20	Potential Net Yield (dwellings)	24

Potential Site WB08168 -22 Lyndhurst Road



SHLAA ID	WB08180	HG
Site Address	Grafton Multi Storey Car Park, Augusta Place	
Current Use(s)	Car Park, D2 - Assembly & Leisure, Leisure / Sports Centre, Open Space (Informal)	
Planning Status	None	
Re-use of Land	Brownfield	
Local Authority	Worthing Borough Council	Ward Central

Site Description

The site fronts Marine Parade and consists of a raised-deck car park, a bowling ally and a corner section of open space on the western side of the site. The site is also physically connected to residential development above the retail unit to the east and another multi-storey car park to the north.

Policy Restrictions - Worthing Core Strategy Policies / Proposals Map, loss of community facilities etc.

The landmark site has been earmarked for comprehensive mixed-used development which will need to contribute to the regeneration of Worthing seafront. Previously identified in the 2003 Local Plan and more recently as AOC3 in the Core Strategy. There are no policy restrictions that would prevent development. The site adjoins the Primary Shopping Area - Zone A of Worthing Town Centre.

Physical Constraints - Access, Highways, SRN, Ground Conditions, Contaminated Land, Flood Risk etc.

The site is located within Flood Zone 3 so flood mitigation measures will be required and the sites use as a car park may give rise to potential contamination issues. The site is on a Principal Aquifer so is sensitive in relation to groundwater quality. Current complex access arrangements will need to be reviewed. There are a number legal agreements that would need to be overcome to allow for any redevelopment, including the consideration of existing parking provision, access and servicing arrangements. However, development offers the opportunity to address the severance that currently separates the town centre and the seafront.

Potential Impacts - on heritage assets, landscape impacts, Local Green Gap designations etc.

Site is surrounded by Conservation Areas - Marine Parade and Hinterland to the west and South Street to the east and south. The Lido (Grade II listed) is located opposite the site. Any future development will need to carefully consider these heritage assets and help to improve the character of the seafront.

Suitability Summary

Suitable for a mixed use scheme including high density residential development. There are no known policy restrictions or physical limitations that would limit development, although there are a number of key considerations that would need to be resolved throughout the design stage. Site would lend itself to high density accommodation, estimated to be approximately 100 units. However, it is accepted that this figure may change depending on the design solutions that are developed as the scheme comes forward.

Availability Summary

The site is considered to be available and Worthing Borough Council is currently assessing options for redevelopment. At this stage it is estimated that this site will come forward in the medium term.

Achievability Summary

It is acknowledged that site preparation costs are likely to be relatively high as a result of the demolition works that will be required. However, owing to the site's prime central / coastal location it is considered that a redevelopment scheme would be viable. In addition, there are a number of legal agreements / issues. Whilst these will need to be taken into consideration at the design stage there is no reason to think that a redevelopment scheme could not be achievable in the medium term.

Conclusion

The site was considered in 2009 at which time it was taken forward as a potential site and was then included within the Core Strategy as an Area of Change. In 2013/14, the site was still considered to be suitable, achievable and deliverable and that residential units would be delivered in the medium term. The Council is continuing to consider options for this site in discussion with potential developers. Whilst the capacity of 100 dwellings is considered to be an appropriate assumption at this time it is accepted that the level of development may change significantly depending on the appropriate design solution that may emerge. Therefore, the site is taken forward at this time.

Density (dwg / ha)	167	Potential Gross Yield (dwellings)	100
Site Area (ha)	0.60	Potential Net Yield (dwellings)	100

SHLAA ID	WB08207	HG
Site Address	The Aquarena, Brighton Road	
Current Use(s)	D2 - Assembly & Leisure, Leisure / Sports Centre	
Planning Status	PA Submit	
Re-use of Land	Brownfield	
Local Authority	Worthing Borough Council	Ward Central

Site Description

Former indoor swimming pool with adjoining paddling pool and disused boating lake. A new swimming pool adjacent to the site opened in May 2013 and the old pool on this site has now closed.

Policy Restrictions - Worthing Core Strategy Policies / Proposals Map, loss of community facilities etc.

The site is identified in the Worthing Core Strategy (2011) as Area of Change 1 and is earmarked for a mixed-use scheme including residential development. The site is considered to be one of the key regeneration sites along the seafront and has the potential to help contribute to the delivery of an Active Beach Zone, in line with the Worthing Seafront Strategy (2007). A new leisure facility and swimming pool is now open adjacent to this site which means that the former pool (now closed) can be released for development in line with the Core Strategy.

Physical Constraints - Access, Highways, SRN, Ground Conditions, Contaminated Land, Flood Risk etc.

Although the Aquarena building is located in Flood Zone 2 the area identified as WB08207 also includes land within Flood Zone 3. Given the previous use of this site there is also a risk of land contamination. The site is on a Principal Aquifer so is sensitive in relation to groundwater quality. There is also an electricity substation located on the site.

Potential Impacts - on heritage assets, landscape impacts, Local Green Gap designations etc.

Site is adjacent to Farncombe Road Conservation Area to the north and Beach House a Grade II* Listed Building to the west. As a result, careful design consideration will be required.

Suitability Summary

The site is now suitable for redevelopment, given that the leisure facility has been relocated. Although the site lends itself to a high density development at this stage it is difficult to estimate the likely capacity for residential use as much will depend on the design solution which will include consideration of the appropriate height of any new building. In the 2009 SHLAA, the potential gross yield was estimated to be 170 dwellings. This had originally been revised to 85 dwellings in the previous AMR. An application has now been submitted (AWDM/1636/14) for 147 apartments in a 21 storey building. There is no certainty that a building of such a height will be considered to be acceptable, therefore at this point in time a capacity figure of 100 dwellings is appropriate. However, it should be noted that this figure may change significantly as any appropriate scheme is progressed.

Availability Summary

The site is considered available for a mixed-use development scheme, including residential development. A planning application AWDM/1636/14 has been submitted for 147 residential units and the decision is awaited.

Achievability Summary

Site is considered achievable in the short to medium term, with 50 dwellings anticipated to be completed within 5 years and the remaining 50 within 6-10 years. The site is located in a prime seafront area, where several successful regeneration projects have been delivered in recent years. Demolition of the existing Aquarena building means that site preparation costs will be higher than average and the proximity to both a Conservation Area and a Grade II* Listed Building mean that design standards will need to be high. However, this is not considered to impact significantly on the overall achievability of the site.

Conclusion

The site was considered in 2009 as part of the SHLAA review. At that time it was considered to be suitable, available, achievable in the short to medium term. Following a reassessment of the site in 2013/14, the site is still considered to be suitable, available and achievable. A planning application (AWDM/1636/14) has been submitted (18.11.2014) for the redevelopment of the site with 147 apartments. The outcome of this application is still awaited. Therefore this site continues to be taken forward as a potential site in this study.

Density (dwg / ha)	80	Potential Gross Yield (dwellings)	100
Site Area (ha)	1.07	Potential Net Yield (dwellings)	100

Potential Site WB08207 – The Aquarena, Brighton Road



SHLAA ID	WB13009	IM
Site Address	25-26 West Parade	
Current Use(s)	C3 - Dwellinghouse	
Planning Status	PA Submit	
Re-use of Land	Brownfield	
Local Authority	Worthing Borough Council	Ward Marine

Site Description

Two sizeable properties set within large grounds on the south eastern corner plot of Grand Avenue and West Parade.

Policy Restrictions - Worthing Core Strategy Policies / Proposals Map, loss of community facilities etc.

There are no specific policy restrictions.

Physical Constraints - Access, Highways, SRN, Ground Conditions, Contaminated Land, Flood Risk etc.

There are no specific physical constraints identified.

Potential Impacts - on heritage assets, landscape impacts, Local Green Gap designations etc.

There are no direct impacts on heritage and environmental assets but both Marine Point and Dolphin Lodge, which lie on the opposite corner of Grand Avenue and West Parade, are locally listed buildings.

Suitability Summary

Two dwellings are currently located on this large seafront plot. Given the setting of the site and the nature of the buildings to the east and west it is considered that more intensive development could be appropriate in this location. However, sensitive design solutions must be sought to reduce any potential impacts, particularly on the properties in Grand Avenue to the north. The design of any proposal will influence the likely yield of this site - this will include the consideration of the appropriate 'building line'. An application has been submitted which seeks to deliver 35 flats.

Availability Summary

Pre-application discussions were held in 2011 in relation to the demolition of the existing properties and replacement with retirement flats. More recently, further pre-application advice has been sought as it is once again understood that the current landowners are considering their options - one of which may be selling their properties to developers. An application was submitted (AWDM/1805/14 dated 17/12/2014) for redevelopment for 35 flats.

Achievability Summary

There is no over-riding reason why a more intensive development could not be achieved on this site - subject to design considerations and the consideration of the potential impact on neighbouring occupiers.

Conclusion

This site, that was not previously considered as part of the 2009 SHLAA review, is considered to be suitable, available and achievable. There is no over-riding reason (subject to design considerations and the potential impact on neighbouring occupiers) why a more intensive development could not be achieved on this site which is currently occupied by two dwellings. Pre-application discussions were held in 2011 in relation to the demolition of the existing properties and replacement with retirement flats. More recently an application has been received (AWDM/1805/14 - 17/12/2014) for the redevelopment of the site for 35 flats. The site continues to offer potential for residential development and is therefore taken forward in this study.

Density (dwg / ha)	105	Potential Gross Yield (dwellings)	22
Site Area (ha)	0.21	Potential Net Yield (dwellings)	20

Potential Site WB13009 - 25-26 West Parade



SHLAA ID	WB13012	TW
Site Address	6 Southey Road	
Current Use(s)	B1a - Offices, Vacant	
Planning Status	PA PCO	
Re-use of Land	Brownfield	
Local Authority	Worthing Borough Council	Ward Heene

Site Description

Large detached property located on the eastern side of Southey Road.

Policy Restrictions - Worthing Core Strategy Policies / Proposals Map, loss of community facilities etc.

There are no known policy restrictions for development on this site. The site has planning permission pending for 9 flats (retrospective application).

Physical Constraints - Access, Highways, SRN, Ground Conditions, Contaminated Land, Flood Risk etc.

There are no known physical problems or limitations known on this site.

Potential Impacts - on heritage assets, landscape impacts, Local Green Gap designations etc.

No known potential impacts.

Suitability Summary

Site is considered suitable for residential development.

Availability Summary

Site is considered available as there is developer interest in the land and a planning application for the site has been submitted (pending decision).

Achievability Summary

Site is considered achievable. The flats are already in place and the current application is seeking retrospective planning permission. However, officers will need to assess whether 9 units is an appropriate level of development in light of relevant standards and policies.

Conclusion

This site, that was not previously considered as part of the 2009 SHLAA review, is considered to be suitable, available and achievable and currently has a planning application pending for retrospective planning permission for 9 flats (AWDM/0250/14). No decision on this application had been reached before the base date of this study so the site will be taken forward as having 'potential' but will be monitored and updated once an outcome has been reached.

Density (dwg / ha)	180	Potential Gross Yield (dwellings)	9
Site Area (ha)	0.05	Potential Net Yield (dwellings)	8

SHLAA ID	WB13020	TW
Site Address	7 The Steyne	
Current Use(s)	C3 - Dwellinghouse	
Planning Status	PA Withdrawn	
Re-use of Land	Brownfield	
Local Authority	Worthing Borough Council	Ward Central

Site Description

A 4 storey house with vacant land to the side.

Policy Restrictions - Worthing Core Strategy Policies / Proposals Map, loss of community facilities etc.

No relevant policy restrictions.

Physical Constraints - Access, Highways, SRN, Ground Conditions, Contaminated Land, Flood Risk etc.

There are no significant physical problems or limitations that would prevent residential development on this site.

Potential Impacts - on heritage assets, landscape impacts, Local Green Gap designations etc.

The site contains a listed building and is within the Steyne Gardens Conservation Area - the design of any proposal will therefore have to take these heritage assets into account.

Suitability Summary

The site is suitable for residential development.

Availability Summary

The current application indicates that this site is available for development.

Achievability Summary

The previously approved application sought to provide 3 x 2 bed apartments, 1 x 2 bed maisonette and a new infill building providing 8 x 3 bed apartments. The current pending application seeks to amend the infill proposal to provide 6 x 2 bed and 3 x 3 beds flats, an increase of one unit. It is considered that development is achievable on this site.

Conclusion

This was a new site for the 2014 SHLAA, therefore not previously considered as part of the 2009 SHLAA review. It is considered to be suitable, available and achievable and currently has a planning application pending for 9 dwellings (reference AWDM/0081/13). The site will be monitored and updated once an outcome has been reached however, the date of the planning permission (if approved) would be after the base date of this study, therefore the site would be classed as a Potential Site.

Density (dwg / ha)	225	Potential Gross Yield (dwellings)	9
Site Area (ha)	0.04	Potential Net Yield (dwellings)	8

SHLAA ID	WB15004	TW
Site Address	341 Goring Road (land at rear)	
Current Use(s)	Sui-Generis, Vacant	
Planning Status	PA Submit	
Re-use of Land	Brownfield	
Local Authority	Worthing Borough Council	Ward Goring

Site Description

The site comprises the rear part of a former car showroom. The site consists of a vacant car workshop and open car storage area. To the north lies the Mulberry Public house and the Mulberry Neighbourhood Centre and to the south and east there is residential development.

Policy Restrictions - Worthing Core Strategy Policies / Proposals Map, loss of community facilities etc.

The site was in a former employment generating use ancillary to the main car showroom use that is located adjacent to this site. There are a number of tree preservation orders on this site.

Physical Constraints - Access, Highways, SRN, Ground Conditions, Contaminated Land, Flood Risk etc.

Safe access exists to the site but will need to be reassessed in connection with a residential use. The previous land use of the site indicates that there is potential contamination on this site that will need further investigation and potential mitigation measures.

Potential Impacts - on heritage assets, landscape impacts, Local Green Gap designations etc.

The site is situated within the Goring Conservation Area.

Suitability Summary

The site is the rear part of a larger site forming a former car showroom. The former showroom building is expected to remain in an employment generating use (most likely to be a retail use). It is the rear part of the site which comprises vacant former garage/workshop (ancillary to the main car showroom use) which is subject to the current planning application. It is considered the site which is in a very sustainable location is suitable for residential development.

Availability Summary

The site is currently vacant and a planning application has been submitted to develop the site for 17 dwellings. It is considered that the site is therefore available.

Achievability Summary

The site is considered achievable and an application has been submitted for residential development.

