

**WORTHING
BOROUGH
COUNCIL**

**DRAFT
LOCAL PLAN
2016 - 2033**

REGULATION 18

OCTOBER 2018

PART 3 – SITES



**WORTHING BOROUGH
COUNCIL**

3. SITES - INTRODUCTION & DEVELOPMENT PRINCIPLES

Development Sites

- 3.1 As established in Part 1 And Part 2, a key part of the overarching strategy is to maximise development on brownfield land and create sustainable urban extensions adjacent to the existing urban area. This will be achieved through a combination of sites that are allocated for development and other sites that are identified as Areas of Change.
- 3.2 All sites included in this section have been assessed in detail through the Council's Strategic Housing Land Availability Assessment and the Local Plan Sustainability Appraisal. Supported by these documents and other evidence, a conclusion has been reached that they should be allocated or identified for development within the Plan.

Allocations

- 3.3 The site allocations that follow are considered to be 'deliverable'. This means that they are viable, available and offer a suitable location for development. Importantly, the Council is of the view that they are achievable with a realistic prospect that housing (and other uses) will be delivered on each site within five years. As a consequence, the forecast capacity for these sites forms a key component of the Council's 5 year housing land supply. Further information can be found within the Housing Implementation Strategy.
- 3.4 Broadly, there are two forms of site allocated for development. The first are previously developed sites within the urban area ('brownfield sites'). These sites present the best opportunity to deliver positive change and renewal within the existing Built Up Area Boundary as they are already well served by sustainable transport and infrastructure. The redevelopment of the majority of these sites, particularly those in the town centre, has been embedded with a range of documents and strategies over a number of years. Work to deliver these opportunities has gathered pace in recent times and their regeneration continues to be a corporate priority that also helps to meet sub-regional objectives set out in the Local Strategic Statement.
- 3.5 The other type of site allocated for development are those located on the edge of the town. Given the levels of development needed and the requirement to plan positively to meet housing needs, brownfield sites alone are not sufficient. The Plan has therefore assessed the potential for development from all sources including edge of town opportunities, some of which are greenfield (not previously developed). Robust evidence has informed the decision to allocate four of these sites for development in the Plan. The proximity of these development sites adjacent to existing urban areas will allow for integration with existing communities and will provide access to nearby facilities, services, and public transport.

Areas of Change

- 3.6 In addition to the sites allocated for development there are a number of other important previously developed sites within Worthing where change is expected and encouraged over the Plan period. However, there is currently insufficient delivery certainty for these sites that would justify a specific allocation.
- 3.7 Nevertheless, given the lack of development opportunities in the borough and the important role that these sites can play in meeting wider objectives it is important that they are not overlooked. They are therefore identified in this Plan as 'Areas of Change' in order to recognise the contribution they can make to meeting development needs and to act as a catalyst for preparation of development proposals and / or public sector initiatives. By definition, proposals for these Areas of Change are not as advanced as those for the allocations and, for this reason, the potential level of development that could be delivered on these sites is not currently included within the Council's 5 year housing land supply assumptions (although the indicative assumptions are taken into account within the delivery assumptions over the plan period). Despite this, the Plan provides similar information as that set out for each allocation, albeit at a higher level. Information provided includes an indication as to how and when these areas might be developed and the likely mix of uses. However, given the nature of these sites, it is inevitable that there may be some degree of change as development proposals are progressed. Dependent on progress being made in the coming months, it is expected that some of these sites currently identified as Areas of Change may become allocations by the time the Local Plan is submitted for examination.

Omission Sites

- 3.8 This version of the Local Plan also includes three omission sites. These are sites where, in principle, a level of development might be acceptable. However, for the reasons set out for each site, the Council has reached a conclusion that, at this stage, sufficient and robust evidence has not been submitted that would provide confidence that the identified constraints could be overcome. The purpose of including these sites now is to provide site owners / promoters with the opportunity to address these concerns and also to provide other people with an interest in the sites with an opportunity to comment. This is important as these sites could be allocated for development in the next version of this Plan if it can be demonstrated that the current delivery constraints can be suitably addressed.

Overarching Development Principles

- 3.9 Development of all identified sites must contribute towards meeting the Vision and Strategic Objectives identified in this Plan. Delivery as proposed will contribute towards providing the housing, employment and leisure opportunities needed within the borough and will also help to address wider community infrastructure needs. Proposals for development should be supported by robust evidence and must comply with national planning legislation, all other relevant Local Plan policies and related guidance.

3.10 In particular, proposals for development on these sites must:

- use a design-led approach to optimise the potential of each site;
- ensure that the scale, massing and appearance of the development provides a high quality, sustainable design and layout, that contributes positively to local character including identified heritage assets;
- not harm the amenity of occupiers/users and nearby properties;
- be sympathetic to local landscape characteristics and avoid, remedy or mitigate any negative impact on natural features, natural heritage assets, open spaces and identified views;
- mitigate and adapt to the impacts of climate change;
- ensure development is safe from flooding across its lifetime taking climate change into account, and does not increase flood risk elsewhere;
- incorporate biodiversity features at the design stage, aiming for a net gain in biodiversity and contributing to Green Infrastructure at site and network level;
- ensure that development takes account of existing or planned infrastructure and contributes to additional infrastructure where necessary;
- deliver a level of affordable housing (where appropriate) in line with the policies established in this Plan;
- provide adequately serviced utility infrastructure including water, sewerage, waste, telecommunications, heat, power and cooling;
- be designed to reduce the need to travel and minimise car use;
- mitigate the impacts of development on the Worthing Air Quality Management Area;
- provide a safe and inclusive environment which is accessible to people of all ages and (dis)ability.

For each site the Local Plan sets out:

- a description of the site
- site and developable area
- indicative capacity
- the site constraints
- site specific development requirements (including proposed uses).