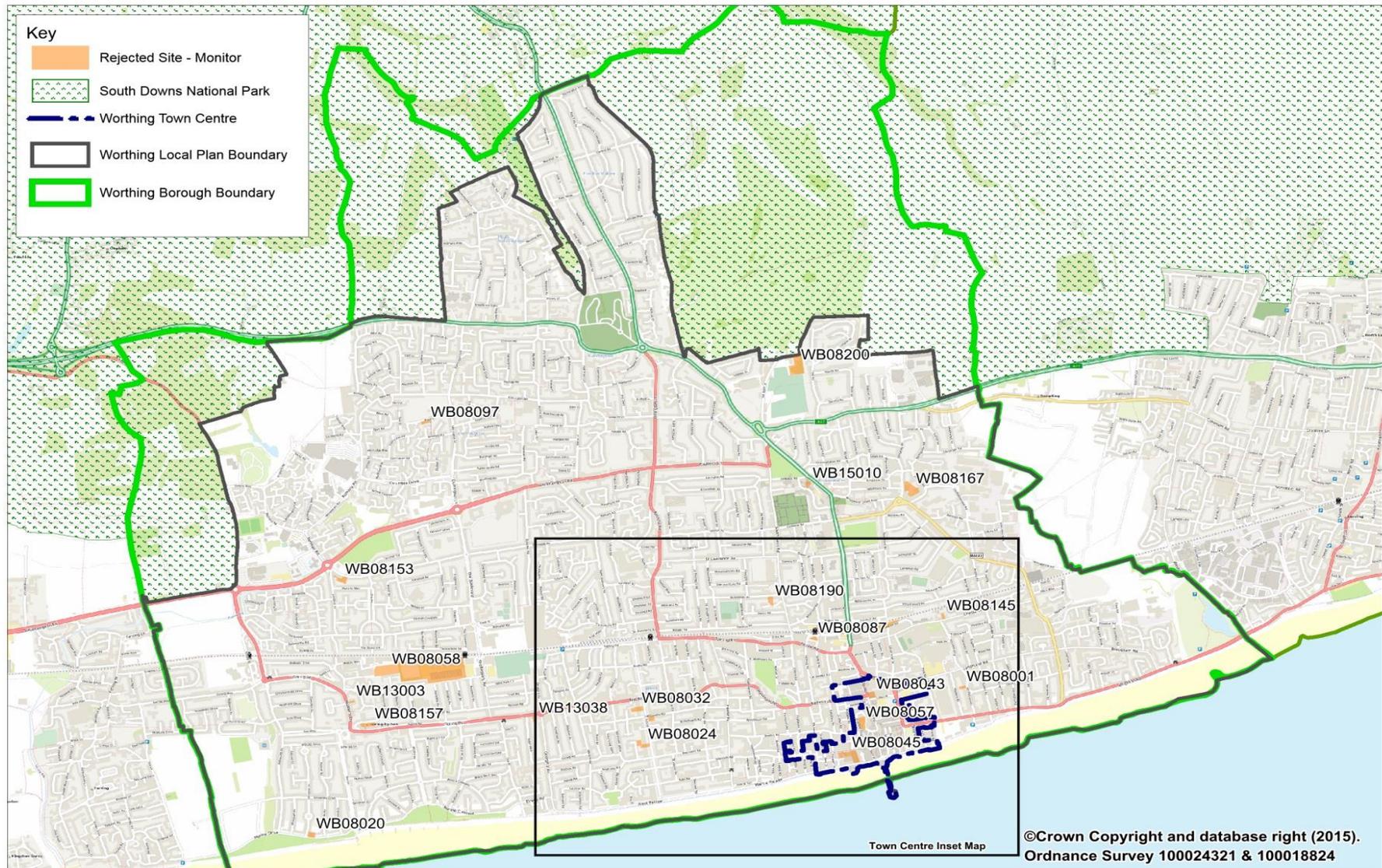
Conclusion

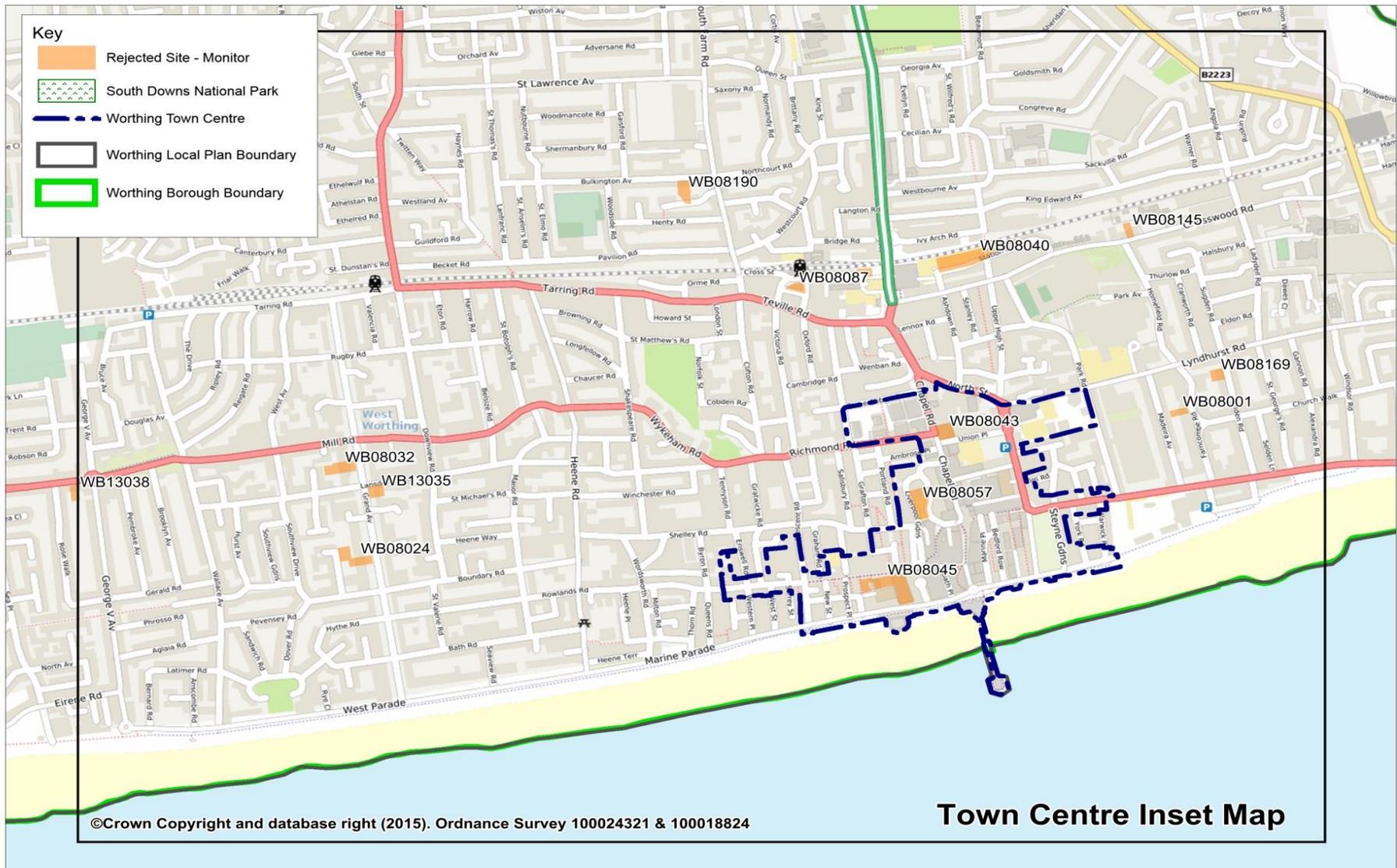
This site is considered suitable, available and deliverable and a planning application (AWDM/1727/14) has been submitted for the development of the site for 17 dwellings. Therefore, this site is taken forward as a potential site for this study period.

Density (dwg / ha)	Potential Gross Yield (dwellings)	17
Site Area (ha)	Potential Net Yield (dwellings)	17

Appendix 2. Rejected Sites – Monitor Sites

SHLAA ID	Site Address	Planning Status
WB08001	15 Farncombe Road	PA Expired
WB08013	314 Goring Road	PA Expired
WB08020	Land at 28-30 Marine Drive	PA Expired
WB08024	Land at 27-29A Grand Avenue	PA Appeal Dismissed
WB08032	Land at 59-61 Grand Avenue	PA Appeal Dismissed
WB08038	Land Former Gas Holder Site, Barrington Road	None
WB08040	Superstore, Newlands Street	None
WB08043	Head Post Office, Chapel Road	None
WB08045	Land at 51 - 93, Montague Street	None
WB08057	Car Park Montague Centre, Liverpool Road	None
WB08058	Land Rear of Juno Close, Barrington Road	None
WB08087	Land at 28-34 Railway Approach	None
WB08097	Tullett Plant & Commercial Services Ltd, Pond Lane	None
WB08145	49 Chesswood Road	None
WB08153	West Sussex Motors, Palatine Road	None
WB08157	Car Park Rear of 274 - 312 Goring Road	None
WB08167	Unigate Ltd, 22 Sompting Road	None
WB08169	39 Selden Road	None
WB08179	Car Park Adjacent Sandell House, Railway Approach	None
WB08190	15 - 17 Bulkington Avenue	PA Refuse
WB08200	Water Pumping Station, Hill Barn Lane	None
WB13002	Inland Revenue Office, Durrington	None
WB13003	Royal Mail Delivery Office, Mulberry Lane	None
WB13035	68 Grand Avenue, Worthing	PA Refuse
WB13038	41 Goring Road	PA Refuse
WB15010	66 Rectory Gardens. Worthing, West Sussex	PA Submit





Rejected Sites - Monitor

SHLAA ID	Site Address	Reason for Rejection
WB08001	15 Farncombe Road	The site was considered in 2009 as part of the SHLAA review. At that time, it was rejected as the site had planning consent (reference 06/0829/FULL) dating from before the base date of the 2009 study. This application has expired and has been reassessed in 2013/14, and 2014/15 and it is still considered that the site is not currently available and is currently in use as a House in Multiple Occupation (HMO). Therefore, the site is still rejected and is not taken forward in this study. Although this site is not being taken forward in the SHLAA at this time it is considered that it may offer development potential in the longer term. As such, it will be monitored on a regular basis.
WB08013	314 Goring Road	The site was considered in 2009 as part of the SHLAA review. At that time it was rejected as the site had planning permission before the base date of the study. The site continues to be occupied by the same business and there is no indication that the owners of the site still wish to relocate. The site should still be rejected for reasons of availability and therefore the site is not taken forward in this study. However, given the site's suitability for residential development, as demonstrated by the previous planning approval, the availability of the site should be monitored on a regular basis.
WB08020	Land at 28-30 Marine Drive	The site was considered in 2009 as part of the SHLAA review. At that time it was considered to be suitable, achievable and deliverable. However, following a reassessment in 2013/14, it is concluded that for the following reasons the site should not be taken forward in this study. The planning application for 8 dwellings permitted in 2008 and has now expired and a subsequent application for a two-storey rear extension has since been permitted. As such, it is considered, that new residential development is unlikely to commence on this site, unless a new application is submitted. A reassessment in 2014/15 arrived at the same conclusions. The site will continue be monitored to see if any new applications are submitted, but has been rejected for the time being.
WB08024	Land at 27-29A Grand Avenue	The site was considered in 2009 as part of the SHLAA review. At that time it was rejected as a planning application submitted in 2005 (reference WB/05/1349/FULL) for the demolition of existing dwellings and development of 16 flats and 8 houses was rejected at appeal owing to the scale of the development. Following a reassessment in 2013/14, there has been no suggestion by the three landowners or any developer that the site will be reconsidered for a revised scheme in the future. A further assessment in 2014/15 has reached the same conclusions and therefore, the same reasons for rejection still apply and this site is not taken forward in this study, but will continue to be monitored in the future.

SHLAA ID	Site Address	Reason for Rejection
WB08032	Land at 59-61 Grand Avenue	The site was considered in 2009 as part of the SHLAA review. There had previously been an application for 19 dwellings (WB/05/0739/FULL), however the application was dismissed at appeal. In the 2009 SHLAA, the site was rejected as the availability of the two large detached houses was unknown and there had been no suggestion by the two owners or any developer that the site would be promoted for residential development. However, it was agreed that the site should be monitored to see if the situation changed, owing to the planning application in 2005. Following a reassessment in 2013/14, the site's availability is still unknown. There has been no further development since then therefore, the same reasons for rejection apply and the site is not taken forward in this study, but will continue to be monitored, as it is considered the site may have some development potential.
WB08038	Land Former Gas Holder Site, Barrington Road	The site was considered in 2009 as part of the SHLAA review. At that time it was rejected as it was concluded that the site required suitable access arrangements to be secured for any potential development. It was considered that this could best be achieved by the Council working jointly with the adjoining landowners when the site became available. Since that time the area has been included within the Core Strategy as an Area of Change (AOC8 Core Strategy), where it is acknowledged that the key to unlocking this site is for comprehensive redevelopment, together with the adjoining sites WB08194 (now incorporated into a larger site WB13002) and WB08058. It is considered that the wider site area could secure new employment floorspace and residential development and would provide the opportunity to address the access issues. Therefore, following a reassessment in 2013/14 it was concluded that whilst the site may offer some longer term potential the issue of access / contamination was still to be addressed and as such the original reasons for rejection still applied. However, the inclusion of the new larger SHLAA site WB13002 (incorporating some of the Inland Revenue site) may offer the key to the unlocking of this site which may be most appropriate for employment use (as an extension of the industrial estate to the west). Therefore, while the site is rejected here due to issues of achievability the situation will be closely monitored. A further assessment in 2014/15 re confirms that the site should continue to be rejected but the situation is closely monitored.
WB08040	Superstore, Newlands Street	The site was considered in 2009 as part of the SHLAA review. At that time it was considered that a level of development on part of the site would be suitable, achievable and deliverable. However, following a reassessment in 2013/14 and a further reassessment in 2014/15, it is concluded that for the reason of availability the site should not be taken forward in this study. The site has changed ownership since it was first identified and the current occupiers have undertaken some significant improvements and enhancements to the site and as a consequence the trading position of the retail store has increased significantly. Whilst the current owners have previously indicated that there may be further longer term plans for this site in terms of enhancement and redevelopment there is no current indication that residential would be considered as part of any such proposals. However, given the potential longer term suitability of a small portion of the eastern end of this site for residential development (perhaps alongside a reconfiguration of the parking area) it is considered that this situation should be monitored.

SHLAA ID	Site Address	Reason for Rejection
WB08043	Head Post Office, Chapel Road	The site was considered in 2009 as part of the SHLAA review. At that time it was rejected as it was concluded that the site was not available. In 2013/14 the site was promoted during the call for sites exercise. Whilst the Council has strong policies to retain employment sites it is accepted that, if it could be demonstrated there was no employment demand for this land, there may be potential for residential use. However, it is not clear at this time that the current occupier (the Head Post Office) has any clear plans to relocate or consolidate their service or that other employment uses have been explored. Therefore, this site will remain rejected in the SHLAA but given the promotion of the site through the call for sites the situation should be monitored regularly.
WB08045	Land at 51 - 93, Montague Street	The site was considered in 2009 as part of the SHLAA review in conjunction with the Area of Change 3 site at Grafton Multi Storey Car Park. At that time it was rejected as it was concluded that the site was not available and the six retail units were in occupation and formed part of the Worthing Town Centre Primary Shopping Area - Zone A. In 2013/14 it was concluded that the same reasons for rejection still applied and therefore this site was not taken forward. Although this site was not taken forward in the SHLAA at that time it was considered that it may offer development potential in the longer term. As such, it was considered that it should be monitored, in conjunction with the wider Area of Change 3 site at Grafton Multi Storey Car Park (WB08180). A reassessment in 2014/15 concurs with the previous conclusions and this site will be rejected but closely monitored.
WB08057	Car Park Montague Centre, Liverpool Road	The site was considered in 2009 as part of the SHLAA review. At that time, it was rejected because the site was being promoted for potential employment uses. In the 2013/14 assessment the site was no longer being promoted as a potential employment site and furthermore, the site was not considered to be available as it is currently a well-used car park / employment site and there has been no intention expressed to develop the site. Should this site be promoted for residential development, it would need to be demonstrated through a parking strategy that this car park is surplus to requirements or that enhanced provision could be delivered. Although this site was taken forward in the 2013/14 SHLAA it was considered that it may offer development potential in the longer term and should be monitored on a regular basis. A reassessment in 2014/15 reconfirms the conclusions of the 2013/14 study and therefore this site is not taken forward.

SHLAA ID	Site Address	Reason for Rejection
WB08058	Land Rear of Juno Close, Barrington Road	<p>This site was considered in 2009 as part of the SHLAA review. At that time it was rejected as it was concluded that the site was designated for employment use (B1) and therefore, not suitable for residential use. Since the 2009 review this land and the neighbouring SHLAA sites WB08038 and WB08194 (now incorporated into larger SHLAA site WB13002) were included in the Core Strategy as Area of Change 8, where a mix of employment and residential uses were encouraged. However, this part of the Area of Change adjoins the existing industrial estate and as such it provides the most sensible and likely location for the new employment floorspace. The Core Strategy acknowledges that the current access arrangements to this site and the adjacent SHLAA sites are not ideal and that a successful solution for all the sites is likely to require a collaborative effort. It is considered that this is only likely to be achieved through a comprehensive redevelopment of this area. Whilst this particular site could be developed independently as an employment site the development potential of a larger area to the east (under WB13002) may provide a further opportunity to unlock this wider Area of Change. Therefore, following a reassessment in 2014/15 it is considered that this site should continue to be rejected at this time (particularly as employment uses are most likely on this land) but that the situation should be monitored regularly.</p>
WB08087	Land at 28-34 Railway Approach	<p>The site was considered in 2009 as part of the SHLAA review. At that time it was rejected as it was concluded that the site was not available, however, given that there had been a previous attempt by at least one owner to redevelop the site for residential uses and an indication that it may be available in the longer term, its availability should be monitored. The previous proposal was for part of the site known as Abbey House (28-29) and an application (Reference WB/05/0847/OUT) was submitted for demolition and development for 8 x 2 bed flats, 4 x 1 bed flats and 2 x studio flat. This was refused on the basis of loss of offices and an unacceptable form of development. The site lies within a protected office area (as defined by Core Strategy Policy 4) and as such, the loss of any offices would be strongly resisted. However, a more comprehensive redevelopment of this site could potentially (subject to policy considerations) allow for a mixed use development comprising offices/commercial and residential. The site is adjacent to the Teville Gate development area which once regenerated may offer a potential incentive for the redevelopment of this site. In 2013/14 it was concluded that the same reasons still apply and therefore that this site was not taken forward. However, given the previous developer interest in part of the site for residential development, the site should be monitored. A reassessment in 2014/15 reconfirms the conclusions of the previous study and to reject this site but to monitor the situation.</p>

SHLAA ID	Site Address	Reason for Rejection
WB08097	Tullett Plant & Commercial Services Ltd, Pond Lane	The site was considered in 2009 and reassessed in 2013/14 as part of the SHLAA review but rejected as the site was not available. Agents had previously promoted the site through the Urban Capacity Study but this was subject to the medium term relocation of the existing storage use. Since that time, there has been no further advancement or promotion of this site so it could not be considered to be available and has therefore not been taken forward in the study. However, a change of use to residential is likely to be acceptable and more conforming with the surrounding uses so the potential availability of this site should be monitored regularly.
WB08145	49 Chesswood Road	The site was considered in 2009 and again in 2013/14 as part of the SHLAA review. At those times it was rejected as it was concluded that the site was not available and was in use as an assisted living residency. Following a reassessment in 2014/15 evidence suggests that recent Care Quality Commission reports have resulted in enforcement action against the current operators. This suggests that the site may become available and therefore the situation should be monitored given the site's suitability for residential development. It is therefore concluded that whilst the site should continue to be rejected its availability should be closely monitored. This site is not taken forward in this study at this time.
WB08153	West Sussex Motors, Palatine Road	The site was considered in 2009 as part of the SHLAA review. At that time it was rejected as it was concluded that the site was in an active use and there was no evidence that the site was available. However given that there had been previous developer interest in developing the site for residential purposes, it was considered appropriate to monitor the site. In 2013/14 it was concluded that the same reasons for rejection still applied and the site was not taken forward. A reassessment in 2014/15 considers that the same approach should be taken and that whilst the site is rejected its availability should continue to be monitored given the historic development interest.
WB08157	Car Park Rear of 274 - 312 Goring Road	The site was considered in 2009 as part of the SHLAA review. At that time it was considered to be suitable, achievable and deliverable. However, following a reassessment in 2013/14, it was concluded that the site should be rejected but monitored. The site is still in use as a car park which serves the local Mulberry shopping parade and there is no indication that the site is surplus to requirements. It therefore continues to be rejected on the basis of its availability, but this situation will be monitored pending any car park review that the Council may undertake.

SHLAA ID	Site Address	Reason for Rejection
WB08167	Unigate Ltd, 22 Sompting Road	The site was considered in 2009 as part of the SHLAA review. At that time the site was rejected as it was concluded that the site was in employment use and that residential redevelopment would be contrary to policy. A reassessment in 2013/14 acknowledged that subject to the consideration of the retention of employment uses in the first instance, if the site were to become available there may be some scope for an element of residential development as part of a well designed mixed-use scheme to allow for the upgrade of the employment floorspace. If this were to be the case, a more in depth assessment would be required to enable a robust assessment of potential residential capacity to be made. A further review in 2014/15 has concluded that the previous study conclusions have not changed. Furthermore, there have been early discussions held which indicate that the whole site may stay in employment use. The potential for development at this site (capacity and timescale assumptions etc.) should be monitored regularly.
WB08169	39 Selden Road	The site was considered in 2009 as part of the SHLAA review. At that time it was rejected as the site was not available. In 2013/14, the site was still in use as an office for Worthing Hospital and it was therefore concluded that the same reasons for rejection still applied. However, since that time the site has become surplus to requirements and there have been pre application discussions about its use. The site's last use was for B1 offices and as such the policy position is one that would seek its protection for employment uses. However, if it can be demonstrated that the employment use is genuinely redundant then given the site suitability for residential use a housing scheme could potentially come forward. Therefore, this site is not taken forward in this study at this time but given its potential, current vacancy and ongoing discussions the situation will be closely monitored.
WB08179	Car Park Adjacent Sandell House, Railway Approach	The site was considered in 2009 as part of the SHLAA review. At that time it was considered to be suitable, achievable and deliverable. The site previously formed part of a proposed development area and the owner had indicated that the site would be available. In 2013/14, it was concluded that there was no indication that the site was available and therefore, the site should not be taken forward at that time. It was considered that whilst the site should be rejected its availability should be monitored given the site's history and its location close to the proposed significant development area of Teville Gate and its suitability for residential development. A further reassessment in 2014/15 concurs with the 2013/14 findings and therefore the site will not be taken forward in this study but its availability will be closely monitored.