3. KEY SITES IN WORTHING BOROUGH

SITES	PAGES	COLOUR CODE
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KEY SITES IN WORTHING BOROUGH



COLOUR KEY

■	Allocations	(A)
■	Areas of Change	(AOC)
■	Omission sites	(OS)

3. KEY SITES IN WORTHING BOROUGH

NUMBER KEY

1	Caravan Club	A1
2	Land east of Titnore Lane	OS1
3	Land west of Fulbeck Avenue	A2
4	Centenary House	AOC1
5	Land north of Beeches Avenue	OS2
6	Worthing United Football Club	OS3
7	Upper Brighton Road	A3
8	Decoy Farm	A4
9	Teville Gate	A5
10	Union Place	A6
11	British Gas site, Lyndhurst Road	AOC2
12	Stagecoach, Marine Parade	AOC3
13	Grafton	A7
14	Civic Centre Car Park	A8
15	Worthing Leisure Centre	AOC4
16	HMRC Offices, Barrington Road	AOC5
17	Martlets Way	AOC6

A1: CARAVAN CLUB

Ward: Northbrook	Indicative Capacity: 75 residential units
Site Area: 5.70 ha	Current Land Uses(s): Caravan Park



Site Description

This previously developed site is located on Titnore Way to the northwest of Worthing, adjacent to, but currently outside, the identified Built Up Area Boundary of the town. West Worthing Tennis and Squash Club lies to the west, an area of woodland and lake lie to the north and an area of scrubland (See Site A2) lies to the east. A priority junction access is located in the west of the site onto Titnore Way. The site as a whole, which is ringed by mature trees, consists of approximately 80 caravan pitches and associated facilities. The majority of the site is mown grass with areas of hard standing but it also includes some pockets of well-maintained tree groups.

The site is owned by Worthing Borough Council and leased to the Caravan Club. The Council and the Caravan Club are working towards the grant of a new long term lease to the Club for approximately 3 hectares of the northern part of the site. This allows for the remainder of the site (the southern portion – 2.7 ha) to be allocated for residential development whilst at the same time ensuring that the existing use is retained and improved.

Site Constraints

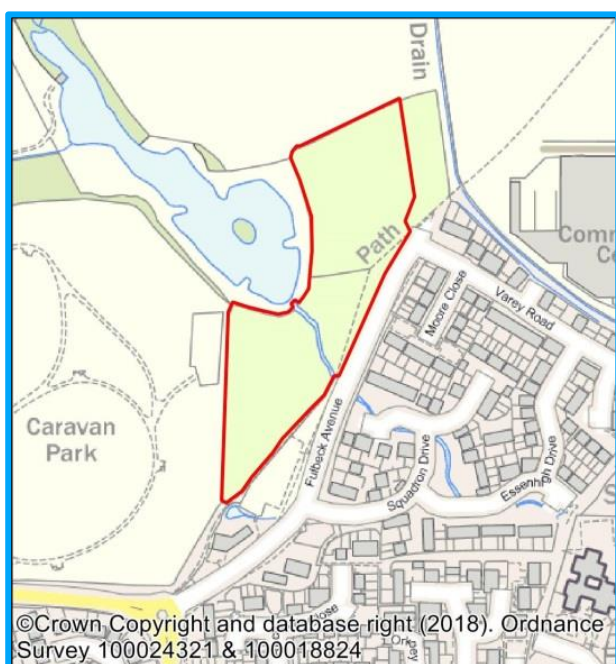
- Titnore & Goring Woods Local Wildlife site borders the site to the north and west.
- Lake lies to the north east of the site – a breach of the dam has previously caused flooding in the local area.

Development Requirements - any future development proposals should:

- retain and enhance boundary vegetation to maintain self-containment and limit views of the site locally and from the National Park;
- adopt the sequential approach so the most vulnerable uses are located in the areas at lowest risk of flooding;
- maintain a suitable buffer to the lake and demonstrate how flood risk will be safely managed across the lifetime of the development, taking climate change into account, and not increased elsewhere;
- incorporate the internal tree groups into the design of the new development;
- help to protect, and where possible, support the continued use of the land to the north as a caravan site;
- provide a footway adjacent to the southern boundary of the site on Titnore Way;
- ensure a suitable relationship with the site to the east (A2 – Land West of Fulbeck Avenue) in terms of private amenity and overlooking.

A2: LAND WEST OF FULBECK AVENUE

Ward: Northbrook	Indicative Capacity: 50 residential units
Site Area: 0.85 ha	Current Land Uses(s): Unmanaged scrub and woodland



Site Description:

This greenfield site is located to the north west of the town. It lies on the edge of the urban area but falls within the current built-up area. The Titnore Way Caravan Park (see Site A1) lies to the west and recent development along Fulbeck Avenue and the West Durrington Strategic Development now mean that the site is adjacent to residential development to the north and south. A lake is situated to the north-west from which a stream flows through the southern part of the site. The Titnore & Goring Woods Local Wildlife Site borders the site to the north west. There is no current use of the site which is heavily vegetated, particularly along site boundaries. The southern part of the site consists of overgrown grassland and scrub. The northern part consists of a small area of woodland.

Site Constraints

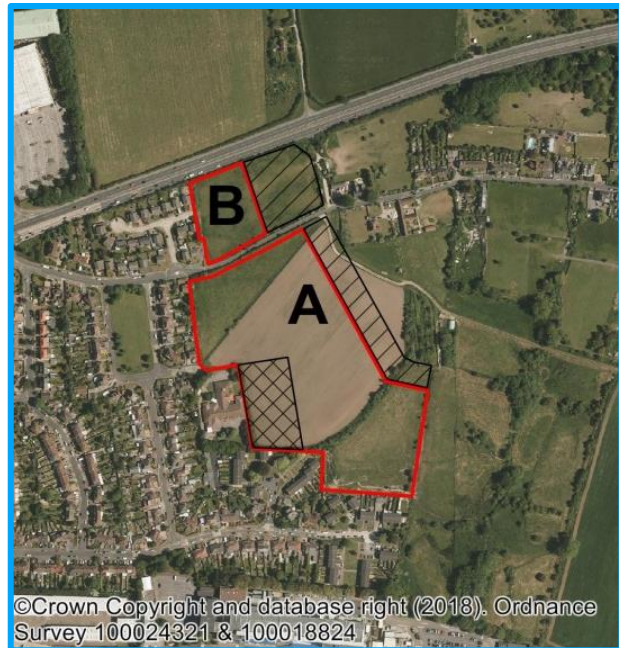
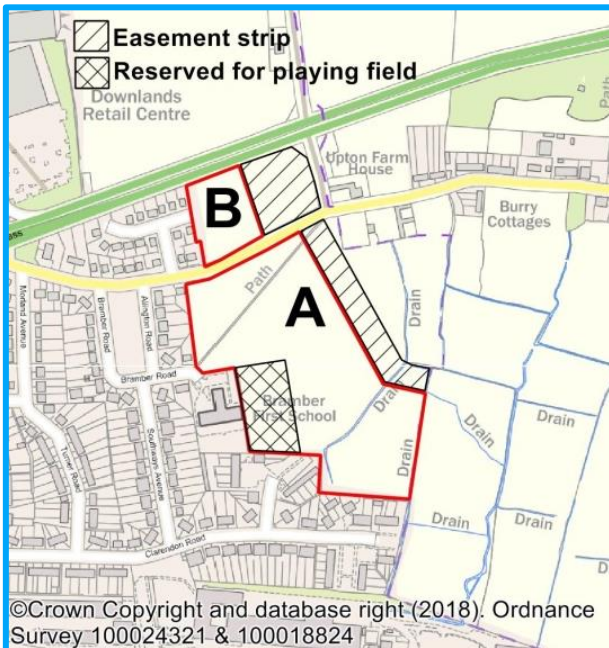
- A band of preserved trees runs along the north east boundary of the site.
- Local Wildlife Site borders site to north-west.
- Lake lies to the north of the site – a breach of the dam has previously caused flooding in the local area.
- Barleyfields Stream crosses the southern part of the site.

Development Requirements - any future development proposals should:

- retain mature trees, in particular some of the woodland in the northern part of the site to act as a feature between the site and the West Durrington development and to limit views to the site from the National Park to the north;
- enhance boundary vegetation;
- adopt the sequential approach so the most vulnerable uses are located in the areas at lowest risk of flooding;
- maintain a suitable buffer to the lake and demonstrate how flood risk will be safely managed across the lifetime of the development, taking climate change into account, and not increased elsewhere;
- protect the stream / watercourse and incorporate within the design of the open space to be provided as part of the development;
- ensure a suitable relationship with the site to the west (Site A1 – Caravan Club) in terms of private amenity and overlooking;
- provide a new point of access from Fulbeck Avenue.

A3: LAND AT UPPER BRIGHTON ROAD

Ward: Broadwater	Indicative Capacity: 123 residential units (Parcel A = 105 Parcel B = 18)
Site Area: 7.50 ha (Parcel A = 6.18 ha Parcel B = 1.32 ha)	Current Land Uses(s): Arable fields / paddock



Site Description

This greenfield site is located on the north eastern edge of Worthing and to the north-west of Sompting and it is adjacent to, but currently outside, the identified Built Up Area Boundary of the town. It is formed by two parcels of land split by Upper Brighton Road. The larger irregular shaped area to the south (Parcel A) is currently in use as arable/pastoral fields. A footpath crosses diagonally through the north western part of this area. The smaller area (Parcel B) is a rectangular arable field currently in use as a horse paddock that lies adjacent to the A27 to the north. The developable area is 4.15 ha comprising of 3.53 ha for Parcel A and 0.62 ha for Parcel B.

The site adjoins housing to the west and south beyond which (to the south) lies a large industrial area. Bramber First School is located adjacent to the south west and an area of land within the site is reserved for an expansion of the school to include playing fields. Adjacent to the site to the north east is the Sompting Conservation Area and a small linear settlement. The boundary with Adur District Council runs along the eastern edge of the site.

Site Constraints

- Cabling (and associated easement strip) to serve Rampion offshore windfarm crosses the site diagonally and this restricts development in the eastern part of both land parcels.

Site Constraints Continued

- In close proximity to the South Downs National Park boundary.
- Sompting Conservation Area and Upton Farm House (Grade II listed building) lie close to the eastern boundary.

Development Requirements - any future development proposals should:

- ensure that development is located to the west of the easement strip for the windfarm cable;
- enhance existing hedgerows / linear scrub habitats along field boundaries;
- create a range of habitats with high wildlife interest within areas of open space;
- retain and enhance existing waterbodies and/or create new wetland habitats;
- provide additional tree planting along boundaries to help to assimilate development into the landscape and maintain visual separation between Worthing and Sompting;
- provide a safe and suitable vehicular access from Upper Brighton Road / The Templars;
- provide non-motorised user access from the southern portion of site onto Bramber Road and improved non-motorised user facilities along Upper Brighton Road.

Parcel A

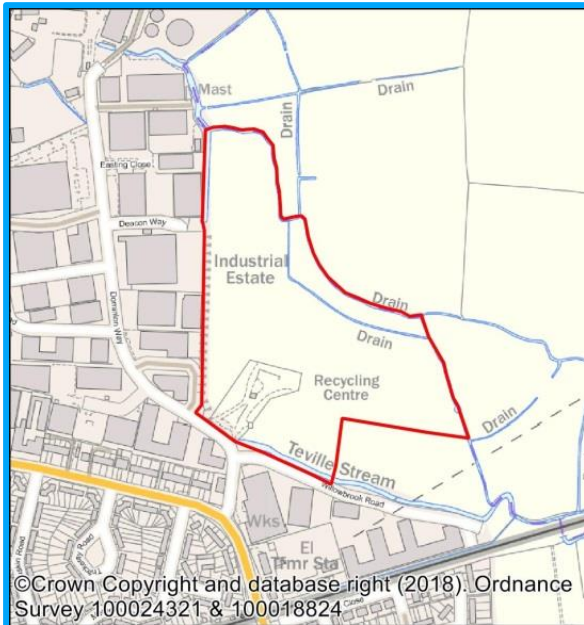
- strengthen eastern boundary vegetation;
- protect and enhance public footpath (3135);

Parcel B

- provide a buffer of open space and then low density housing along the northern edge of the site nearest the A27 / National Park;
- maintain separation between the eastern edge of Worthing and the more rural in character settlement to the east by limiting development to the western half of the site;
- include a block of woodland planting within the eastern area.

A4: DECOY FARM, EAST WORTHING

Ward: Broadwater	Indicative Capacity: Minimum of 28,000 sqm commercial
Site Area: 7.3 ha	Current Land Uses(s): Former landfill / scrub



Site Description

This previously developed site is located within the existing Built Up Area Boundary. The site is a former landfill site that received domestic waste. It adjoins industrial estates to the west and the Local Green Gap (within Adur District) to the east. To the south of the site is the current household waste recycling site. Current access points for the site are onto Dominion Way.