SHLAA ID	Site Address	Reason for Rejection
WB08190	15 - 17 Bulkington Avenue	<p>The site was considered in 2009 as part of the SHLAA review. At that time, redevelopment of the site from two detached dwellings to 14 flats was considered to be suitable, achievable and deliverable. In the 2013/14 SHLAA the site was rejected as a planning application (reference 08/0474/OUT) was refused and there had been no subsequent planning application submitted. However it was concluded that whilst the site should not be taken forward in the SHLAA at that time it is considered that it may offer residential development potential in the longer term, as such, it should be monitored on a regular basis. A further review in 2014/15 concurs with the findings of the 2013/14 study and as there have been no further developments in relation to this site it is considered appropriate to reject this site but monitor its availability.</p>
WB08200	Water Pumping Station, Hill Barn Lane	<p>The site was considered in 2009 as part of the SHLAA review. At that time it was considered to be suitable, achievable and deliverable. In 2013/14 it was concluded that on the basis on uncertainty over its availability the site should be rejected but monitored. Further consideration as part of the 2014/15 study has not found any evidence to suggest that the site is available however, given its suitability and the recent residential developments in the proximity of the site it is considered appropriate to monitor the site's availability. The site is therefore not taken forward in this study but will be monitored closely.</p>
WB13002	Inland Revenue Office, Durrington	<p>This site was not previously considered as part of the 2009 SHLAA review. As part of the 'call for sites' in 2013/14 the agent acting on behalf of the landowner has promoted the 5.6ha site along with the 1ha of open land to the south west of the site which is also in their ownership and which was previously assessed separately as SHLAA Ref. WB08194. Site promoters had indicated that the site will be partly vacated in the short term, as part of the rationalisation of HMRC's resources across the country. HMRC will continue to occupy the offices to the east of the site. Given the local policy position and significant employment needs the starting position should be the consideration of employment uses on all of the site. However, it is accepted that a level of residential development as part of a well designed mixed-use scheme could be achievable (subject to the consideration of employment uses, access arrangements etc.) particularly if this could help facilitate the enhancement of employment provision and / or if development could help to 'open up' and bring forward the land at Martlets Way (AOC8). Further assessment is required to enable a robust assessment of any future potential residential capacity to be made. The potential for development at this site (capacity and timescale assumptions etc.) should be monitored regularly.</p> <p>It should be noted that this site now incorporates a parcel of land that was previously assessed in the SHLAA as WB08194. As this land now forms part of a wider area considered as part of this assessment site reference WB08194 (which was also linked to WB08058 and WB08038) has now been removed from the SHLAA.</p>

SHLAA ID	Site Address	Reason for Rejection
WB13003	Royal Mail Delivery Office, Mulberry Lane	The site was considered in 2009 as part of the SHLAA review. At that time it was rejected as it was concluded that the site was not available. In 2013 the site was promoted during the "call for sites" exercise. However, whilst the Council has strong policies to retain employment sites it is accepted that if it could demonstrate there was no employment demand for this land that there might be some potential for residential use. However, it is not clear at this time that the current occupier (the Post Office) has any clear plans to relocate or consolidate their service or that other employment uses had been explored. Therefore, this site will remain rejected in the SHLAA but given the promotion of the land through the call for sites the situation should be monitored regularly.
WB13035	68 Grand Avenue, Worthing	Whilst it might be possible to make more efficient use of this corner plot great care will need to be taken to ensure that the density and scale of any proposal is appropriate does not detract from the character of the area. It has been shown that a proposed development of 9 units was inappropriate by virtue of its scale, massing and height in relation to neighbouring buildings and the general character of the surrounding area. Although a different scheme that suitably addressed these issues (probably by lowering the density of development) may be appropriate for this site this has not been considered and at the time of the SHLAA assessment the Council is not aware that the site promoters are working up an alternative scheme. For these reasons the site should not be taken forward in this SHLAA but should be monitored in case the situation changes.
WB13038	41 Goring Road	Whilst it might be possible to make more efficient use of this site great care will need to be taken to ensure that the density and scale of any proposal is appropriate and does not detract from the character of the area. It has been shown that a proposed development of 12 units was inappropriate by virtue of the loss of and failure to replace family size dwellings, the scale, massing and height in relation to neighbouring buildings and the general character of the surrounding area. Although a different scheme that suitably addresses these issues (probably by lowering the density of development) may be appropriate for this site this has not been considered and at the time of the SHLAA assessment the Council is not aware that the site promoters are working up an alternative scheme. For these reasons the site should not be taken forward in this SHLAA but should be monitored in case the situation changes. There has been no further change during the 2014/15 period therefore this site continues to be rejected but will be closely monitored.
WB15010	66 Rectory Gardens. Worthing, West Sussex NM14 7TQ	At this stage the site has been rejected due to the loss of employment space. However a planning application is currently being considered. If it can be demonstrated that the site (or part of the site) is genuinely redundant and is unlikely to be re-used for employment purposes in the future alternative uses may be appropriate on this site. For this reason the site will continue to be monitored.

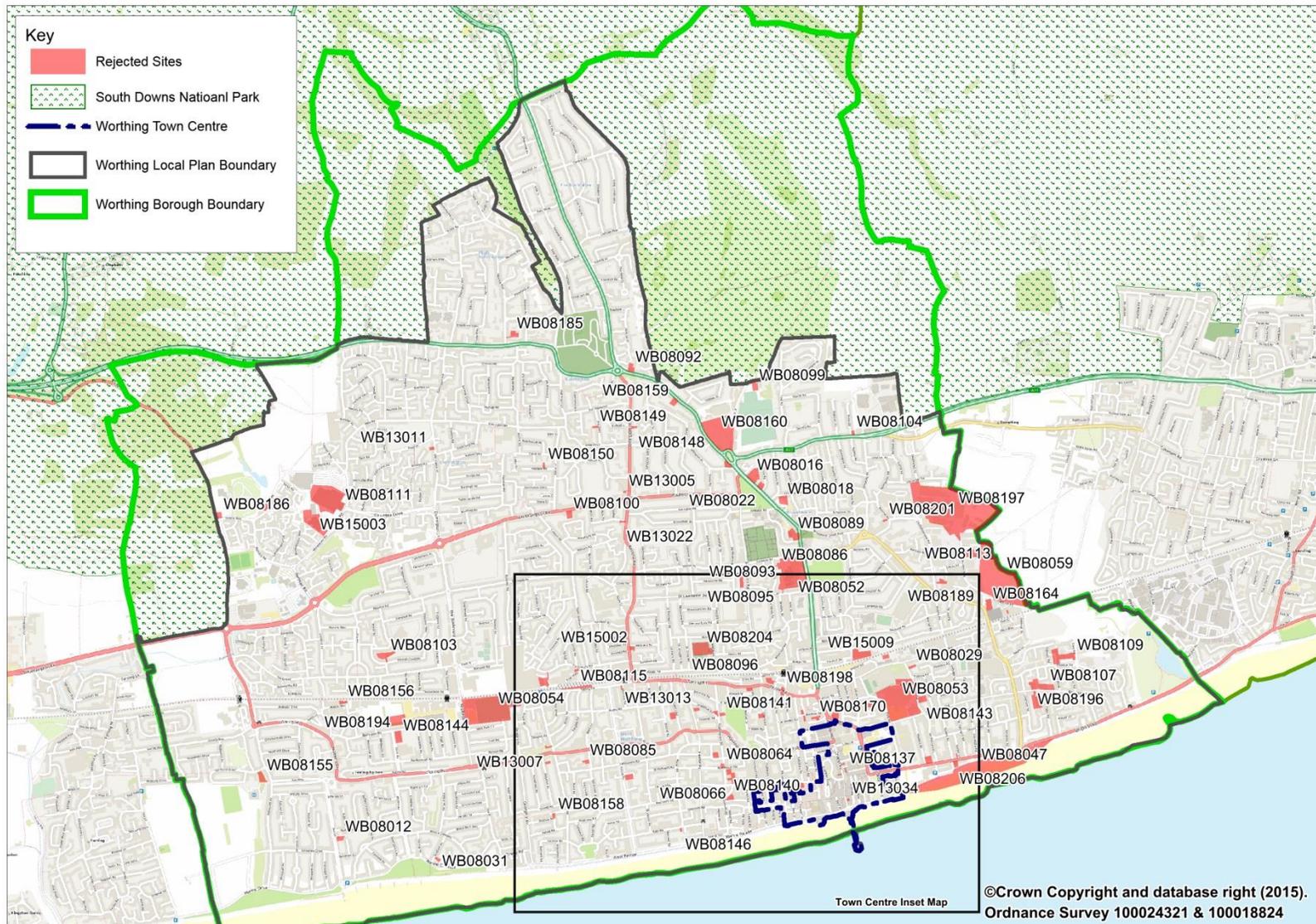
Appendix 3. Rejected Sites

SHLAA ID	Site Address	Planning Status
WB08012	64 Sea Lane	PA Submit
WB08016	Land Rear of 118-128, Broadwater Street West	Completed
WB08018	Land at 4-10, Charmandean Road	PA Appeal Dismissed
WB08021	Garcia Trading Estate, Canterbury Road	PA Refuse
WB08022	Land at 1 Grove Road and 112, Broadwater Street	PA Appeal Dismissed
WB08026	27 Oxford Road	PA Refuse
WB08029	54 Homefield Road	PA Refuse
WB08030	1-3 Hertford Road	PA Appeal Dismissed
WB08031	4 Seafield Avenue	PA Refuse
WB08047	Building out to Sea, South of Brighton Road	None
WB08052	Northbrook College of Further Education Broadwater	None
WB08053	Worthing Hospital, Lyndhurst Road	None
WB08054	Worthing Leisure Centre, Shaftesbury Avenue	None
WB08059	Land Site Decoy Farm, Dominion Way	None
WB08064	22 Winchester Road	PA Approve
WB08066	54 Shelley Road	None
WB08085	5 West Avenue	Completed
WB08086	Land Rear of 40-46 Cortis Avenue, Cortis Avenue	PA Refuse
WB08088	Wraysbury, Beccles Road	PA Expired
WB08089	Broadwater Boulevard	None
WB08092	Land At 134-142, Warren Road	PA Approve
WB08093	Car Park Rear of 60-66, Queen Street	None
WB08094	Chandlers Yard, 24 Upper High Street	None
WB08095	South Farm Industries, St Lawrence Avenue	None
WB08096	22 South Farm Road	None
WB08098	Land at 58-64, Grand Avenue	None
WB08099	Southern Water Storage Yard	PA Approve

WB08100	Land at 61-67, Littlehampton Road	None
WB08101	68-70 Littlehampton Road	PA Approve
WB08103	Maybridge Boys Club, Raleigh Way	None
WB08104	121 Upper Brighton Road	Completed
WB08105	67 Victoria Road	None
WB08106	62 Richmond Road	None
WB08107	Dinnages Ford, Brougham Road	None
WB08108	Methold House, Gordon Road	None
WB08109	Unit 10 Siverdale, Meadow Road	None
WB08110	Land at Units Dominion Way, Easting Close	None
WB08111	Columbia House, Columbia Drive	None
WB08113	Land East of Seeboard Site, Dominion Way	PA Refuse
WB08115	Land West of West Worthing Station, Tarring Road	PA Approve
WB08133	Site of 13 to 31, Tarring Road	PA Expired
WB08135	18 South Street, Tarring	Completed
WB08137	4 & 5 First Floor Guildbourne, South Street	None
WB08139	5-9 St Botolphs Road	None
WB08140	2-4 Southey Road	Completed
WB08141	Avon House, 40 - 42 Shakespeare Road	None
WB08142	2 Shakespeare Road	None
WB08143	The New Grange, 10-16 Homefield Road	None
WB08144	Westholme Clinic, Clive Avenue	None
WB08146	Sycamore House, 21 Bath Road	None
WB08148	64 Offington Lane	None
WB08149	29 The Glen	None
WB08150	12 Mardale Road	None
WB08155	Open Space West of 1, Fernhurst Drive	None
WB08156	East Factory North Side, Woods Way	None
WB08158	12 Phrosso Road	None
WB08159	89 Warren Road	None

WB08160	Land South of The Warren, Hill Barn Lane	None
WB08164	Units 1 -3 Ham Bridge Trading Estate, Willowbrook	None
WB08165	Units 11 & 12 Ham Bridge Trading Estate	None
WB08170	Discount Tyre Services, Winton Place	None
WB08171	2 Longfellow Road	None
WB08185	4 & 4A Hayling Rise	PA Appeal Dismissed
WB08186	Flint Cottage, Titnore Lane	None
WB08187	Thesiger Close, Worthing	None
WB08188	Silverdale, Meadow Road	None
WB08189	Southdownview Works, 12 Southdownview Road	None
WB08194	Land East of Juno Close, Barrington Road	None
WB08195	Jewson, Brougham Road	None
WB08196	Yeomans House, 33 - 35 Brougham Road	None
WB08197	Glaxo Smithkline, Southdownview Way	None
WB08198	42 - 46 Teville Road	PA Withdrawn
WB08201	49 Penfold Road	None
WB08204	Worthing Football Club, Woodside Road	None
WB08206	Premium House, The Esplanade	None
WB08208	Sandhurst School, 101 Brighton Road	Under Construction
WB08209	23 Chesswood Road	None
WB08210	United Reform Church, Shelley Road	None
WB08215	43 Wenban Road	PA Refuse
WB13001	Land at Faraday Close	None
WB13004	The Trout Public House and Car Park Fulbeck Avenue	PA Approve
WB13005	Car Park, Tudor Buildings, Offington Lane	None
WB13006	Car Park Adjacent 40 Brooklyn Avenue	None
WB13007	Car Park South of Davenport Court, Elm Grove	None
WB13010	Jolly Brewers, 39 Clifton Road	Under Construction
WB13011	121 Durrington Lane	PA Approve
WB13013	186 -188 Heene Road	PA Approve

WB13014	37a Canterbury Road	PA Approve
WB13019	123 Brighton Road Worthing	Completed
WB13022	1 Highdown Avenue	PA Approve
WB13024	10 Station Parade Tarring	Completed
WB13032	16 - 18 Chapel Road	PA Refuse
WB13033	7 Chapel Road	PA Refuse
WB13034	2 - 6 South Street Worthing	PA Appeal Dismissed
WB13036	3 Charmandean Road	PA Appeal Dismissed
WB15002	84, South Street, Tarring	Pre App
WB15003	Eurotherm, Faraday Close, Worthing	None
WB15009	Warehouse Ivy arch Industrial Estate	None
WB15011	Land east of 2 Offington Avenue Worthing	None



Rejected Sites

SHLAA ID	Site Address	Reason for Rejection
WB08012	64 Sea Lane	The site was considered in 2009 as part of the SHLAA review. At that time it was considered to be suitable but planning permission had been granted before the base date of the study. It was acknowledged at that time that the site's availability and achievability were subject to the relocation of an existing doctors surgery. In 2013/14 it was considered that the site should be rejected as whilst the doctors surgery has relocated to a new site, there were other health uses operating from the site and there was no indication that the site would become available for residential development. A reassessment in 2014/15 indicates that the site is now available for residential development and an application has now been submitted (AWDM/1277/14) However, the number of units falls below the study threshold and therefore the site is still rejected.
WB08016	Land Rear of 118-128, Broadwater Street West	The site was considered in 2009 as part of the SHLAA review. At that time, it was rejected on the grounds of availability and threshold size. Following a reassessment in 2013/14 it is considered that the same reasons for rejection still apply and therefore the site is not taken forward in this study. The site comprises 5 detached houses which all now appear to be in separate ownership and used as separate family dwelling houses. In addition, the site to the rear of these premises has been developed with 3 new bungalows (references WB/10/0226/FULL and WB/08/1064/FULL). This number of units falls below the threshold of this study. It is not considered that there is any further future potential on this site.
WB08018	Land at 4-10, Charmandean Road	The site was considered in 2009 as part of the SHLAA review. At that time it was rejected as it was concluded that the site was not available and had multiple ownership issues that had not been addressed. The site was originally under the control of one developer, however, it has now been sold off to separate owners. These houses are now individual dwellings and there is no indication that these properties will come forward for development. If any of the dwellings were to come forward it would most likely be on an individual basis and as such any development would fall below the threshold of this study. Following a reassessment in 2013/14 and again in 14/15 it is concluded that the same reasons for rejection still apply and therefore the site is not taken forward in this study.
WB08021	Garcia Trading Estate, Canterbury Road	The site was considered in 2009 as part of the SHLAA review and again in 2013/14. At those times it was rejected as it was concluded that the site was not suitable, available or achievable. Development on this site would result in the significant loss of part of a designated trading estate with no compelling reason to justify its loss. Following a reassessment in 2014/15 it is concluded that the same reasons for rejection still apply and therefore the site is not taken forward in this study. According to the latest update of the Employment Land Review this estate was fully occupied thus demonstrating the popularity of these units for local business.