The majority of the site is a plateau consisting of open grassland. The Teville Stream (a Water Framework Directive waterbody) runs along the western boundary and there are culverted watercourses to the east and south. Works have been permitted to re-route and enhance the Teville Stream. There are also proposals to extend the Cokeham Brooks Local Wildlife Site, located on the other side of the Local Green Gap.

The site has been identified as being strategically important for boosting employment opportunities and economic performance in the sub-region in the Coastal West Sussex Strategic Economic Plan (2016) and the Growth Deal with West Sussex County Council (2017).

Site Constraints

- The site is known to be contaminated due to its use as a former landfill.
- In places, the site is between 2 and 4 metres above surrounding land.

Site Constraints Continued

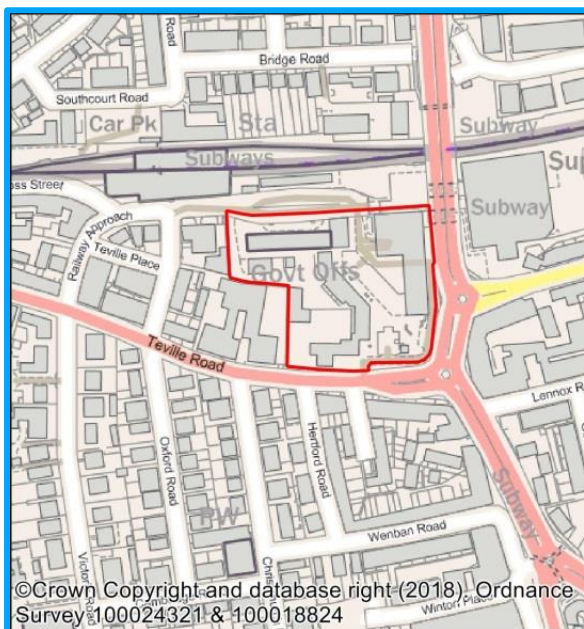
- Adjacent to the Local Green Gap (within Adur District).
- The Teville Stream (partly culverted) and a number of watercourses run along the site boundaries. There are areas of Flood Zone 3 associated with these.

Development Requirements - any future development proposals should:

- ensure that any contaminated land issues are appropriately assessed and managed;
- assess views across the Local Green Gap, and provide any necessary mitigation;
- adopt the sequential approach so the most vulnerable uses are located in the areas at lowest risk of flooding;
- demonstrate how flood risk will be safely managed across the lifetime of the development, taking climate change into account, and not increased elsewhere;
- have regard to and help facilitate and deliver plans to re-route the Teville Stream and deliver a public right of way across the Local Green Gap;
- minimise impacts on nearby residential properties;
- deliver new commercial floorspace which protects the continued operation of the adjacent household waste recycling site;
- mitigate offsite traffic impacts on the local and strategic road networks and local air quality;
- deliver a net gain in biodiversity through enhancement of valued habitats.

A5: TEVILLE GATE

Ward: Central	Indicative Capacity: Mixed use scheme with 300 residential units
Site Area: 1.80 ha	Current Land Uses(s): Vacant office buildings and cleared site



Site Description:

This previously developed site is located within the existing urban area in a highly sustainable location. It is one of the most high profile sites in Worthing linking the railway station with the town centre. It formerly comprised the Teville Gate Shopping Centre, multi-storey car park, and Teville Gate House. The site is currently vacant with the former Teville Gate Shopping Centre and multi-storey car park having recently been demolished. Planning permission has been granted for a temporary surface car park to be installed ahead of redevelopment.

Site Constraints

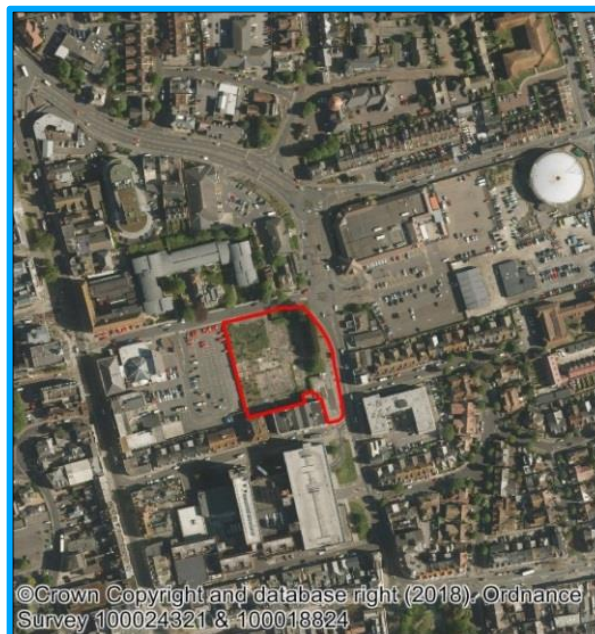
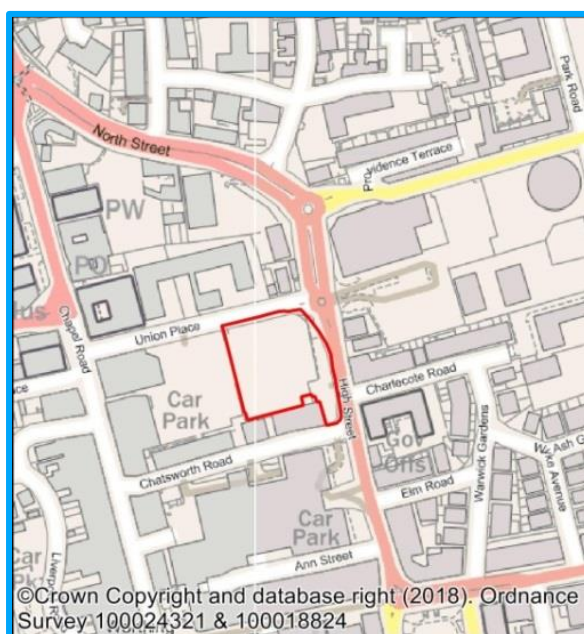
- There are areas of potentially contaminated land within the site.
- The site is in an area with a high chance of surface water flooding and is at high risk of groundwater flooding.
- Grade II Listed Worthing Railway Station site and the Grand Victorian Hotel are in close proximity to the site.
- Teville Gate House (in the north-west corner of the site) is within the Railway Approach key office location.
- There are underground utilities services and a culverted watercourse running through the site.

Development Requirements - any future development proposals should:

- deliver a mixed use scheme with a minimum of 300 homes, retail and leisure uses, B1 commercial uses and at least 100 replacement public car parking spaces;
- ensure that any contaminated land issues are appropriately assessed and managed;
- ensure the development is made safe from surface and groundwater flooding taking climate change into account; and incorporate appropriate Sustainable Urban Drainage Systems to ensure flood risk is not increased elsewhere and where possible reduce flooding locally;
- protect and enhance nearby heritage assets and ensure no significant harm is caused to them or their settings;
- provide a high quality public realm with cycle and pedestrian links from the station to the town centre, and under the A24 to Morrisons, having regard to the Worthing Public Realm Study;
- protect the amenity of future occupants from unacceptable levels of rail and road noise;
- ensure no loss of employment Use Class B1(a) floorspace.

A6: UNION PLACE (CORNER OF UNION PLACE & HIGH STREET)

Ward: Central	Indicative Capacity: 128 residential units, 2,390 sqm commercial & 3,088 sqm leisure
Site Area: 0.6 ha	Current Land Uses(s): Cleared site and car park



Site Description

This previously developed site lies east of the Connaught Theatre and west of the High Street. It comprises a cleared site of unmade ground and footings to the former Police Station, and an adjoining small area of car park along the High Street. It is close to Chapel Road (secondary shopping area) and links to the central shopping area via the Guildbourne Centre. Redevelopment could act as a catalyst for change, revitalising the High Street and generating new retail circuits. As such, the site is identified as being strategically important in a number of key documents including the Worthing Investment Prospectus (WSCC and WBC 2016) and the Worthing Town Centre Investment Strategy (WBC 2016). It has also been the subject of various funding and delivery initiatives, including the Coast to Capital Local Growth Fund (April 2016) and a land-pooling agreement with the publicly-owned development company LCR (April 2018).

Site Constraints

- Includes small areas with a medium or high chance of surface water flooding.
- Includes large areas of potentially contaminated land – below ground conditions currently unknown.
- Overlooking and 'Right of Light' issues associated with surrounding buildings.

Site Constraints Continued

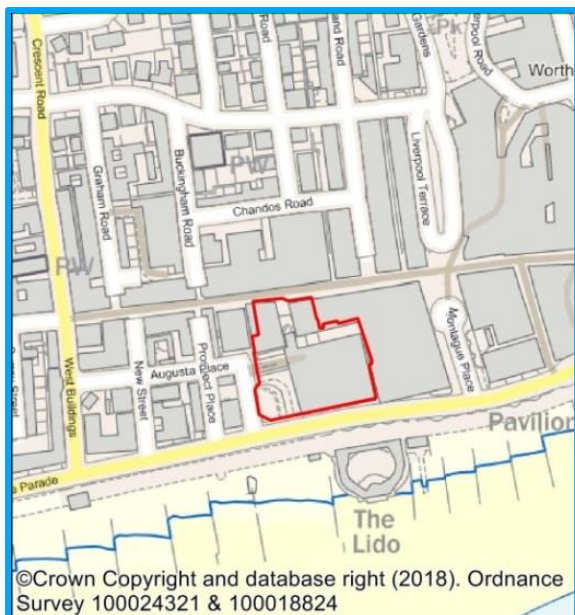
- Chapel Road Conservation Area (CA) lies west of the site, and the development would most likely be visible from other close by Conservation Areas.
- There are a number of Grade II listed buildings on adjacent roads, and an Archaeological Notification Area lies to the west of the High St.
- Development of the site will need to take the amenity of nearby occupiers into account and address capacity for power, water and drainage created by the new scheme.

Development Requirements - any future development proposals should:

- create a landmark development in the heart of the town centre which creates a sense of place and provides an attractive setting to the historic environment;
- provide a mix of uses including homes and commercial floorspace with the potential for restaurants and leisure (such as a multiplex cinema);
- provide a high quality public realm and generate new retail circuits connecting to Chapel Road, High Street and South Street;
- introduce active usages along Union Place and the High Street (employing natural surveillance to design out crime);
- ensure that any contaminated land issues are appropriately assessed and managed;
- manage 'Right of Light' implications appropriately;
- ensure that any archaeological assessment requirements are met;
- provide a new electricity sub-station, surface water attenuation and improved drainage provision as necessary.

A7: GRAFTON SITE, MARINE PARADE

Ward: Central	Indicative Capacity: 113 residential units & 2,979 sqm commercial
Site Area: 0.76 ha	Current Land Uses(s): Car park, bowling alley, retail, service yard



Site Description

This previously developed seafront site is located within the urban area opposite the Lido. It is bounded by: Montague Street (a pedestrianised shopping area) to the north; Marine Parade (the seafront road) to the south; Augusta Place (a service road) to the west; and Knightsbridge House (Marks and Spencer on the lower floors with sea-facing flats above) to the east. The site itself has a 430 space multi-storey car park, a ten-pin bowling alley, several retail units, a service yard at basement level and upper level access ramps to roof parking decks. There has been a long-term aspiration to redevelop this area with a mixed use scheme that improves the public realm and integrates the seafront and town centre. This objective has been reflected in various strategies and funding initiatives including the Worthing Investment Prospectus (WSCC & WBC 2016), the Worthing Town Centre Investment Strategy (WBC 2016) and the Seafront Investment Plan (WBC 2018). The site is accessible to vehicles from Augusta Place (a one-way street) which also provides egress onto Marine Parade through an existing priority junction.

Site Constraints

- The majority of the site is in Flood Zone 3.
- Foul & surface water drains cross the site, and a pumping station is on site.
- The surroundings include several Conservation Areas, and the Lido (a Grade II Listed Building) is opposite the site on the seafront.