SHLAA ID	Site Address	Reason for Rejection
WB08022	Land at 1 Grove Road and 112, Broadwater Street	The site was considered in 2009 as part of the SHLAA review. At that time it was rejected on the basis of its availability, although it was also stated that the site should be monitored. The site consists of 2 large detached houses now in separate ownerships. There has been an application for an extension to one of the dwellings but no further application in relation to a comprehensive redevelopment of the site. There is no indication that the site will come forward for a comprehensive residential development and, as such, any potential residential development will most likely fall below the threshold of this study. Therefore, following a reassessment it is considered that given the current use of the site it is unlikely that the site will become available and therefore the same reasons for rejection still apply and the site will not be taken forward in this study.
WB08026	27 Oxford Road	The site was considered in 2009 and 2013/14 and it was rejected as it was concluded that the site had no further potential as the existing units had been refurbished. Following a reassessment in 2014/15 it is concluded that the same reasons for rejection still apply and therefore the site is not taken forward in this study.
WB08029	54 Homefield Road	The site is too small for 6 dwellings which is the threshold for this study. Any dwellings that may be delivered on this site will be picked up through other monitoring.
WB08030	1-3 Hertford Road	The site is too small for 6 dwellings which is the threshold for this study. Any dwellings that may be delivered on this site will be picked up through other monitoring.
WB08031	4 Seafield Avenue	The site is too small for 6 dwellings which is the threshold for this study. Any dwellings that may be delivered on this site will be picked up through other monitoring.
WB08047	Building out to Sea, South of Brighton Road	The option was considered in 2009 as part of the SHLAA review. At that time it was rejected as it was concluded that it was not viable. Following a reassessment it is concluded that the same reasons for rejection still apply. The option is not being actively promoted and no robust testing has been undertaken to demonstrate that the scheme would be technically possible or financially viable. As such, this opportunity is not taken forward in this study.

SHLAA ID	Site Address	Reason for Rejection
WB08052	Northbrook College of Further Education Broadwater	The site was considered in 2009 as part of the SHLAA review. At that time, it was rejected as it was concluded that the site was not suitable or available, because it had planning permission and funding for a major educational redevelopment scheme. Following a reassessment in 2013/14 it is clear that any potentially available land has been earmarked for educational uses (this is currently likely to include the delivery of a new 900 pupil secondary school). A reassessment in 2014/15 reconfirms the view that the site not available for residential purposes and building works have commenced on the school development. As such, the site is still rejected and is not taken forward in this study.
WB08053	Worthing Hospital, Lyndhurst Road	The site was considered in 2009 as part of the SHLAA review. At that time it was rejected because the site was not suitable or available for development, owing to its use as a hospital. Following a reassessment in 2013/14 and again in 2014/15 , there has been evidence of further investment in the site and little, if any surplus land remains that could be released for residential development. Therefore, it is concluded that the same reasons for rejection still apply and the site is not taken forward in this study.
WB08054	Worthing Leisure Centre, Shaftesbury Avenue	The site was considered in 2009 as part of the SHLAA review. At that time the site was rejected as the site was not considered to be suitable, available or achievable. The site is used for leisure uses which is considered to be the most appropriate and sustainable use of this site. In addition, the recent Open Space and Recreation studies have indicated that this site would not be surplus to requirements. Therefore, following a reassessment in 2014/15 it is concluded that for the same reasons the site should not be taken forward in this study.
WB08059	Land Site Decoy Farm, Dominion Way	The site was considered in 2009 as part of the SHLAA review. At that time it was rejected due to environmental conditions which meant that the site was not considered to be appropriate for residential uses. The findings of recent contamination surveys have since confirmed that residential use would not be appropriate, but there may be potential to deliver employment use on this site. The nature of employment uses will be dependent on appropriate mitigation as well as the delivery of the appropriate supporting infrastructure. Following a reassessment in 2013/14 and again in 2014/15 it is concluded that the same reasons for rejecting residential uses still apply and therefore this site is not taken forward in this study.

SHLAA ID	Site Address	Reason for Rejection
WB08064	22 Winchester Road	The site was considered in 2009 as part of the SHLAA review. At that time, it was rejected as planning permission had been granted prior to the base date (01/04/2008) and was therefore considered elsewhere in the monitoring. Following a reassessment in 2013/14 it is considered that whilst the site is suitable in principle, the previous application has now expired and no further applications for comprehensive residential redevelopment of the site have been submitted. In addition, the current use as a residential care home is well established and appears to be successfully run according to the most recent inspection by the Care Quality Commission. Availability of this site is unknown and there has been no suggestion by the landowner or any developer that this site may be promoted for residential development in the future. A further assessment in 204/15 has confirmed that no applications have been received and neither is there any indication that the current use will cease. Therefore, the site is still rejected on the basis of availability and is not taken forward in this study.
WB08066	54 Shelley Road	The site was considered in 2009 as part of the SHLAA review. At that time, it was considered to be a potential site. Following a reassessment in 2013/14 it is considered that whilst the site is considered suitable in principle the existing use is a care home and there is no indication that the use will cease. Availability of this site is unknown and there has been no suggestion by the landowner or any developer that this site may be promoted for residential development in the future. A further assessment in 2014/15 found there was no evidence to suggest that the care home use would cease. Therefore, the site is still rejected on the basis of availability and is not taken forward in this study.
WB08085	5 West Avenue	The site was considered in 2009 as part of the SHLAA review. At that time, it was rejected as planning permission was granted for 8 units (reference WB/08/0017/OUT) before the base date of the 2009 study. In 2013/14 assessment the planning permission expired and building works had been completed for 1 no. 4 bedroom house (reference AWD/0638/12). Therefore, the site was rejected, because the number of units delivered is less than 6, which is under the study threshold. There has been no change since the last study and therefore the site continues to be rejected.
WB08086	Land Rear of 40-46 Cortis Avenue, Cortis Avenue	The site was considered in 2009 as part of the SHLAA review. At that time it was rejected as it was concluded that the loss of designated open space was not justified in this instance. In 2013/14 it was concluded that the same reasons for rejection still apply. Planning permission (AWDM/0164/12) had also been granted for the provision of a community wildlife garden on this site. A further reassessment in this current study (2014/15) has found no evidence to suggest that this site would become available for residential development and therefore the site continues to be rejected.

SHLAA ID	Site Address	Reason for Rejection
WB08088	Wraysbury, Beccles Road	The site was considered in 2009 as part of the SHLAA review. At that time it was considered to be suitable, achievable and deliverable. However during an assessment in the 2013/14 study it was clear that the permission to redevelop for residential purposes would not be implemented. Furthermore, there has been investment into the existing care home use and extensions have been carried out to the property. It is concluded that the site is no longer available, therefore the site has not be taken forward in this study.
WB08089	Broadwater Boulevard	The site was considered in 2009 as part of the SHLAA review. At that time it was rejected as it was not considered to be available and this together with multiple ownership issues would prevent the site coming forward. Since that time the medical centre has consolidated its position and there has been significant investment in this area including the extension of a shop unit and change of use to a pharmacy with works to connect this to the medical centre via covered walkways. In 2013/14 it was concluded that the same reasons for rejection still applied and were further strengthened with the investment to consolidate the medical centre and associated uses. A reassessment in 2014/15 reconfirms the conclusions of the previous study and therefore this site continue to be excluded from this study.
WB08092	Land At 134-142, Warren Road	Site is achievable, suitable and available for development but despite previous and extant approval for demolition and redevelopment of 8 dwellings this was superseded by an approval for one dwelling. In the 2013/14 study it was considered that the more recent approval was more likely to be implemented and as that fell below the size threshold the site was not taken forward in the study. A reassessment in 2014/15 reconfirms the previous conclusions and continues to reject this site and any dwellings that may be delivered on this site will be picked up through other monitoring
WB08093	Car Park Rear of 60-66, Queen Street	The site was considered in 2009 as part of the SHLAA review. At that time it was rejected as it was concluded that the site was not available. In 2013/14 it was concluded that the same reasons for rejection still applied and therefore the site was not taken forward. However, it was considered that the site should be regularly monitored as it may become surplus to requirements following any future car park review. Since that time no car park review has been undertaken and in addition there has been a suggestion that the site may be needed as part of a proposal for a new school on part of the Northbrook College site. Therefore the site is neither suitable or available and as such it is not taken forward in this study.
WB08094	Chandlers Yard, 24 Upper High Street	The site was considered in 2009 as part of the SHLAA review. At that time it was rejected as it was concluded that the loss of employment use would not be acceptable. The site is fully occupied by an employment use for which Core Strategy Policy 4 would seek to protect and there is no indication that this current use will cease. There have been no applications on this site other than those in connection with the employment use. Following a reassessment in 2014/15 it is considered that the same reasons apply and therefore this site is not taken forward in this study.

SHLAA ID	Site Address	Reason for Rejection
WB08095	South Farm Industries, St Lawrence Avenue	The site was considered in 2009 and again in 2013/14 as part of the SHLAA review. At that those times it was rejected as there were concerns about the loss of employment land should development come forward and the site was operational and therefore not available. Following a reassessment in 2014/15 it is concluded that the same reasons for rejection still apply and therefore this site is not taken forward in this study.
WB08096	22 South Farm Road	The site was considered in 2009 and again in 2013/14 as part of the SHLAA review. At that those times it was concluded that the site should be rejected as the potential yield would be below the study threshold. Following a reassessment in 2014/15 it is concluded that the same reasons for rejection still apply and therefore the site is not taken forward in this study.
WB08098	Land at 58-64, Grand Avenue	The site was considered in 2009 and again in 2013/14 as part of the SHLAA review. At that time it was rejected because the availability of the site was unknown and there was no suggestion by the owners of the four semi-detached dwellings or any developer that the site may be promoted for residential development in the future. Following a reassessment in 2014/15, it is concluded that the same reasons for rejection still apply and therefore this site is not taken forward in this study.
WB08099	Southern Water Storage Yard	The site is suitable, available and achievable for residential development. Planning permission has been granted for 5 x 4 bed units and these have been completed (10/02/2014) . As there are only 5 dwellings the site is rejected as the number of units is below 6, which is below the threshold of this study and planning permission was granted before the base date 01/04/2013. These units will be picked up through other monitoring.
WB08100	Land at 61-67, Littlehampton Road	The site was considered in 2009 and reassessed in 2013/14 as part of the SHLAA review. At that time it was rejected as it was concluded that although there had been some developer interest shown when the Council's Urban Capacity Study was progressed there had been no interest shown since that time in developing these properties which are in good condition. A further assessment in 2014/15 reconfirms the previous conclusions and as there has been no further suggestion that the site could come forward, the same reasons for rejection still apply and therefore this site is not taken forward in this study.
WB08101	68-70 Littlehampton Road	The site was considered in 2009 and again in 2013/14 as part of the SHLAA review. At that those times, it was rejected as permission had been granted for a conveyor car wash on the site as the site could not be considered to be available or achievable. During the current reassessment in 2014/15 it was noted that an application to change the use of this site to a new retail store has been submitted to Council September 2014. Therefore this site continues to be rejected in the 2014/15 study.

SHLAA ID	Site Address	Reason for Rejection
WB08103	Maybridge Boys Club, Raleigh Way	This site was considered in 2009 and again in 2013/14 as part of the SHLAA review. At those times it was rejected as the site was in use as a protected sports / community facility and there was no evidence that it was surplus to requirements. Therefore, it did not offer a suitable location for residential development. The site has undergone some significant investment into improving the facilities in recent years and further improvement works are planned. A recent updated Open Space study has concluded that there is no evidence to suggest that this use would be surplus to requirements. Therefore, the site continues to be rejected for the same reasons and is not taken forward in this study.
WB08104	121 Upper Brighton Road	The site was considered in 2009 and in 2013/14 as part of the SHLAA review. At that those times it was rejected as it was concluded that the site was too small for 6 dwellings. Following a reassessment in 2014/15 it is concluded that the same reasons for rejection still apply and therefore this site is not taken forward in this study and the units that have been delivered on this site have been picked up through other monitoring.
WB08105	67 Victoria Road	The site was considered in 2009 and 2013/14 as part of the SHLAA review. At those times it was rejected as it was in employment use and was not available for development. A further reassessment in 2014/15 concludes that the site is currently occupied by employment uses and there is no indication that this use will cease, therefore the site is not taken forward in this study.
WB08106	62 Richmond Road	The site is too small for 6 dwellings which is the threshold for this study. Any dwellings that may be delivered on this site will be picked up through other monitoring.
WB08107	Dinnages Ford, Brougham Road	The site was considered in 2009 and 2013/14 as part of the SHLAA review. At those times, whilst it was accepted that the site might lend itself to residential development, it was rejected as there was no indication that the site was available but should be monitored if the situation changes. Following a reassessment in 2014/15 it became apparent that the current business use has been consolidated with a significant amount of investment by way of extensions and improvements. It is therefore considered that the site should continue to be rejected and not taken forward in this study however given the consolidation of the current use there does not appear to any justification to regularly monitor the site.
WB08108	Methold House, Gordon Road	The site was considered in 2009 and 2013/14 as part of the SHLAA review. At those times it was rejected as the site was in use for community purposes. The site is currently used by Guildcare as its main headquarter offices and provides a day centre for the elderly. There is no indication that the site will become available and as such the site should continue to be rejected.

SHLAA ID	Site Address	Reason for Rejection
WB08109	Unit 10 Siverdale, Meadow Road	The site was considered in 2009 and 2013/14 as part of the SHLAA review. At those times it was rejected as it was concluded that its redevelopment would be contrary to policy and would not provide a high quality environment for prospective occupiers. Following a reassessment in 2014/15 it is concluded that the same reasons for rejection still apply and, regardless, the site is too small to deliver 6+ dwellings and therefore this site is not taken forward in this study.
WB08110	Land at Units Dominion Way, Easting Close	The site was considered in 2009 and 2013/14 as part of the SHLAA review. At those times it was rejected as it was concluded that redevelopment and loss of employment land would be contrary to policy and would not provide a high quality environment for prospective occupiers. Following a reassessment in 2014/15 it is concluded that the same reasons for rejection still apply and therefore this site is not taken forward in this study.
WB08111	Columbia House, Columbia Drive	The site was considered in 2009 and 2013/14 as part of the SHLAA review. At those times it was rejected as it was concluded that the site was in employment use as part of an established trading estate and was therefore not available or suitable for residential development. Following a reassessment in 2014/15 it is considered that the same reasons still apply. The site comprises a refurbished office block which offers serviced offices the supply of which is limited in Worthing. Furthermore, the site is located within a protected key local industrial/business area. Therefore, this site is not taken forward in this study.
WB08113	Land East of Seeboard Site, Dominion Way	The site was considered in 2009 and 2013/14 as part of the SHLAA review. At those times it was rejected due to loss of employment and lack of suitability for residential development. Following a reassessment in 2014/15 it is concluded that the same reasons for rejection still apply and, regardless, the site would be too small to deliver 6+ dwellings and therefore this site is not taken forward in this study.
WB08115	Land West of West Worthing Station, Tarring Road	The site is too small for 6 dwellings which is the threshold for this study. Any dwellings delivered on this site will be picked up through other monitoring.
WB08133	Site of 13 to 31, Tarring Road	The site was considered in 2009 and again in 2013/14 as part of the SHLAA review. At those times it was rejected as it was concluded that the site had been granted planning permission for 21 units before the base date of the study. Following a reassessment in 2014/15 it is considered that the site should continue to be rejected. The site has been subject to a number of planning approvals for parts of the site rather than a comprehensive redevelopment. Some of these applications have been implemented and completed whilst others are under construction. The splitting of the sites into smaller individual development plots has resulted in each development falling below the threshold of the study and therefore the site is not taken forward in this study. However, the smaller development parcels will be picked up through other monitoring.

SHLAA ID	Site Address	Reason for Rejection
WB08135	18 South Street, Tarring	The site is too small for 6 dwellings which is the threshold for this study. Any dwellings that may be delivered on this site will be picked up through other monitoring.
WB08137	4 & 5 First Floor Guildbourne, South Street	The site was considered in 2009 and again in 2013/14 as part of the SHLAA review. At those times it was rejected as it was concluded that parts of the Guildbourne Centre may prove to be a poor location for residential development. Following a reassessment in 2014/15, the site continues to be rejected as a stand alone site as being too small. The Guildbourne Centre as a whole has been incorporated into the mixed-use development scheme at Union Place (WB08041).
WB08139	5-9 St Botolphs Road	The site was considered in 2009 and again in 2013/14 as part of the SHLAA review. At those times it was rejected as it was concluded that the site was not available as the site was in use as a care home. Following a reassessment in 2014/15 it is concluded that the same reasons for rejection still apply and therefore this site is not taken forward in this study.
WB08140	2-4 Southey Road	The site was first considered in 2009 as part of the SHLAA review. At that time, it was rejected as it was concluded that the site would not be available. Following a reassessment in 2013/14 it was concluded that as planning permission for 25 non self-contained bedsits has been implemented (reference AWDM/0088/11), the site was no longer available. The same reasons for rejection still apply and the site is not taken forward in this study.
WB08141	Avon House, 40 - 42 Shakespeare Road	The site was considered in 2009 and again in 2013/14 as part of the SHLAA review. At those times it was rejected as it was concluded that the site was not available as it was in use as a care home. Following a reassessment in 2014/13 it is concluded that the same reasons for rejection still apply and therefore this site is not taken forward in this study.
WB08142	2 Shakespeare Road	The site was considered in 2009 and again as part of the SHLAA review. At those times, it was rejected as availability was unknown. Following a reassessment in 2014/15 it is considered that whilst the site is considered suitable in principle, the existing use as a care home appears to be operating successfully and there is no indication that the use will cease. Availability of this site is unknown and there has been no suggestion by the landowner or any developer that this site may be promoted for residential development in the future. Therefore, the site is still rejected but on the basis of availability and is not taken forward in this study.
WB08143	The New Grange, 10-16 Homefield Road	The site was considered in 2009 and again in 2013/14 as part of the SHLAA review. At those times it was rejected as the site was not available for development as it was in use as a care home. Following a reassessment in 2014/15 it is concluded that the same reasons for rejection still apply and therefore this site is not taken forward in this study.