Site Constraints Continued

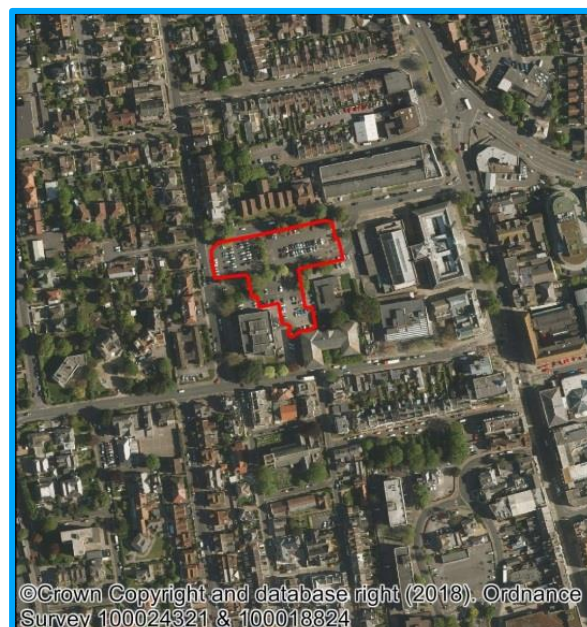
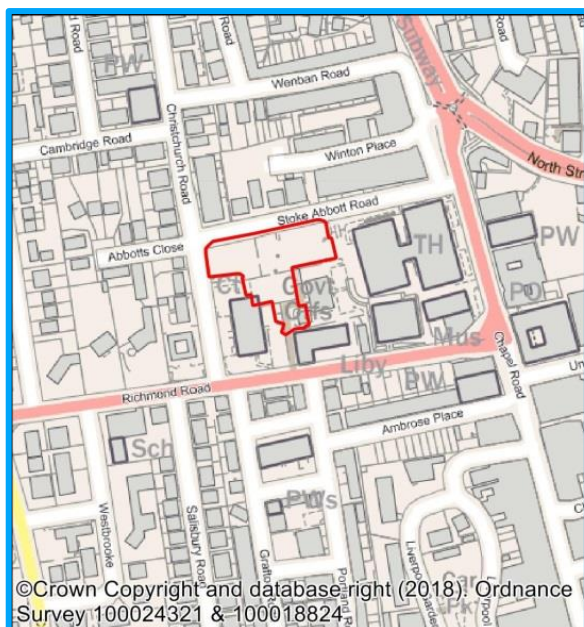
- The multi-storey carpark currently provides space for 430 cars.
- There are complex access rights to neighbouring retail and residential areas.
- Development proposals will need to address 'Right of Light' issues with neighbouring properties.

Development Requirements - any future development proposals should:

- provide a mix of high quality residential, retail and leisure uses, a limited number of public car parking spaces (unless parking can be provided elsewhere), and amenity space;
- adopt the sequential approach so the most vulnerable uses are located in the areas at lowest risk of flooding;
- demonstrate how flood risk will be safely managed across the lifetime of the development, taking climate change into account, and not increased elsewhere;
- reposition and maintain the network of service connections to existing properties (surface and foul water drainage and pumping station), and provide to new-build;
- provide a high quality public realm that enhances the town centre and provides an attractive setting to the historic environment, including the Grade II Listed Lido and surrounding Conservation Areas;
- address access arrangements for all users/ to all uses; this might include temporary arrangements during construction as well as long term solutions;
- create a new route linking the seafront and primary shopping area;
- create a focal point which transforms this central part of the seafront and links to other valued destinations in a coherent and attractive way;
- ensure that 'Right of Light' issues are appropriately managed.

A8: CIVIC CENTRE CAR PARK

Ward: Central	Indicative Capacity: 64 residential units and healthcare facility
Site Area: 0.7 ha	Current Land Uses(s): Surface car park



Site Description

This previously developed site is located within the existing urban area. The site currently accommodates 187 car parking spaces for use by Council staff during office hours and for the public outside of office hours. The site is bounded by a 'civic hub' comprising Worthing County Court, the Assembly Hall and Worthing Town Hall, and Worthing Borough and Adur District Council Offices (Portland House). NHS Sussex Community NHS Trust has a central clinic (providing emergency dental services) adjacent to the car park to the south. Outside of this 'civic hub', the predominant land use in the immediate area is residential.

The site currently has one point of vehicular access which is onto Stoke Abbott Road to the north of the site which links with the A259 Chapel Road to the east. The nearest bus stops to the site are located on the A259 Chapel Road approximately 175m to the east of the site.

The site is owned by Worthing Borough Council and discussions are currently taking place with NHS Coastal West Sussex Clinical Commissioning Group, looking at a wider healthcare led development within the adjacent civic hub.

Site Constraints

- Groundwater vulnerability – major.
- Electricity sub-station located to the south of the site.

Site Constraints Continued

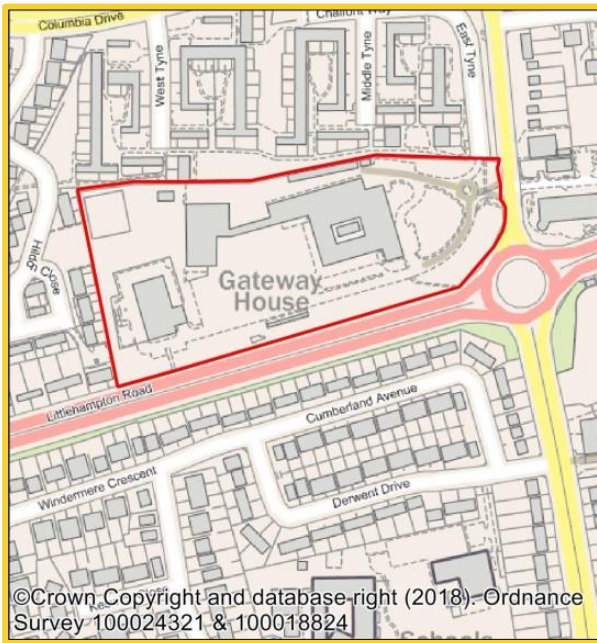
- There may be a risk of contamination on this site due to the existing use and this will need investigating prior to development.
- The proposed health hub will generate significant traffic which will need to be catered for on-site to ensure the success of the facility.

Development Requirements - any future development proposals should:

- provide a mix of high quality residential, healthcare facilities and public car park (unless parking can be provided elsewhere) and amenity space;
- enhance permeability and provide an attractive and accessible pedestrian link from the site;
- be sensitive to the surrounding conservation areas;
- provide high quality design with particular attention to the height and massing of any scheme. Due regard should be given to the established building line to the north of the site along the frontage of Christchurch Road;
- provide sufficient parking to ensure the success of the new health facility;
- ensure that any contaminated land issues are appropriately assessed and managed.