SHLAA ID	Site Address	Reason for Rejection
WB08144	Westholme Clinic, Clive Avenue	The site was considered in 2009 and again in 2013/14 as part of the SHLAA review. At those times, it was rejected as the availability of the site was unknown. Following a reassessment in 2014/15 it is considered that whilst the site is considered suitable in principle the existing use as a Care Home has been consolidated and there is no indication that the use will cease. Availability of this site is unknown and there has been no suggestion by the landowner or any developer that this site may be promoted for residential development in the future. Therefore, the site is still rejected but on the basis of availability and is not taken forward in this study.
WB08146	Sycamore House, 21 Bath Road	The site is too small for 6 dwellings which is the threshold for this study. Any dwellings that may be delivered on this site will be picked up through other monitoring.
WB08148	64 Offington Lane	The site is too small for 6 dwellings which is the threshold for this study. Any dwellings that may be delivered on this site will be picked up through other monitoring.
WB08149	29 The Glen	The site is too small for 6 dwellings which is the threshold for this study. Any dwellings that may be delivered on this site will be picked up through other monitoring.
WB08150	12 Mardale Road	The site is too small for 6 dwellings which is the threshold for this study. Any dwellings that may be delivered on this site will be picked up through other monitoring.
WB08155	Open Space West of 1, Fernhurst Drive	The site was considered in 2009 and again in 2013/14 as part of the SHLAA review. At those times it was rejected as it was concluded that development of the site would result in the loss of protected open space and the loss of woodland, which contributes to the character of the Goring Hall Conservation Area. Following a reassessment in 2014/15 it is concluded that the same reasons for rejection still apply and therefore this site is not taken forward in this study.
WB08156	East Factory North Side, Woods Way	The site was considered in 2009 and again in 2013/14 as part of the SHLAA review. At those times, it was rejected as it was concluded that the site which is located within an existing established industrial estate, was not suitable for residential development. Following a reassessment in 2014/15 it is concluded that the same reasons for rejection apply and therefore the site is not taken forward in this study.
WB08158	12 Phrosso Road	The site was considered in 2009 and again in 2013/14 as part of the SHLAA review. At those times it was rejected as it was concluded that the site was too small and therefore fell below the threshold of the study. Following a reassessment in 2014/15 it is concluded that the same reason for rejection still apply and therefore the site is not taken forward in this study. Any units arising from this site will be picked up through other monitoring.

SHLAA ID	Site Address	Reason for Rejection
WB08159	89 Warren Road	The site was considered in 2009 and again in 2013/14 as part of the SHLAA review. At those times it was rejected as it was concluded that although the large property could allow for some subdivision / expansion, there was no confidence that the site was available for development. Following a reassessment in 2014/15 it is concluded that the same reasons for rejection still apply as no further progress has been made or interest shown and therefore this site is not taken forward in this study.
WB08160	Land South of The Warren, Hill Barn Lane	The site forms part of the Worthing College site which relocated in 2013. There was a significant amount of investment into the improvement of educational facilities and associated playing pitches (some of which are located within this area) Therefore there is no expectation that the owners will be looking to release this land for further development particularly as there are a number of protected trees around the site. Land south of The Warren is therefore rejected and not taken forward in this study.
WB08164	Units 1 -3 Ham Bridge Trading Estate, Willowbrook	The site was considered in 2009 and again in 2013/14 as part of the SHLAA review. At those times it was rejected as it was concluded that its redevelopment would be contrary to policy and would not provide a high quality environment for prospective occupiers. Following a reassessment in 2014/15 it is concluded that the same reasons for rejection still apply and therefore this site is not taken forward in this study.
WB08165	Units 11 & 12 Ham Bridge Trading Estate	The site was considered in 2009 and again in 2013/14 as part of the SHLAA review. At those times it was rejected as it was concluded that its redevelopment would be contrary to policy and would not provide a high quality environment for prospective occupiers and would yield under 6 dwellings. Following a reassessment in 2014/15 it is concluded that the same reasons for rejection still apply and therefore this site is not taken forward in this study.
WB08170	Discount Tyre Services, Winton Place	The site was considered in 2009 and in 2013/14 as part of the SHLAA review. At those times it was rejected as the site fell below the threshold of the study. Following a reassessment in 2014/15 it is concluded that the same reasons for rejection still apply and therefore this site is not taken forward in this study.
WB08171	2 Longfellow Road	The site was considered in 2009 as part of the SHLAA review. At that time, it was rejected as it was concluded that the site yield was below the study threshold of six units and in use as a care home for people with learning difficulties. A further assessment in 2013/14 re-visited the potential yield of the site and it was concluded that the site may be able to accommodate over 6 units, however the site was still not available and so it continued to be rejected. Following a reassessment in 2014/15, the site continues to be rejected as there is no evidence that the site will become available for development and it is therefore not taken forward in this study.

SHLAA ID	Site Address	Reason for Rejection
WB08185	4 & 4A Hayling Rise	The site is too small for 6 dwellings which is the threshold for this study. Any dwellings that may be delivered on this site will be picked up through other monitoring.
WB08186	Flint Cottage, Titnore Lane	The site was considered in 2009 and again in 2013/14 as part of the SHLAA review. At those times it was rejected as it was concluded that the site was too small. Following a reassessment in 2014/15 it is concluded that the same reasons for rejection still apply and therefore this site is not taken forward in this study. Any dwellings that may be delivered on this site will be picked up through other monitoring.
WB08187	Thesiger Close, Worthing	The site was considered in 2009 and again in 2013/14 as part of the SHLAA review. At those times it was rejected as it was concluded that its redevelopment would be contrary to policy, owing to its location within Meadow Road Trading Estate. Furthermore, residential redevelopment would not provide a high quality environment for prospective occupiers. Following a reassessment in 2014/15 it is concluded that the same reasons for rejection still apply and therefore this site is not taken forward in this study.
WB08188	Silverdale, Meadow Road	The site was considered in 2009 and again in 2013/14 as part of the SHLAA review. At those times it was rejected as it was concluded that its redevelopment would be contrary to policy owing to its location within Meadow Road Trading Estate. Furthermore, residential redevelopment would not provide a high quality environment for prospective occupiers. Following a reassessment in 2014/15 it is concluded that the same reasons for rejection still apply and therefore this site is not taken forward in this study.
WB08189	Southdownview Works, 12 Southdownview Road	The site was considered in 2009 and again in 2013/14 as part of the SHLAA review. At those times it was rejected as the site was located in an industrial estate and its loss would be contrary to the Council's employment land policies. Furthermore, residential redevelopment would not provide a high quality environment for prospective occupiers. Following a reassessment in 2014/15 it is concluded that the same reasons for rejection still apply and therefore this site is not taken forward in this study.
WB08194	Land East of Juno Close, Barrington Road	The site was considered in 2009 as part of the SHLAA review. At that time it was considered to be suitable, achievable and deliverable. Since then the site has been identified in the Core Strategy as part of a wider Area of Change (AOC8) which includes SHLAA sites WB08038 and WB08058. The wider area is considered to be an opportunity area that could deliver a mixed use of new employment floorspace and residential development. Whilst this site could potentially be delivered in isolation there is a far greater opportunity to address the significant access issues by bringing these three sites together and also to ensure that the wider site delivers the most efficient use of the land. During the 2013 'Call for Sites' exercise a much larger site was put forward (WB13002) which incorporates this site and the neighbouring Inland Revenue Offices to the east (which is in the same ownership). As such, this specific SHLAA site is rejected here but considered under the larger WB13002 SHLAA reference.

SHLAA ID	Site Address	Reason for Rejection
WB08195	Jewson, Brougham Road	The site was considered in 2009 as part of the SHLAA review. At that time it was rejected as it was concluded that it was in employment use and that there was no indication that it was available. In 2013/14 it was concluded that the same reasons for rejection still apply and therefore the site was not taken forward at that time. However it was considered that, subject to policy considerations which seek to retain employment land, it may be suitable for residential development should it become available in the future and therefore it should be monitored regularly. Since then there have been applications and significant investment into the consolodation of the current use. This evidence taken together with the intention of the owner to remain suggests very clearly that there is very little prospect that this site will come forward for residential development. Therefore this site is rejected and not taken forward in this study.
WB08196	Yeomans House, 33 - 35 Brougham Road	The site was considered in 2009 as part of the SHLAA review. At that time, whilst it was accepted that the site might lend itself to residential development, it was rejected as it there was no indication that the site was available. Since then there has been no evidence that the site will become available or that the current owner/occupier has any intention of moving. Therefore, the site is rejected in this study and not taken forward.
WB08197	Glaxo Smithkline, Southdownview Way	The site was considered in 2009 and again in 2013/14 as part of the SHLAA review. At those times it was rejected due to the potential loss of employment and that there had been no firm interest in residential redevelopment. Following a reassessment in 2014/15 it is concluded that the same reasons for rejection still apply, particularly as the landowner continues to invest in the existing use. Therefore this site is not taken forward in this study.
WB08198	42 - 46 Teville Road	The site was considered in 2009 as part of the SHLAA review. At that time it was rejected as it was concluded that there was no certainty of availability. However, the site at that time was included in a proposed mixed use regeneration area. In 2013/14 it was concluded that the site should be rejected on the basis of availability but monitored closely as there was a previous application for residential development. That application was withdrawn and no further applications have been received for residential development. In addition the current business has been operating from these premises for some years now and there is no evidence to suggest that this current use will cease or the owner has any intentions of moving. It is therefore concluded that the site should be rejected and as such it is not taken forward in this study.
WB08201	49 Penfold Road	The site was considered in 2009 and again in 2013/14 as part of the SHLAA review. At those times, it was rejected as it was considered that the site was too small for 6 dwellings. Following a reassessment in 2014/15 it is concluded that the same reasons for rejection still apply and therefore, the site is not taken forward in this study. Any units delivered on this site will be picked up through other monitoring.

SHLAA ID	Site Address	Reason for Rejection
WB08204	Worthing Football Club, Woodside Road	The site was considered in 2009 as part of the SHLAA review. At that time it was rejected as it was concluded that owing to the site's existing use as a leisure / recreation facility, its loss would be resisted unless suitable alternative provision could be made. During a reassessment in 2013/14 a letter was received from agents on behalf of Eider Developments stating that the site owners (Worthing Sports and Social Club) aimed to relocate the club to an alternative site which would better meet their needs. Given that at that time there is no evidence or certainty provided to indicate that suitable alternative provision could be found it was considered appropriate to reject the site but monitor the situation closely. Since that time permission for the development of a 3G pitch has been approved and implemented and the Club has made further significant investments to upgrade the facility provided at the current location. Therefore, following a reassessment in 2014/15 it is concluded that the site should be rejected and it is not taken forward in this study.
WB08206	Premium House, The Esplanade	The site was considered in 2009 as part of the SHLAA review. At that time, it was rejected owing to policy objections in relation to the loss of an employment site. A review of this site in 2014/15 has concluded that this site is still not available and that in line with Policy 4 of the Worthing Core Strategy (2011), there is still a general presumption to protect employment uses, therefore is rejected and not taken forward in this study.
WB08208	Sandhurst School, 101 Brighton Road	The site was considered in 2009 as part of the SHLAA review. At that time, it was rejected as it was concluded that the site was not available but should be monitored. It was estimated that the site could provide a gross potential yield of 15. In 2013/14, the site was under construction but the gross potential yield had been reduced to only 5 units. Therefore the site was rejected because it fell below the study threshold. The site which is now near completion is not taken forward in the 2014/15 study but any units delivered will be picked up through other monitoring.
WB08209	23 Chesswood Road	The site was considered in 2009 and again in 2013/14 as part of the SHLAA review. At those times it was rejected as the gross potential yield was less than 6 dwellings and therefore below the study threshold. Following a reassessment in 2014/15 it is concluded that the same reasons for rejection still apply and therefore this site is not taken forward in this study.
WB08210	United Reform Church, Shelley Road	The site was considered in 2009 and again in 2013/14 as part of the SHLAA review. At those times, it was rejected as it was concluded that the site was under the 6 dwelling study threshold. Following a reassessment in 2014/15 it is considered that the site threshold is still under 6 and planning permission has also been granted for a change of use to a medical centre, which has now been completed. Therefore the site is no longer available.

SHLAA ID	Site Address	Reason for Rejection
WB08215	43 Wenban Road	The site was considered in 2009 as part of the SHLAA review. At that time it was considered to be suitable, achievable and deliverable. However, following a reassessment in 2013/14, it is concluded that the site should be rejected on the basis of availability. The site is occupied as a single dwellinghouse and there have been works undertaken in connection with this use which indicate that the site is not available. A further review in 2014/15 confirms the previous conclusions and therefore this site is not taken forward in this study.
WB13001	Land at Faraday Close	This site was not previously considered as part of the 2009 SHLAA review, and it was not taken forward in the 2013/14 study as it was in an active employment use and the industrial estate in which it is located is protected within Policy 4 of the Council's Core Strategy. However as part of the 'call for sites' for the 2013/14 study the site was promoted and it was suggested that that housing could form part of a mixed-use development scheme after 2019 which is when all the existing B8 space is let until. Therefore whilst the site was not taken forward it was considered appropriate to monitor the site closely. A reassessment in 2014/15 has concluded that whilst the site should continue to be rejected there is no justification to monitor its availability. The site is not available and continues to operate as an employment use within a protected employment area as identified in Core Strategy Policy 4. This particular policy has received endorsement from Inspectors in recent appeal decisions. The Inspectors have supported the approach to employment protection in the Core Strategy and confirmed that it is in line with the NPPF. Therefore this site is not taken forward in this study.
WB13004	The Trout Public House and Car Park Fulbeck Avenue	The site is too small for 6 dwellings which is the threshold for this study. Any dwellings that may be delivered on this site will be picked up through other monitoring.
WB13005	Car Park, Tudor Buildings, Offington Lane	The site is too small for 6 dwellings which is the threshold for this study. Any dwellings that may be delivered on this site will be picked up through other monitoring.
WB13006	Car Park Adjacent 40 Brooklyn Avenue	This site was not previously considered as part of the 2009 SHLAA review. In 2013/14 the site was rejected because it was in use as a car park serving Goring Road District Shopping Centre. It was acknowledged that in order to release the site for housing development, it would need to be demonstrated by the Council that the site was surplus to requirements through a Parking Strategy. There is no indication that this site will become available and it is therefore rejected and not taken forward in this study.
WB13007	Car Park South of Davenport Court, Elm Grove	The site is too small for 6 dwellings which is the threshold for this study. Any dwellings that may be delivered on this site will be picked up through other monitoring.

SHLAA ID	Site Address	Reason for Rejection
WB13010	Jolly Brewers, 39 Clifton Road	This site, that was first considered as part of the 2013/14 study. At that time an application had been submitted for residential development and the site was considered to be suitable for residential development and was taken forward in that study as a potential site. Since that study the application for residential development has been refused and a new application submitted for the extension to the adjacent Heene First School (WSSCC/062/14/WB approved). This application has received approval (29-09-2014) and construction work is underway. Therefore, this site no longer offers potential for residential development and has been rejected in the study and will not be taken forward.
WB13011	121 Durrington Lane	This site was first considered during the 2013/14 SHLAA. At that time it was considered to be suitable, available and achievable and as a planning application for 10 dwellings (reference: AWDM/0129/14) was withdrawn in March 2013., the site would be monitored for the submission of any future applications. Since then a further application (AWDM/0099/15) for one dwelling has been submitted and approved (26/3/2015). It is considered that the site has no further residential potential and therefore rejected for the purposes of the this current 2014/15 SHLAA assessment as being below the development threshold for this study.
WB13013	186 -188 Heene Road	The site is too small for 6 dwellings which is the threshold for this study. Any dwellings that may be delivered on this site will be picked up through other monitoring.
WB13014	37a Canterbury Road	The site is too small for 6 dwellings which is the threshold for this study. Any dwellings that may be delivered on this site will be picked up through other monitoring.
WB13019	123 Brighton Road Worthing	The site is too small for 6 dwellings which is the threshold for this study, This site already has planning permission (reference WB/09/0706/FULL) for 5 dwellings and development has already been completed (24/11/11). Therefore this site falls outside the scope of this study and has been picked up through other monitoring.
WB13022	1 Highdown Avenue	The site is too small for 6 dwellings which is the threshold for this study and in addition has planning consent (reference AWDM/0243/11) for 4 dwellings (01/12/2011). Therefore this site falls outside the scope of this study and will be picked up through other monitoring.
WB13024	10 Station Parade Tarring	The site is too small for 6 dwellings which is the threshold for this study, This site already has planning permission (reference WB/11/0217/FULL) for 5 dwellings and development has been completed (25/04/2013). Therefore this site falls outside the scope of this study and has been picked up through other monitoring.

SHLAA ID	Site Address	Reason for Rejection
WB13032	16 - 18 Chapel Road	This site was not previously considered as part of the 2009 SHLAA review. It is rejected from the scope of this study as planning permission has been refused due to loss of employment. In addition, it is considered that this would provide an inappropriate location for residential use due to the exposure of potential occupiers to unacceptable disturbance from late night noise and associated activity of the adjoining and nearby commercial and leisure uses.
WB13033	7 Chapel Road	This site was not previously considered as part of the 2009 SHLAA review. It is rejected from the scope of this study as planning permission has been refused due to loss of employment. In addition, it is considered that this would provide an inappropriate location for residential use due to the exposure of potential occupiers to unacceptable disturbance from late night noise and associated activity of the adjoining and nearby commercial and leisure uses.
WB13034	2 - 6 South Street Worthing	This site was not previously considered as part of the 2009 SHLAA review. It is rejected from the scope of this study as planning permission has been refused (and appeal dismissed) due to loss of employment and it being an inappropriate location for residential use due to negative impact of adjoining uses and poor quality of residential environment that would be provided.
WB13036	3 Charmandean Road	This site, that was not previously considered as part of the 2009 SHLAA review, is rejected from the scope of this study. The site has been the subject of a number of unsuccessful applications and an appeal has been dismissed. Whilst it is accepted that in principle there may be an opportunity to provide a increase on units on this site it is considered that any units delivered will be below the threshold of this study. The site is therefore not taken forward in this study.
WB15002	84, South Street, Tarring	As the site is currently in commercial use the Council would want to explore the potential for retaining employment use on this land. However, if a change of use or mixed use were accepted then this would be a sustainable and suitable site for residential uses. In November 2014 it was understood that the northern part of the site was coming to the market and this generated some developer interest. However, the marketing was not progressed and, regardless, the land in question would be unlikely to yield the level of dwellings that would meet the the threshold of this study. It was not clear what the intentions were for the rest of the site but there may be more scope to consider this opportunity if it were to be promoted. As such, the site should be rejected but if in the future the whole site were to be promoted for a comprehensive redevelopment this would require a reassessment through the SHLAA process.

SHLAA ID	Site Address	Reason for Rejection
WB15003	Eurotherm, Faraday Close, Worthing	There was some speculative interest from a developer in September 2014 with a view to converting from industrial / office use to residential. Given that the site, which is still in light industrial use, lies within a protected an employment area it is not considered that there is any realistic prospect of planning permission being granted for residential use. The developer suggested that the office part of the site could be converted using the 'prior approval' route however, it is not considered that this is relevant to the Eurotherm site as the office use of the building represents a relatively small proportion of the overall floorspace. Therefore the site is rejected for the purposes
WB15009	Warehouse Ivy arch Industrial Estate	The site is currently occupied and is situated within a protected Industrial Estate where there are strong local employment policies (supported at recent planning appeals) which seek to prevent the loss of valuable employment sites. Therefore this site is rejected and not taken forward in this study.
WB15011	Land east of 2 Offington Avenue Worthing	The site is too small for 6 dwellings which is the threshold for this study. Any dwellings that may be delivered on this site will be picked up through other monitoring.