AOCI: CENTENARY HOUSE

Ward: Northbrook	Indicative Capacity: 100 residential units & 10,000 sqm employment floorspace
Site Area: 3.88 ha	Current Land Uses(s): Office use / Police Custody Suite



Site Description

This previously developed site lies within the existing Built Up Area and is currently in use as offices occupied by West Sussex County Council (WSCC) services and Sussex Police. The site is bound by the A2032 to the south, residential properties to the west & north and Durrington Lane to the east. It includes a prominent 6-storey tower with other 2-3 storey buildings providing a total of 11,000 sqm of office space along with a large expanse of parking (300+ spaces). A police custody suite, which is to be retained, is located to the west of the site. The offices are currently under-utilised, expensive to maintain and require significant investment. Redevelopment provides an opportunity to make more efficient use of land, re-provide and enhance facilities for Sussex Police and WSCC (approx. 5,000 sqm) alongside the delivery of a multi-agency hub offering integrated and co-located public services. Redevelopment would also make use of surplus land for additional employment space (approx. 5,000 sqm) and new homes. The site is currently accessed from Durrington Lane via a priority junction which has a 'left only' restriction on vehicles leaving the site.

The site forms part of the national One Public Estate Programme and is one of five West Sussex Partnership projects. This is a national programme that brings public sector organisations together to improve public services, review and rationalise the public estate, free up land to meet development needs and support economic growth. Funding was granted in 2017 to enable feasibility work to take place – this work will help to influence the plans for the site and the timetable for redevelopment.

Site Constraints

- Within an area considered to be at a high risk of groundwater flooding (Flood Zone 1).
- Within an area containing recorded archaeological remains.
- Protection of existing employment uses.
- A number of protected trees border the site.
- The transport study indicates that, at peak times, the Durrington Lane north approach is operating over capacity.

Development Requirements - any future development proposals should:

- deliver a mixed-use community-led scheme (potentially with some facilitating residential development;
- enhance boundary vegetation and incorporate the protected trees;
- respond to the findings of the Worthing Local Plan Transport Study and seek to improve the operational capacity and safety of Durrington Lane and associated site access;
- suitably address the prominent south-east corner of the site.

Site Constraints Continued

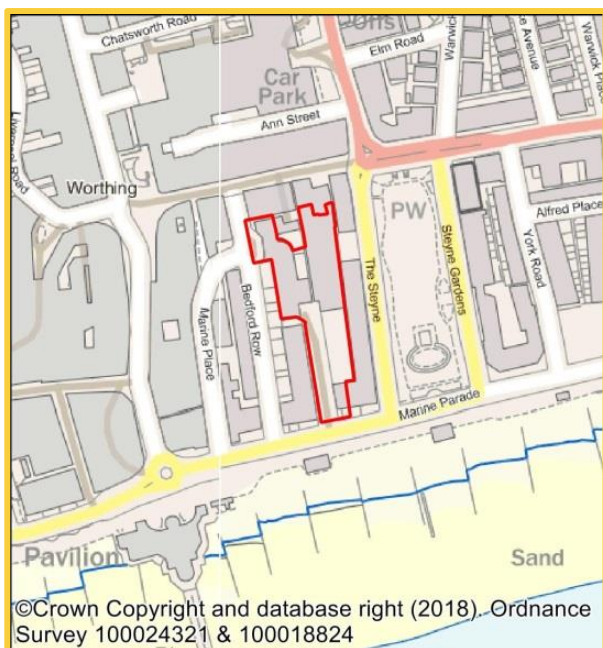
- Evidence of potential ecological constraints.
- Potential access issues.

Development Requirements - any future development proposals should:

- provide a high quality mixed development which could comprise residential development together with appropriate commercial uses;
- undertake detailed investigations of the contamination to assess the level of remediation that can be achieved, which will influence the final mix of uses;
- undertake an assessment of the archaeological remains;
- undertake an extensive phase I habitat survey and desktop study and provide mitigation as appropriate;
- address provision for suitable access/egress on Park Road and Lyndhurst Road; enhance permeability and provide an attractive and accessible pedestrian link from the site to the High Street and town centre;
- consider the comprehensive redevelopment of the whole site rather than a piecemeal development approach.

AOC3: STAGECOACH BUS DEPOT, LIBRARY PLACE

Ward: Central	Indicative Capacity: 60 residential units / 3,500 sqm leisure / retail
Site Area: 0.69 ha	Current Land Uses(s): Bus depot



Site Description

This previously developed site is located in a prominent position on the seafront, just to the north east of the pier. This centrally located site sits adjacent to the Steyne Gardens and Warwick Gardens Conservation Areas and a Grade II* listed building - the Dome Cinema. To the north of the site lies the retail and restaurant area of Warwick Street.

There has been a long-term aspiration to provide a mixed use development that is sensitive to the surrounding area and helps to integrate the seafront and town centre. This objective has been reflected in the Seafront Masterplan and the Council's Investment Prospectus. To unlock this key town centre site the Council is continuing to working closely with its owners (Stagecoach) to help facilitate the relocation of the current bus station to a suitable alternative site.

Site Constraints

- Part of the site is within Flood Zone 2 and parts lie within Zone 3.
- There may be a risk of contamination on this site due to the existing use and this will need investigating prior to development.
- The whole site is bounded by conservation areas with a small part situated within the Steyne Garden Conservation Area.