Appendix 4. Committed Sites

SHLAA ID	Site Address	Planning Status
WB08002	120 Dominion Road	Completed
WB08003	7 Langton Road	Completed
WB08004	20 Shakespeare Road	Completed
WB08005	40-42 St Botolphs Road	Completed
WB08006	Regency Apartments, 17-19 Crescent Road	Completed
WB08007	The Eardley, 3 -10 Marine Parade	Completed
WB08008	9 Warwick Gardens	Completed
WB08009	10 Cowper Road	Completed
WB08010	Charter Court, 37 Wigmore Road	Completed
WB08011	Sonnet Court, 2 Tennyson Road	Completed
WB08014	33 Mill Road	Completed
WB08015	Land Junction of Chapel Road and Newland Road	Completed
WB08017	Land at 50-56 Bolsover Road	Completed
WB08019	63 Shakespeare Road	Completed
WB08023	9 Mill Road	Completed
WB08025	13-25 St. Dunstons Road	Under Construction
WB08027	Emmanuel Church, Chatham Road	Completed
WB08033	203 Brighton Road	Completed
WB08034	Camber House, 12 West Avenue	Completed
WB08035	11 Offington Lane, Salvington	Completed
WB08049	Land Site Corner of Eirene Road and Sea Place	Completed
WB08050	Land Site South of 11, Eirene Avenue	Completed
WB08051	Land Site North of Beach Haven, Eirene Avenue	Completed
WB08055	Worthing Sixth Form College, Bolsover Road	Under Construction
WB08056	Northbrook College, Littlehampton Road	Under Construction
WB08060	Rotary Lodge, 32 St Botolphs Road	Completed
WB08061	45 Wenban Road, Worthing	Completed

WB08062	1-35 Angola Road, Broadwater	Completed
WB08063	7 Broadwater Road	Completed
WB08065	1 Winchester Road	Completed
WB08067	19A Selden Road	Completed
WB08068	185-187 Findon Road	PA Approve
WB08069	Sanditon Court, 24 Lyndhurst Road	Completed
WB08070	Woodlands and Witsend Durrington Hill	Completed
WB08071	Goods Yard used by Various Traders, Goring Street	Completed
WB08072	Fenchurch Mansions, 2 Cross Street	Completed
WB08073	1-2 New Parade	Completed
WB08074	Coast Apartments, 25 - 27 Wordsworth Road	Completed
WB08075	St Lawrence Mews, West Tarring	Completed
WB08076	44-46 Station Road	Completed
WB08077	87 Rowlands Road	Completed
WB08078	3 Queens Road	Completed
WB08079	49 Church Walk	Completed
WB08080	The Old Dairy, 16A Warwick Road	Completed
WB08081	Macaris, 4 - 7 Arcade Buildings, South Street	Completed
WB08082	Forest Barn, Forest Farm, Arundel Road, Salvington	Completed
WB08083	6 Queens Road	Completed
WB08084	130 Goring Road	Completed
WB08090	Land at 10 & 10A, Mill Road	Under Construction
WB08091	101 Salvington Road	Completed
WB08102	Land North East of Station Road, Station Road	Under Construction
WB08114	89 & 91 Rowlands Road	Completed
WB08116	31 Shelley Road	Completed
WB08117	36 Wordsworth Road	Completed
WB08118	Highdown School, Durrington Lane	Completed
WB08119	Land at 70 - 72, Rowlands Road	Completed
WB08120	33 Eriswell Road	Completed

WB08121	Land Rear of 18 - 28, Strand Parade	Completed
WB08122	43 Wordsworth Road	Completed
WB08123	32 Hayling Rise & 24 Woodland Avenue	Completed
WB08124	21 Winchester Road	Completed
WB08125	Land at 1 and 5 Eirene Road	Completed
WB08126	Land Rear Of 37 - 39 Chesswood Road	Completed
WB08127	98 Broadwater Road	Completed
WB08128	12 Littlehampton Road	Under Construction
WB08129	Land at 6-8 West Avenue	Under Construction
WB08130	5 Mill Road	Completed
WB08131	Land at 84-92, Heene Road	Under Construction
WB08132	Chatsworth Lodge, 26 - 28 St Botolphs Road	Completed
WB08134	31 St George's Road	Completed
WB08136	19 Ripley Road	Completed
WB08147	33-37 Madeira Avenue	Completed
WB08151	St Barnabas Hospice, Columbia Drive	Completed
WB08161	Car Park The Warren, Hill Barn Lane	Completed
WB08166	Highfield Court, 75 Penfold Road	Completed
WB08172	Park Lodge, 2 Park Road	Completed
WB08173	Victoria Mansions, 1 Cross Street	Completed
WB08174	Lloyds Bank Plc, The Causeway	PA Approve
WB08175	Lloyds Bank Plc, The Causeway	PA Approve
WB08177	Kings Quarter, Orme Road	Completed
WB08178	Amelia Court, Union Place	Completed
WB08184	6 & 8 Mill Road	Under Construction
WB08191	42 Salvington Road	Completed
WB08192	5 - 7 Shelley Road	Completed
WB08193	Land Rear of 14 - 22 New Street, Worthing	Completed
WB08199	18 Warwick Street	PA Approve
WB08202	4 Queens Road	Completed

WB08203	Builder Centre, Park Road	Under Construction
WB08205	Hurst Grange Nursing Home, 17 -19 Parkfield Road	Under Construction
WB08211	10 Broadwater Road	Completed
WB08212	44-46 Wallace Avenue	Completed
WB08213	62-66 Goring Road	Completed
WB08214	24 Cowper Road	Completed
WB08216	68 Poulters Lane	Completed
WB13008	Highdown Court 2 Durrington Lane	PA Approve
WB13015	1a Ambrose Place	PA Approve
WB13016	56A Chapel Road	Under Construction
WB13017	Lower Northbrook Farm, Titnore Lane	PA Approve
WB13018	Land North of Northbrook College, Littlehampton Rd	PA Approve
WB13021	14 St Botolphs Road	Completed
WB13023	42 - 44 West Parade Worthing	Completed
WB13025	28 Selden Road	Under Construction
WB13026	221 Brighton Road, Worthing	Completed
WB13027	25A Chapel Road	PA Approve
WB13028	Mayfair Hotel 11 - 12 Heene Terrace	Completed
WB13029	82-92 Meadow Road	Under Construction
WB13030	10 Southey Road	Completed
WB13031	Reps Health Studio, Grafton Place	Under Construction
WB13037	Spells Buildings, 1 Grafton Place	Completed
WB13039	The Beach Hotel, 123 Marine Parade	Completed
WB13040	Sussex Nursing Home, 12 Queens Road	Completed
WB13041	37-39 Chesswood Road	PA Approve
WB13042	80 & 80A Dominion Road	PA Approve

Committed Sites

SHLAA ID	Site Address	Further Details
WB08002	120 Dominion Road	The site has planning permission (reference 06/0545/FULL) and development was completed prior to the 2009 study (31/03/2008). Therefore this site now falls outside the scope of this study and has been picked up through other monitoring.
WB08003	7 Langton Road	The site has planning permission (reference WB/06/0114/FULL) and the development has been completed (18/09/2008). Therefore, the site falls outside the scope of this study and has been picked up through other monitoring.
WB08004	20 Shakespeare Road	The site has planning permission (reference 07/0086/FULL) and development has now been completed (31/01/2008). Therefore this site falls outside the scope of this study and has been picked up through other monitoring.
WB08005	40-42 St Botolphs Road	The site has planning permission (reference 07/0226/FULL) and development has been completed (19/11/2008). Therefore this site falls outside the scope of this study and has been picked up through other monitoring.
WB08006	Regency Apartments, 17-19 Crescent Road	The site has planning permission (reference WB/07/0386/FULL) and development has been completed (10/02/2011). Therefore, the site falls outside the scope of this study and has been picked up through other monitoring.
WB08007	The Eardley, 3 -10 Marine Parade	The site has planning permission (reference 06/1050/FULL) and development has been completed (17/09/2012). Therefore this site falls outside the scope of this study and has been picked up through other monitoring.
WB08008	9 Warwick Gardens	The site has planning permission (reference 07/0666/FULL) and development has been completed (30/06/2011). Therefore this site falls outside the scope of this study and has been picked up through other monitoring.
WB08009	10 Cowper Road	The site has planning permission (reference 07/0861/FULL) and development has been completed (16/03/2011). Therefore this site falls outside the scope of this study and has been picked up through other monitoring.
WB08010	Charter Court, 37 Wigmore Road	The site had planning permission (reference WB/06/0853/FULL) and development has been completed (29/05/2008). Therefore the site falls outside the scope of this study and has been picked up through other monitoring.

SHLAA ID	Site Address	Further Details
WB08011	Sonnet Court, 2 Tennyson Road	The site has planning permission (reference WB/07/1126/FULL) and development has been completed (28/04/09). Therefore, the site falls outside the scope of this study and has been picked up through other monitoring.
WB08014	33 Mill Road	The site has planning permission (reference WB/07/0285/FULL) and development was completed as of 30/03/2011. Therefore this site falls outside the scope of this study and has been picked up through other monitoring.
WB08015	Land Junction of Chapel Road and Newland Road	The site has planning permission (reference WB/06/0898/FULL) and development has been completed. Therefore, this site now falls outside the scope of this study and has been picked up through other monitoring.
WB08017	Land at 50-56 Bolsover Road	The site has planning permission (reference WB/07/1120/FULL) and development has been completed (05/11/2010). Therefore, this site now falls outside the scope of this study and has been picked up through other monitoring.
WB08019	63 Shakespeare Road	The site has planning permission (reference WB/ 08/0229/FULL) and development was completed in 2012. Therefore this site now falls outside the scope of this study and has been picked up through other monitoring.
WB08023	9 Mill Road	The site has planning permission (reference WB/09/0346/FULL) and development was completed on 30/03/2015. Therefore this site now falls outside the scope of this study and has been picked up through other monitoring.
WB08025	13-25 St. Dunstans Road	The site has planning permission (reference WB/10/0429/FULL) and development commenced on 03/10/2013. Therefore this site now falls outside the scope of this study and has been picked up through other monitoring.
WB08027	Emmanuel Church, Chatham Road	The site has planning permission and development is now complete. Therefore this site falls outside the scope of this study and has been picked up through other monitoring.
WB08033	203 Brighton Road	The site has planning permission (reference WB/07/1524/FULL) and development has been completed (01/04/2009). Therefore, this site falls outside the scope of this study and has been picked up through other monitoring.
WB08034	Camber House, 12 West Avenue	The site has planning permission (reference WB/07/0699/FULL) and development was completed on 11/04/2008. Therefore this site falls outside the scope of this study and has been picked up through other monitoring.

SHLAA ID	Site Address	Further Details
WB08035	11 Offington Lane, Salvington	The site has planning permission for the development of 19 dwellings (reference WB/04/0825/OUT and WB/05/1270/ARM) and development is complete (10/08/2007). Therefore site falls outside the scope of this study and has been picked up through other monitoring.
WB08049	Land Site Corner of Eirene Road and Sea Place	The site has planning permission (reference WB/06/1121/FULL). Development is now complete. The site falls outside the scope of this study and has been picked up through other monitoring. The planning application reference also relates to SHLAA sites WB08050 and WB08051.
WB08050	Land Site South of 11, Eirene Avenue	The site has planning permission (reference WB/06/1121/FULL) and development is now complete. Therefore this site now falls outside the scope of this study and has been picked up through other monitoring. The planning application reference also relates to SHLAA sites WB08049 and WB08051.
WB08051	Land Site North of Beach Haven, Eirene Avenue	The site has planning permission (reference WB/06/1121/FULL) and development is now complete. Therefore this site now falls outside the scope of this study and has been picked up through other monitoring. The planning application reference also relates to WB08049 and WB08051.
WB08055	Worthing Sixth Form College, Bolsover Road	The site has planning permission (reference AWDM/0363/11) and development has commenced on site. Therefore the site now falls outside the scope of the study and has been picked up through other monitoring.
WB08056	Northbrook College, Littlehampton Road	<p>This SHLAA site includes the completed St Barnabas Hospice to the north and the Northbrook College site, which has seen extensive investment and redevelopment of the college in recent years, as well as mixed-use residential development on surplus land to the east. Phase 1 of the scheme includes a mixed-use development (reference AWDM/0521/12) to the east and south east, comprising of 117 residential units (with 17 affordable), a car show room and care home and is nearing completion, having commenced on 24/07/2013.</p> <p>Phase 2 and Phase 3 of largely residential development has been considered under different SHLAA references for monitoring purposes (see WB13017 and WB13018 respectively for further details).</p>
WB08060	Rotary Lodge, 32 St Botolphs Road	The site has planning permission (reference WB/04/00411/FULL) and development was completed prior to the 2009 SHLAA report. Therefore this site now falls outside the scope of this study and has been picked up through other monitoring.
WB08061	45 Wenban Road, Worthing	The site has planning permission (reference WB/05/1262/FULL) and has been completed (18/04/2007). Therefore the site now falls outside the scope of this study and has been picked up through other monitoring.

SHLAA ID	Site Address	Further Details
WB08062	1-35 Angola Road, Broadwater	The site has planning permission (reference WB/06/0465/FULL) and development has been completed (30/10/2007). Therefore this site now falls outside the scope of this study and has been picked up through other monitoring.
WB08063	7 Broadwater Road	The site has planning permission (WB/07/0280/FULL) and has been completed (29/05/2008). Therefore, the site now falls outside the scope of this study and has been picked up through other monitoring.
WB08065	1 Winchester Road	The site had planning permission (reference WB/05/0632/FULL) and was completed (30/01/2007) and as such was not considered as part of the 2009 SHLAA but considered through other monitoring. Therefore, the site falls outside the scope of this study and has been picked up by other monitoring.
WB08067	19A Selden Road	The site has planning permission (reference WB/06/0128/FULL) and development has been completed (04/05/2007). Therefore this site now falls outside the scope of this study and has been picked up through other monitoring.
WB08068	185-187 Findon Road	This site has planning permission before the basedate of this study (reference AWDM/1575/14.-20/02/2015)). Therefore the site now falls outside the scope of this study and will be picked up through other monitoring.
WB08069	Sanditon Court, 24 Lyndhurst Road	The site has planning permission (reference WB/05/1286/OUT) and development has been completed as of 08/01/2009. Therefore this site now falls outside the scope of this study and has been picked up through other monitoring.
WB08070	Woodlands and Witsend Durrington Hill	The site was considered in 2009 as part of the SHLAA review. At that time, it was rejected as it had planning permission (WB/09/756/FULL) for redevelopment. The development for 9 dwellings has since been completed (21/10/2010) and therefore the site falls outside the scope of this study and has been picked up through other monitoring.
WB08071	Goods Yard used by Various Traders, Goring Street	The site has planning permission (reference AWDM/0680/11) and development has now been completed (17/10/2014). Therefore the site falls outside the scope of this study and will be picked up through other monitoring.
WB08072	Fenchurch Mansions, 2 Cross Street	The site has planning permission (reference WB/06/0728/FULL) and development has been completed (04/08/2009). Therefore this site now falls outside the scope of this study and has been picked up through other monitoring.
WB08073	1-2 New Parade	The site has planning permission (reference WB/07/0619/FULL) and development has been completed (02/06/2008). Therefore this site falls outside the scope of this study and has been picked up through other monitoring.

SHLAA ID	Site Address	Further Details
WB08074	Coast Apartments, 25 - 27 Wordsworth Road	The site has planning permission (reference WB/06/0530/FULL) and has been completed (08/02/2008). The site therefore falls outside the scope of this study and has been picked up through other monitoring.
WB08075	St Lawrence Mews, West Tarring	The site has planning permission (reference WB/06/0751/OUT) and development was completed as of 08/09/2008. Therefore this site now falls outside the scope of this study and has been picked up through other monitoring.
WB08076	44-46 Station Road	The site has planning permission (reference WB/06/1413/FULL) and development has been completed (27/03/2009). Therefore this site now falls outside the scope of this study and has been picked up through other monitoring.
WB08077	87 Rowlands Road	The site has planning permission (reference WB/06/1165/FULL) and has been completed (28/03/2008). Therefore, the site falls outside the scope of this study and has been picked up through other monitoring.
WB08078	3 Queens Road	The site has planning permission (reference WB/07/0780/FULL) and development has been completed (18/2/2010). Therefore this site now falls outside the scope of this study and has been picked up through other monitoring.
WB08079	49 Church Walk	The site has planning permission (reference WB/06/1419/FULL) and development has been completed. Therefore this site now falls outside the scope of this study and has been picked up through other monitoring.
WB08080	The Old Dairy, 16A Warwick Road	The site has planning permission (reference WB/04/00621/FULL) and development has been completed prior to the 2009 SHLAA report. Therefore this site now falls outside the scope of this study and has been picked up through other monitoring.
WB08081	Macaris, 4 - 7 Arcade Buildings, South Street	The site has planning permission (reference WB/04/00018/FULL) and development has been completed prior to the 2009 SHLAA report. Therefore this site now falls outside the scope of this study and has been picked up through other monitoring.
WB08082	Forest Barn, Forest Farm, Arundel Road, Salvington	The site has planning permission (reference WB/04/00235/OUT) and development has been completed. Therefore the site falls outside the scope of this study and has been picked up through other monitoring.
WB08083	6 Queens Road	The site has planning permission (reference WB/07/0658/FULL) and development is complete (06/02/2009). Therefore, the site falls outside the scope of this study and has been picked up through other monitoring.

SHLAA ID	Site Address	Further Details
WB08084	130 Goring Road	The site has planning permission (reference WB/07/1138/FULL) and development has been completed (18/8/2008). Therefore this site falls outside the scope of this study and has been picked up through other monitoring.
WB08090	Land at 10 & 10A, Mill Road	The site has planning permission (reference WB/06/1344/FULL) and development is under construction. Therefore this site falls outside the scope of this study and will be picked up through other monitoring.
WB08091	101 Salvington Road	The site has planning permission (reference WB/08/0373/OUT) and development has been completed (01/01/2012). Therefore the site now falls outside the scope of this study and has been picked up through other monitoring.
WB08102	Land North East of Station Road, Station Road	The site was considered in 2009 as part of the SHLAA review. At that time, it was rejected as it had obtained planning permission prior to the base date of the study. Following a reassessment in 2013/14, it was understood that planning permission had expired (reference WB/07/0916/FULL) however, the planning permission had 'technically commenced' and is therefore still extant. The site is now under construction and as such falls outside the scope of this study and will be picked up through other monitoring.
WB08112	Durston House, Chesterfield Road	The site was considered in 2009 as part of the SHLAA review. At that time, it was rejected as it was concluded that the loss of the site would result in the unacceptable loss of employment floorspace and that the site was not suitable for residential development. A reassessment in 2013/14, concluded that the site should still be rejected as it was not available for residential development however the site should be monitored. Since then a Notice (NOTICE/0013/14) for change of use of offices to 7 x 1 bed and 8 x 2 bed flats has been submitted (August 2014) and it was confirmed that no prior approval was required (10/10/14). Therefore, the site offers potential for 15 residential units and as such now falls outside of the scope of this study and will be picked up through other monitoring.
WB08114	89 & 91 Rowlands Road	The site has planning permission (reference WB/11/0045/FULL) and development has been completed. Therefore the site now falls outside the scope of this study and has been picked up through other monitoring.
WB08116	31 Shelley Road	The site had planning permission at the time of the 2009 SHLAA review (reference WB/07/1565/FULL) which was replaced by a subsequent planning permission (reference WB/10/0858/FULL) development commenced (31/05/2013) on site and has now been completed. Therefore, the site now falls outside the scope of the study and has been picked up through other monitoring.

SHLAA ID	Site Address	Further Details
WB08117	36 Wordsworth Road	The site has planning permission (reference WB/07/0944/FULL) and development has been completed (20/04/2010). Therefore, this site falls outside the scope of this study and has been picked up through other monitoring.
WB08118	Highdown School, Durrington Lane	The site has planning permission (reference WB/09/0734/FULL) and development has been completed. Therefore the site now falls outside the scope of this study and has been picked up through other monitoring.
WB08119	Land at 70 - 72, Rowlands Road	The site has planning permission (reference WB/07/1000/FULL) and development has been completed (18/06/2009). Therefore, this site falls outside the scope of this study and has been picked up through other monitoring.
WB08120	33 Eriswell Road	The site has planning permission (reference WB/07/1009/FULL) and development has been completed (01/02/2013). Therefore, this site now falls outside the scope of this study and has been picked up through other monitoring.
WB08121	Land Rear of 18 - 28, Strand Parade	The site was considered in 2009 as part of the SHLAA review. At that time, it was rejected as planning permission had been granted for a mixed development including 6 flats. This application was then replaced by a scheme (reference AWD/0136/11) for 9 dwellings and this has been completed as of 17/07/2013. Therefore, this site falls outside the scope of this study and has been picked up through other monitoring.
WB08122	43 Wordsworth Road	The site has planning permission (reference WB/07/0135/FULL) and the development has been completed. Therefore, the site falls outside the scope of this study and has been picked up through other monitoring.
WB08123	32 Hayling Rise & 24 Woodland Avenue	The site has been completed and therefore this site falls outside the scope of this study and has been picked up through other monitoring.
WB08124	21 Winchester Road	The site had planning permission (reference WB/07/0031/FULL) and two subsequent applications were submitted to extend the implementation time for this development but it appears that no progress was made on these applications. However, further investigations indicate that the property has been converted to 9 flats and therefore does not offer further potential. Therefore this site falls outside the scope of this study and has been picked up through other monitoring.
WB08125	Land at 1 and 5 Eirene Road	The site has planning permission (reference WB/06/0758/FULL) and development was completed in 2010. Therefore this site falls outside the scope of this study and has been picked up through other monitoring.

SHLAA ID	Site Address	Further Details
WB08126	Land Rear Of 37 - 39 Chesswood Road	The site has planning permission (reference 08/0107/FULL) and development was completed in 2012. Therefore this site falls outside the scope of this study and has been picked up through other monitoring.
WB08127	98 Broadwater Road	The site has planning permission (reference WB/08/1188/FULL) and development has been completed (26/11/2009). Therefore this site falls outside the scope of this study and has been picked up through other monitoring.
WB08128	12 Littlehampton Road	The site was considered has planning permission (WB/09/732/FULL) for demolition of existing buildings and construction of 22 flats which are nearing completion. Therefore, the site falls outside the scope of this study and will be picked up through other monitoring.
WB08129	Land at 6-8 West Avenue	The site has planning permission (AWDM/1581/14 dated 10.02.2015) for 9 dwellings and is under construction and therefore will not be taken forward in this study but will be picked up through other monitoring.
WB08130	5 Mill Road	The development on this site has been completed and therefore will be picked up through other monitoring.
WB08131	Land at 84-92, Heene Road	The site has planning permission (reference WB/03/00842/FULL) which was subsequently amended (reference WB/11/0107/FULL) and development has commenced (26/02/2009). Therefore this site falls outside the scope of this study and will be picked up through other monitoring.
WB08132	Chatsworth Lodge, 26 - 28 St Botolphs Road	The site has planning permission (reference AWDM/0738/11) and development is now complete. Therefore this site now falls outside the scope of this study and has been picked up through other monitoring.
WB08134	31 St George's Road	The site has planning permission (reference WB/ 07/0938/FULL) and development has been completed (03/12/2008). Therefore this site falls outside the scope of this study and has been picked up through other monitoring.
WB08136	19 Ripley Road	The site had planning permission (reference WB/09/0046/FULL) which has been implemented (25/03/2009). Therefore the site falls outside the scope of this study and has been picked up through other monitoring.
WB08147	33-37 Madeira Avenue	The site has planning permission (reference 08/0377/FULL) and development has been completed. Therefore this site falls outside the scope of this study and has been picked up through other monitoring.

SHLAA ID	Site Address	Further Details
WB08151	St Barnabas Hospice, Columbia Drive	The site was considered in 2009 as part of the SHLAA review. At that time it was considered to be suitable, achievable and deliverable as it was known that the Hospice was relocating and that the most suitable use of the site would be residential. Following a reassessment in 2013/14, it is concluded that as the scheme for 51 dwellings (reference WB/09/0800/FULL) has now been completed (23/11/2012) the site should not be taken forward in that study. The dwellings delivered have been picked up through the monitoring of completions. Therefore the site is not taken forward in the 2014/15 study.
WB08161	Car Park The Warren, Hill Barn Lane	The site has planning permission (reference AWDM/0365/11) dating from before the base date of this study and is now completed. Therefore the site falls outside the scope of the study and has been picked up through other monitoring.
WB08166	Highfield Court, 75 Penfold Road	The site was completed prior to the 2009 SHLAA review and as such is not taken forward as part of this study. The dwellings delivered on this site have been picked up through other monitoring.
WB08172	Park Lodge, 2 Park Road	The site has planning permission (reference WB/05/0920/FULL) and development has been completed (01/12/2008). Therefore this site falls outside the scope of this study and has been picked up through other monitoring.
WB08173	Victoria Mansions, 1 Cross Street	The site had planning permission (reference WB/05/0913/ARM) and development has been completed. Therefore, this site falls outside the scope of this study and has been picked up through other monitoring.
WB08174	Lloyds Bank Plc, The Causeway	This site was considered in 2009 as part of the SHLAA review. At that time, it was rejected as it was considered that the whilst the owners were promoting the site it was in an active employment use that was deemed the most appropriate use of the site. In 2012 (AWDM/0518/12) an application for the redevelopment of this site and the adjoining site (WB08175) for 154 units was approved. In the last monitoring year a notice under Part J of the General Permitted Development Order (GPDO) was submitted and allowed for the adjoining site only (WB08175), for change of use of the tower and multi story car park to 44 flats. Since then a further Part J notice for 68 flats has been allowed together with an application (AWDM/1395/14) for 4 flats on the roof of the tower have been approved giving a potential total of 72 units. At this stage the 2012 application (AWDM/0518/12) is still extant, however, there are ongoing discussions about the development of the two sites and it likely that the two sites will be delivered seperately and that the final number of units delivered on the two sites will change. For monitoring purposes,all applications remain extant. The dwellings that will be delivered will be picked up through monitoring and, therefore, this site is not taken forward as part of this study.

SHLAA ID	Site Address	Further Details
WB08175	Lloyds Bank Plc, The Causeway	This site was considered in 2009 as part of the SHLAA review. At that time, it was rejected as it was considered that the whilst the owners were promoting the site it was in an active employment use that was deemed the most appropriate use of the site. In 2012 (AWDM/0518/12) an application for the redevelopment of this site and the adjoining site (WB08174) for 154 units was approved. In the last monitoring year a notice under Part J of the General Permitted Development Order (GPDO) was submitted and allowed for this site only, for change of use of the tower and multi story car park to 44 flats. Since then a further Part J notice for 68 flats has been allowed together with an application (AWDM/1395/14) for 4 flats on the roof of the tower have been approved giving a potential total of 72 units. At this stage the 2012 application (AWDM/0518/12) is still extant, however there are ongoing discussions about the development of the two sites and it likely that the two sites will be delivered seperately and that the final number of units delivered on the two sites will change. For monitoring purposes, all applications remain extant. The dwellings that will be delivered will be picked up through monitoring and, therefore, this site is not taken forward as part of this study.
WB08177	Kings Quarter, Orme Road	The site has planning permission (reference WB/06/1129/FULL) and development has been completed as of 10/10/2008. Therefore this site falls outside the scope of this study and has been picked up through other monitoring.
WB08178	Amelia Court, Union Place	The site has planning permission (reference WB/ 06/1194) which was permitted by appeal and development has been completed. Therefore this site falls outside the scope of this study and has been picked up through other monitoring.
WB08181	MGM House, Heene Road	This site was considered in 2009 as part of the SHLAA review. At that time it was considered to be suitable, achievable and deliverable. Following a reassessment in 2013/14, it was concluded that the site should continue to be considered to have 'potential', but that the level of potential residential development needs further assessment. Whilst there is a strong policy objection to the loss of employment land it is considered that a level of residential development could be delivered on part of the site which would help to make more efficient use of this land without impacting on the viability of the existing office use. In 2014 a Prior Notification (Notice/0008/14) under Part J has been allowed for 18 units therefore a reassessment in 2014/15 has concluded that the site now falls outside of the scope of this study and will be picked up through other monitoring. However, there are still ongoing discussion ongoing about the longer term options on the site so the final site capacity could change.
WB08184	6 & 8 Mill Road	The site has planning consent (reference WB/10/0753/FULL) and development commenced during the 2013/2014 monitoring year prior to the base date. Therefore this site falls outside the scope of this study and will be picked up through other monitoring.

SHLAA ID	Site Address	Further Details
WB08191	42 Salvington Road	The site has planning permission (reference WB/09/951/FULL allowed on appeal) and development is complete. Therefore this site falls outside the scope of this study and will be picked up through other monitoring.
WB08192	5 - 7 Shelley Road	The site has planning permission (reference WB/08/0489/FULL) and development has been completed. Therefore this site falls outside the scope of this study and has been picked up through other monitoring.
WB08193	Land Rear of 14 - 22 New Street, Worthing	The site has planning permission (reference WB/08/0282/FULL) and development has been completed as of 2010. Therefore this site falls outside the scope of this study and has been picked up through other monitoring.
WB08199	18 Warwick Street	The site is suitable, achievable and deliverable but has a planning consent (reference WB/09/0511/FULL) dating from before the base date of this study. The dwellings that will be delivered will be picked up through monitoring and, therefore, this site is not taken forward as part of this study.
WB08202	4 Queens Road	The site has planning permission (WB/08/0389/FULL) and development has now been completed (10/02/2011). Therefore, this site falls outside the scope of this study and has been picked up through other monitoring.
WB08203	Builder Centre, Park Road	The site has planning permission (reference AWDM/1514/12) and development commenced during the 2013/14 monitoring year. Therefore this site falls outside the scope of this study and will be picked up through other monitoring.
WB08205	Hurst Grange Nursing Home, 17 -19 Parkfield Road	The site is suitable, achievable and deliverable and has a planning consent (reference WB/09/1055/FULL -18/02/2010) which has commenced. The dwellings that will be delivered will be picked up through monitoring and, therefore, this site is not taken forward as part of this study.
WB08211	10 Broadwater Road	The site had planning permission and development has now been completed (14/04/2010). Therefore this site falls outside the scope of this study and has been picked up through other monitoring.
WB08212	44-46 Wallace Avenue	The site had planning permission (reference WB/05/0814/FULL) and development has been completed (15/05/2008). Therefore this site falls outside the scope of this study and has been picked up through other monitoring.
WB08213	62-66 Goring Road	The site has planning permission (reference WB/10/0148/FULL) and development has now been completed. Therefore the site falls outside the scope of this study and has been picked up through other monitoring.

SHLAA ID	Site Address	Further Details
WB08214	24 Cowper Road	The site had planning permission (reference WB/08/0931/FULL) and development was completed by 24/02/2010. Therefore this site falls outside the scope of this study and has been picked up through other monitoring.
WB08216	68 Poulters Lane	The site had planning permission to convert property to 6 flats (WB/06/0653/FULL) and development has been completed (23/07/2007). Therefore this site falls outside the scope of this study and has been picked up through other monitoring.
WB13008	Highdown Court 2 Durrington Lane	The site originally formed part of a larger SHLAA site (WB08118) which was considered in 2009 as part of the SHLAA review. At that time the site was considered to be suitable, achievable and deliverable. However, the site comprised two phases of development. Phase 1 of the site had planning permission for 54 affordable extra care residential units which have now been completed (see WB08118). Phase 2 was for the development of 10 market houses (now forming this SHLAA site). The development of the 10 market houses proved to be problematic due to the economic climate and this together with increasing demand for extra care housing lead to a reconsideration of the development options on the site. The site has since gained planning permission recently (AWDM/0630/13) for the development of 30 extra care residential units. A further assessment in 2014/15 has concluded that the site now falls outside the scope of this study but any dwellings delivered will be picked up through other monitoring.
WB13015	1a Ambrose Place	This site, that was not previously considered as part of the 2009 SHLAA review, is considered to be suitable, available and achievable. Prior approval has been confirmed under Part J of the General Permitted Development Order (NOTICE/0003/13 dated 03/01/2014) for the change of use of the first floor offices to 7 flats. Therefore the site falls outside the scope of this study and will be picked up through other monitoring.
WB13016	56A Chapel Road	This site, was first considered as part of the 2013/14 SHLAA review. At that time it was considered to be suitable, available and achievable. Prior approval has been confirmed under Part J of the General Permitted Development Order (reference NOTICE/0004/13 dated 13/01/2014) for the change of use of the second and third floor offices to 10 flats. Works have now commenced, therefore the site falls outside the scope of this study and will be picked up through other monitoring.
WB13017	Lower Northbrook Farm, Titnore Lane	This SHLAA site could be described as Phase 2 of the overall wider Northbrook College redevelopment on Littlehampton Road and is considered as a separate SHLAA site for monitoring purposes. Phase 2 of the scheme includes an additional 38 dwellings at Lower Northbrook Farm (reference AWDM/0055/13) to the north east of the site. The site is suitable, achievable and deliverable but already has a planning consent (reference AWDM/0055/1 dated 06/09/2013). The dwellings that will be delivered will be picked up through monitoring and, therefore, this site is not taken forward as part of this study.

SHLAA ID	Site Address	Further Details
WB13018	Land North of Northbrook College, Littlehampton Rd	This SHLAA site is Phase 3 of the overall Northbrook College redevelopment on Littlehampton Road. Whilst it forms part of a wider redevelopment 'package' it is considered as a separate SHLAA site for monitoring purposes. A planning application for Phase 3 of the scheme (reference AWDM/0184/14) has been approved (17/07/2014) for 42 dwellings. Therefore this site now falls outside the remit of this 2014/15 study and will be picked up through other monitoring.
WB13021	14 St Botolphs Road	The site has planning permission from before the base date of this study (reference WB/09/0746/FULL) and development has now been completed (02/11/2011). Therefore this site falls outside the scope of this study and will be picked up through other monitoring.
WB13023	42 - 44 West Parade Worthing	This site was not previously considered as part of the 2009 SHLAA review but has planning consent (reference WB/09/0266/FULL) dating from before the base date of this study and the development is now complete. The dwellings that have been delivered will be picked up through monitoring and, therefore this site is not taken forward as part of this study.
WB13025	28 Selden Road	This site was not previously considered as part of the 2009 SHLAA review but is considered suitable, achievable and deliverable, it has planning consent (reference WB/10/0630/FULL) dating from before the base date of this study and the development is under construction. The dwellings that will be delivered will be picked up through monitoring and, therefore this site is not taken forward as part of this study.
WB13026	221 Brighton Road, Worthing	This site was not previously considered as part of the 2009 SHLAA review but is considered suitable, achievable and deliverable. It has planning consent (reference WB/10/0895/FULL) dating from before the base date of this study and the development was completed in July 2013. The dwellings delivered have been picked up through monitoring and, therefore this site is not taken forward as part of this study.
WB13027	25A Chapel Road	The site is suitable, achievable and deliverable but has planning consent (reference WB/10/0867/FULL) dating from before the base date of this study. The dwellings that will be delivered will be picked up through monitoring and, therefore this site is not taken forward as part of this study.
WB13028	Mayfair Hotel 11 - 12 Heene Terrace	This site was not previously considered as part of the 2009 SHLAA review but is considered suitable, achievable and deliverable, it has planning consent (reference AWDM/0509/11) dating from before the base date of this study and the development is now complete. The dwellings delivered have been picked up through monitoring and, therefore this site is not taken forward as part of this study.
WB13029	82-92 Meadow Road	The site is suitable, achievable and deliverable and is under construction. The dwellings delivered will be picked up through monitoring and, therefore, this site is not taken forward as part of this study.

SHLAA ID	Site Address	Further Details
WB13030	10 Southey Road	The site has planning permission (reference AWDM/1089/12) and development was completed in the 2013/2014 monitoring year. Therefore this site now falls outside the scope of this study and will be picked up through other monitoring.
WB13031	Reps Health Studio, Grafton Place	This site, that was not previously considered as part of the 2009 SHLAA review, is considered to suitable, available and achievable. It has planning consent (reference AWDM/0271/13) dated before the base date of this study (17/09/2013) and development has commenced on site. The dwellings that will be delivered will be picked up through other monitoring and, therefore, this site is not taken forward as part of this study.
WB13037	Spells Buildings, 1 Grafton Place	This site, that was not previously considered as part of the 2009 SHLAA review, is considered to suitable, available and achievable. It has planning consent (reference WB/ 10/1033/FULL) dated before the base date of this study (15/05/2013) and development is now complete. Therefore this site now falls outside the scope of this study and will be picked up through other monitoring.
WB13039	The Beach Hotel, 123 Marine Parade	The site has planning permission (reference 10/0281/FULL) and development has been completed 15/02/2015. Therefore this site falls outside the scope of this study and will be picked up through other monitoring.
WB13040	Sussex Nursing Home, 12 Queens Road	The site has planning permission (reference 06/0545/FULL) and development was completed prior to the 2009 study (31/03/2008). Therefore this site falls outside the scope of this study and has been picked up through other monitoring.
WB13041	37-39 Chesswood Road	The site has planning permission from before the base date of this study (reference 09/0447/FULL). Therefore this site now falls outside the scope of this study and will be picked up through other monitoring.
WB13042	80 & 80A Dominion Road	The site is suitable, achievable and deliverable but has a planning consent (reference 10/0025/FULL) dating from before the base date of this study (02/08/2011). The dwellings that will be delivered will be picked up through monitoring and, therefore, this site is not taken forward as part of this study.
WB15006	50 Chapel road	Prior approval has been confirmed under Part J of the General Permitted Development Order (NOTICE/0019/14 dated 10/02/2015) for the change of use of offices to 8 flats and 2 studios. Therefore, this site falls outside the scope of this study and will be picked up through other monitoring.

Appendix 5. Index List of SHLAA Sites

SHLAA ID	Site Address	SHLAA Status
WB08001	15 Farncombe Road	Rejected Site - Monitor
WB08002	120 Dominion Road	Committed Site
WB08003	7 Langton Road	Committed Site
WB08004	20 Shakespeare Road	Committed Site
WB08005	40-42 St Botolphs Road	Committed Site
WB08006	Regency Apartments, 17-19 Crescent Road	Committed Site
WB08007	The Eardley, 3 -10 Marine Parade	Committed Site
WB08008	9 Warwick Gardens	Committed Site
WB08009	10 Cowper Road	Committed Site
WB08010	Charter Court, 37 Wigmore Road	Committed Site
WB08011	Sonnet Court, 2 Tennyson Road	Committed Site
WB08012	64 Sea Lane	Rejected Site
WB08013	314 Goring Road	Rejected Site - Monitor
WB08014	33 Mill Road	Committed Site
WB08015	Land Junction of Chapel Road and Newland Road	Committed Site
WB08016	Land Rear of 118-128, Broadwater Street West	Rejected Site
WB08017	Land at 50-56 Bolsover Road	Committed Site
WB08018	Land at 4-10, Charmandean Road	Rejected Site
WB08019	63 Shakespeare Road	Committed Site
WB08020	Land at 28-30 Marine Drive	Rejected Site - Monitor
WB08021	Garcia Trading Estate, Canterbury Road	Rejected Site
WB08022	Land at 1 Grove Road and 112, Broadwater Street	Rejected Site
WB08023	9 Mill Road	Committed Site
WB08024	Land at 27-29A Grand Avenue	Rejected Site - Monitor
WB08025	13-25 St. Dunstons Road	Committed Site
WB08026	27 Oxford Road	Rejected Site
WB08027	Emmanuel Church, Chatham Road	Committed Site

WB08028	2 Hastings Road	Potential Site
WB08029	54 Homefield Road	Rejected Site
WB08030	1-3 Hertford Road	Rejected Site
WB08031	4 Seafield Avenue	Rejected Site
WB08032	Land at 59-61 Grand Avenue	Rejected Site - Monitor
WB08033	203 Brighton Road	Committed Site
WB08034	Camber House, 12 West Avenue	Committed Site
WB08035	11 Offington Lane, Salvington	Committed Site
WB08038	Land Former Gas Holder Site, Barrington Road	Rejected Site - Monitor
WB08039	Teville Gate, Railway Approach	Potential Site
WB08040	Superstore, Newlands Street	Rejected Site - Monitor
WB08041	Land North of Ann Street and South of Union Place	Potential Site
WB08042	Sussex Police Authority, Union Place	Potential Site
WB08043	Head Post Office, Chapel Road	Rejected Site - Monitor
WB08044	Land South of Stoke Abbott Road	Potential Site
WB08045	Land at 51 - 93, Montague Street	Rejected Site - Monitor
WB08046	Bus Depot, Library Place	Potential Site
WB08047	Building out to Sea, South of Brighton Road	Rejected Site
WB08048	Gas Holder Station, Lyndhurst Road	Potential Site
WB08049	Land Site Corner of Eirene Road and Sea Place	Committed Site
WB08050	Land Site South of 11, Eirene Avenue	Committed Site
WB08051	Land Site North of Beach Haven, Eirene Avenue	Committed Site
WB08052	Northbrook College of Further Education Broadwater	Rejected Site
WB08053	Worthing Hospital, Lyndhurst Road	Rejected Site
WB08054	Worthing Leisure Centre, Shaftesbury Avenue	Rejected Site
WB08055	Worthing Sixth Form College, Bolsover Road	Committed Site
WB08056	Northbrook College, Littlehampton Road	Committed Site
WB08057	Car Park Montague Centre, Liverpool Road	Rejected Site - Monitor
WB08058	Land Rear of Juno Close, Barrington Road	Rejected Site - Monitor
WB08059	Land Site Decoy Farm, Dominion Way	Rejected Site

WB08060	Rotary Lodge, 32 St Botolphs Road	Committed Site
WB08061	45 Wenban Road, Worthing	Committed Site
WB08062	1-35 Angola Road, Broadwater	Committed Site
WB08063	7 Broadwater Road	Committed Site
WB08064	22 Winchester Road	Rejected Site
WB08065	1 Winchester Road	Committed Site
WB08066	54 Shelley Road	Rejected Site
WB08067	19A Selden Road	Committed Site
WB08068	185-187 Findon Road	Committed Site
WB08069	Sanditon Court, 24 Lyndhurst Road	Committed Site
WB08070	Woodlands and Witsend Durrington Hill	Committed Site
WB08071	Goods Yard used by Various Traders, Goring Street	Committed Site
WB08072	Fenchurch Mansions, 2 Cross Street	Committed Site
WB08073	1-2 New Parade	Committed Site
WB08074	Coast Apartments, 25 - 27 Wordsworth Road	Committed Site
WB08075	St Lawrence Mews, West Tarring	Committed Site
WB08076	44-46 Station Road	Committed Site
WB08077	87 Rowlands Road	Committed Site
WB08078	3 Queens Road	Committed Site
WB08079	49 Church Walk	Committed Site
WB08080	The Old Dairy, 16A Warwick Road	Committed Site
WB08081	Macaris, 4 - 7 Arcade Buildings, South Street	Committed Site
WB08082	Forest Barn, Forest Farm, Arundel Road, Salvington	Committed Site
WB08083	6 Queens Road	Committed Site
WB08084	130 Goring Road	Committed Site
WB08085	5 West Avenue	Rejected Site
WB08086	Land Rear of 40-46 Cortis Avenue, Cortis Avenue	Rejected Site
WB08087	Land at 28-34 Railway Approach	Rejected Site - Monitor
WB08088	Wraysbury, Beccles Road	Rejected Site
WB08089	Broadwater Boulevard	Rejected Site

WB08090	Land at 10 & 10A, Mill Road	Committed Site
WB08091	101 Salvington Road	Committed Site
WB08092	Land At 134-142, Warren Road	Rejected Site
WB08093	Car Park Rear of 60-66, Queen Street	Rejected Site
WB08094	Chandlers Yard, 24 Upper High Street	Rejected Site
WB08095	South Farm Industries, St Lawrence Avenue	Rejected Site
WB08096	22 South Farm Road	Rejected Site
WB08097	Tullett Plant & Commercial Services Ltd, Pond Lane	Rejected Site - Monitor
WB08098	Land at 58-64, Grand Avenue	Rejected Site
WB08099	Southern Water Storage Yard	Rejected Site
WB08100	Land at 61-67, Littlehampton Road	Rejected Site
WB08101	68-70 Littlehampton Road	Rejected Site
WB08102	Land North East of Station Road, Station Road	Committed Site
WB08103	Maybridge Boys Club, Raleigh Way	Rejected Site
WB08104	121 Upper Brighton Road	Rejected Site
WB08105	67 Victoria Road	Rejected Site
WB08106	62 Richmond Road	Rejected Site
WB08107	Dinnages Ford, Brougham Road	Rejected Site
WB08108	Methold House, Gordon Road	Rejected Site
WB08109	Unit 10 Siverdale, Meadow Road	Rejected Site
WB08110	Land at Units Dominion Way, Easting Close	Rejected Site
WB08111	Columbia House, Columbia Drive	Rejected Site
WB08113	Land East of Seeboard Site, Dominion Way	Rejected Site
WB08114	89 & 91 Rowlands Road	Committed Site
WB08115	Land West of West Worthing Station, Tarring Road	Rejected Site
WB08116	31 Shelley Road	Committed Site
WB08117	36 Wordsworth Road	Committed Site
WB08118	Highdown School, Durrington Lane	Committed Site
WB08119	Land at 70 - 72, Rowlands Road	Committed Site
WB08120	33 Eriswell Road	Committed Site

WB08121	Land Rear of 18 - 28, Strand Parade	Committed Site
WB08122	43 Wordsworth Road	Committed Site
WB08123	32 Hayling Rise & 24 Woodland Avenue	Committed Site
WB08124	21 Winchester Road	Committed Site
WB08125	Land at 1 and 5 Eirene Road	Committed Site
WB08126	Land Rear Of 37 - 39 Chesswood Road	Committed Site
WB08127	98 Broadwater Road	Committed Site
WB08128	12 Littlehampton Road	Committed Site
WB08129	Land at 6-8 West Avenue	Committed Site
WB08130	5 Mill Road	Committed Site
WB08131	Land at 84-92, Heene Road	Committed Site
WB08132	Chatsworth Lodge, 26 - 28 St Botolphs Road	Committed Site
WB08133	Site of 13 to 31, Tarring Road	Rejected Site
WB08134	31 St George's Road	Committed Site
WB08135	18 South Street, Tarring	Rejected Site
WB08136	19 Ripley Road	Committed Site
WB08137	4 & 5 First Floor Guildbourne, South Street	Rejected Site
WB08139	5-9 St Botolphs Road	Rejected Site
WB08140	2-4 Southey Road	Rejected Site
WB08141	Avon House, 40 - 42 Shakespeare Road	Rejected Site
WB08142	2 Shakespeare Road	Rejected Site
WB08143	The New Grange, 10-16 Homefield Road	Rejected Site
WB08144	Westholme Clinic, Clive Avenue	Rejected Site
WB08145	49 Chesswood Road	Rejected Site - Monitor
WB08146	Sycamore House, 21 Bath Road	Rejected Site
WB08147	33-37 Madeira Avenue	Committed Site
WB08148	64 Offington Lane	Rejected Site
WB08149	29 The Glen	Rejected Site
WB08150	12 Mardale Road	Rejected Site
WB08151	St Barnabas Hospice, Columbia Drive	Committed Site

WB08153	West Sussex Motors, Palatine Road	Rejected Site - Monitor
WB08155	Open Space West of 1, Fernhurst Drive	Rejected Site
WB08156	East Factory North Side, Woods Way	Rejected Site
WB08157	Car Park Rear of 274 - 312 Goring Road	Rejected Site - Monitor
WB08158	12 Phrosso Road	Rejected Site
WB08159	89 Warren Road	Rejected Site
WB08160	Land South of The Warren, Hill Barn Lane	Rejected Site
WB08161	Car Park The Warren, Hill Barn Lane	Committed Site
WB08164	Units 1 -3 Ham Bridge Trading Estate, Willowbrook	Rejected Site
WB08165	Units 11 & 12 Ham Bridge Trading Estate	Rejected Site
WB08166	Highfield Court, 75 Penfold Road	Committed Site
WB08167	Unigate Ltd, 22 Sompting Road	Rejected Site - Monitor
WB08168	22 Lyndhurst Road	Potential Site
WB08169	39 Selden Road	Rejected Site - Monitor
WB08170	Discount Tyre Services, Winton Place	Rejected Site
WB08171	2 Longfellow Road	Rejected Site
WB08172	Park Lodge, 2 Park Road	Committed Site
WB08173	Victoria Mansions, 1 Cross Street	Committed Site
WB08174	Lloyds Bank Plc, The Causeway	Committed Site
WB08175	Lloyds Bank Plc, The Causeway	Committed Site
WB08177	Kings Quarter, Orme Road	Committed Site
WB08178	Amelia Court, Union Place	Committed Site
WB08179	Car Park Adjacent Sandell House, Railway Approach	Rejected Site - Monitor
WB08180	Grafton Multi Storey Car Park, Augusta Place	Potential Site
WB08184	6 & 8 Mill Road	Committed Site
WB08185	4 & 4A Hayling Rise	Rejected Site
WB08186	Flint Cottage, Titnore Lane	Rejected Site
WB08187	Thesiger Close, Worthing	Rejected Site
WB08188	Silverdale, Meadow Road	Rejected Site
WB08189	Southdownview Works, 12 Southdownview Road	Rejected Site

WB08190	15 - 17 Bulkington Avenue	Rejected Site - Monitor
WB08191	42 Salvington Road	Committed Site
WB08192	5 - 7 Shelley Road	Committed Site
WB08193	Land Rear of 14 - 22 New Street, Worthing	Committed Site
WB08194	Land East of Juno Close, Barrington Road	Rejected Site
WB08195	Jewson, Brougham Road	Rejected Site
WB08196	Yeomans House, 33 - 35 Brougham Road	Rejected Site
WB08197	Glaxo Smithkline, Southdownview Way	Rejected Site
WB08198	42 - 46 Teville Road	Rejected Site
WB08199	18 Warwick Street	Committed Site
WB08200	Water Pumping Station, Hill Barn Lane	Rejected Site - Monitor
WB08201	49 Penfold Road	Rejected Site
WB08202	4 Queens Road	Committed Site
WB08203	Builder Centre, Park Road	Committed Site
WB08204	Worthing Football Club, Woodside Road	Rejected Site
WB08205	Hurst Grange Nursing Home, 17 -19 Parkfield Road	Committed Site
WB08206	Premium House, The Esplanade	Rejected Site
WB08207	The Aquarena, Brighton Road	Potential Site
WB08208	Sandhurst School, 101 Brighton Road	Rejected Site
WB08209	23 Chesswood Road	Rejected Site
WB08210	United Reform Church, Shelley Road	Rejected Site
WB08211	10 Broadwater Road	Committed Site
WB08212	44-46 Wallace Avenue	Committed Site
WB08213	62-66 Goring Road	Committed Site
WB08214	24 Cowper Road	Committed Site
WB08215	43 Wenban Road	Rejected Site
WB08216	68 Poulters Lane	Committed Site
WB13001	Land at Faraday Close	Rejected Site
WB13002	Inland Revenue Office, Durrington	Rejected Site - Monitor
WB13003	Royal Mail Delivery Office, Mulberry Lane	Rejected Site - Monitor

WB13004	The Trout Public House and Car Park Fulbeck Avenue	Rejected Site
WB13005	Car Park, Tudor Buildings, Offington Lane	Rejected Site
WB13006	Car Park Adjacent 40 Brooklyn Avenue	Rejected Site
WB13007	Car Park South of Davenport Court, Elm Grove	Rejected Site
WB13008	Highdown Court 2 Durrington Lane	Committed Site
WB13009	25-26 West Parade	Potential Site
WB13010	Jolly Brewers, 39 Clifton Road	Rejected Site
WB13011	121 Durrington Lane	Rejected Site
WB13012	6 Southey Road	Potential Site
WB13013	186 -188 Heene Road	Rejected Site
WB13014	37a Canterbury Road	Rejected Site
WB13015	1a Ambrose Place	Committed Site
WB13016	56A Chapel Road	Committed Site
WB13017	Lower Northbrook Farm, Titnore Lane	Committed Site
WB13018	Land North of Northbrook College, Littlehampton Rd	Committed Site
WB13019	123 Brighton Road Worthing	Rejected Site
WB13020	7 The Steyne	Potential Site
WB13021	14 St Botolphs Road	Committed Site
WB13022	1 Highdown Avenue	Rejected Site
WB13023	42 - 44 West Parade Worthing	Committed Site
WB13024	10 Station Parade Tarring	Rejected Site
WB13025	28 Selden Road	Committed Site
WB13026	221 Brighton Road, Worthing	Committed Site
WB13027	25A Chapel Road	Committed Site
WB13028	Mayfair Hotel 11 - 12 Heene Terrace	Committed Site
WB13029	82-92 Meadow Road	Committed Site
WB13030	10 Southey Road	Committed Site
WB13031	Reps Health Studio, Grafton Place	Committed Site
WB13032	16 - 18 Chapel Road	Rejected Site
WB13033	7 Chapel Road	Rejected Site

WB13034	2 - 6 South Street Worthing	Rejected Site
WB13035	68 Grand Avenue, Worthing	Rejected Site - Monitor
WB13036	3 Charmandean Road	Rejected Site
WB13037	Spells Buildings, 1 Grafton Place	Committed Site
WB13038	41 Goring Road	Rejected Site - Monitor
WB13039	The Beach Hotel, 123 Marine Parade	Committed Site
WB13040	Sussex Nursing Home, 12 Queens Road	Committed Site
WB13041	37-39 Chesswood Road	Committed Site
WB13042	80 & 80A Dominion Road	Committed Site
WB15002	84, South Street, Tarring	Rejected Site
WB15003	Eurotherm, Faraday Close, Worthing	Rejected Site
WB15004	341 Goring Road (land at rear)	Potential Site
WB15009	Warehouse Ivy arch Industrial Estate	Rejected Site
WB15010	66 Rectory Gardens. Worthing,	Rejected Site - Monitor
WB15011	Land east of 2 Offington Avenue Worthing	Rejected Site