Site Constraints Continued

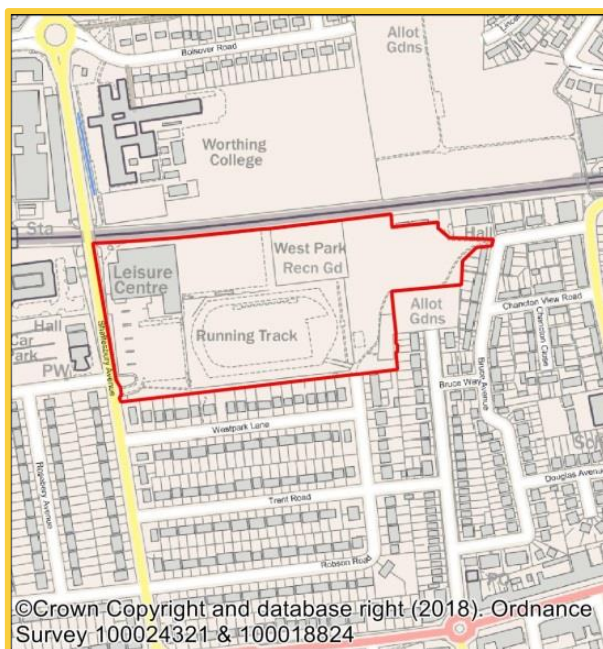
- The Dome Cinema is a Grade II* listed building. Other listed buildings in close proximity include the residential terrace of Bedford Row, the Chatsworth Hotel, houses fronting Steyne Gardens and Stanford Cottage.
- Within an area containing recorded archaeological remains.
- There are a number of preserved trees within and adjacent to the site.

Development Requirements - any future development proposals should:

- provide for a mixed development of leisure, retail, cultural and residential uses that provides vibrancy and helps to integrate the town centre and seafront;
- manage flood risks so that development is safe across its lifetime without increasing flood risk elsewhere;
- ensure that any contaminated land issues are appropriately assessed and managed;
- be sensitive to the surrounding conservation areas and listed buildings;
- enhance permeability and provide an attractive and accessible pedestrian link from Marine Parade to Warwick Street;
- proposals should also consider whether there is an opportunity to re-open the historic twitten;
- undertake an assessment of the archaeological remains;
- incorporate the existing protected trees into any proposed design.

AOC4: WORTHING LEISURE CENTRE

Ward: Marine	Indicative Capacity: TBC
Site Area: 7.4 ha	Current Land Uses(s): Leisure Centre



Site Description

This previously developed site is located within the existing urban area. The leisure centre is adjacent to the railway line to the north and lies parallel to Shaftesbury Avenue to the west. To the east of site is West Park Recreation Ground. The site is bordered by residential development to the south and south-east. The leisure centre site is the largest of the five of South Downs Leisure Trust sites and comprises of an indoor double sports hall, athletics track, 3G football centre, soft-play area, bar, cafe, function room and car parking.

The site currently has one point of vehicular access which is onto Shaftesbury Avenue. The nearest bus stops to the site are located on Shaftesbury Avenue.

The existing leisure centre needs significant investment and ideally replacement. The redevelopment of this site, which could include a level of enabling development, will be informed by a review of the borough's playing pitches and built facilities.

Site Constraints

- Two telecommunication masts located on site, north-west and south-west.
- Two electricity sub stations located on site, north-west and south-east.
- Site is identified as having groundwater vulnerability (major).

Site Constraints Continued

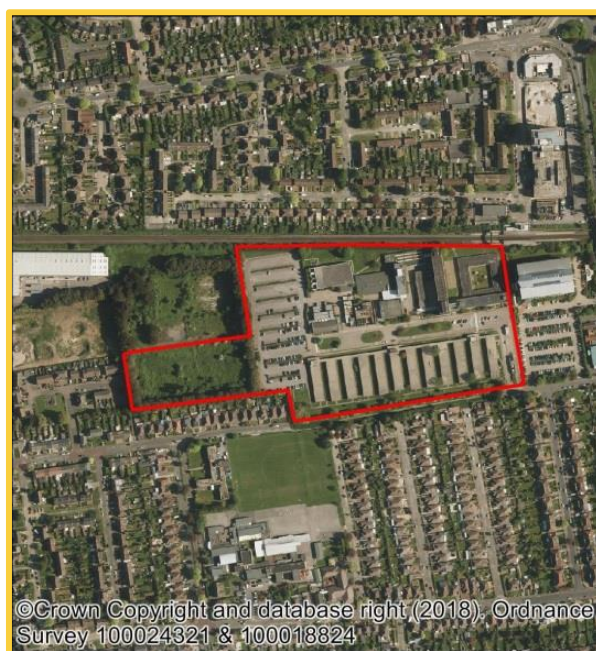
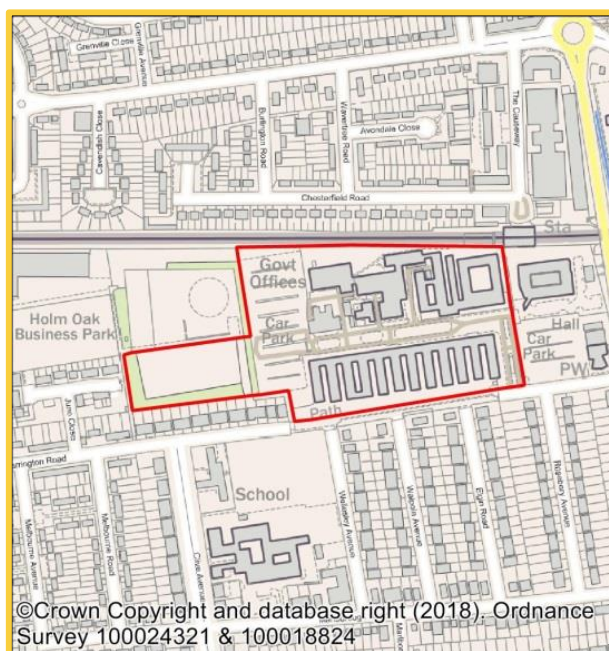
- Some restricted covenants on the site dating back to the original transfer of the land to the Council.
- Potential for impact on amenity (noise) given proximity of the railway line.
- Floodlighting from parking and playing pitches may affect surrounding residences to the south.
- Adjacent to a small parcel of potentially contaminated land to the north- east.

Development Requirements - any future development proposals should:

- provide for a mixed development of leisure and residential uses to include the provision of a new and enhanced leisure centre, swimming pools, fitness studio, sports hall, crèche, café and community uses;
- consider the comprehensive redevelopment of the whole site rather than a piecemeal development approach;
- address provision for suitable access/egress Shaftesbury Avenue;
- mitigate any impacts of noise and vibration resulting from the presence of the railway line to the north of the site;
- ensure that any contaminated land issues are appropriately assessed and managed;
- consider the opportunity to provide alternative access connections into the site;
- consider the opportunity to improve West Park Recreation Ground.

AOC5: HMRC OFFICES, BARRINGTON ROAD

Ward: Goring	Indicative Capacity: 250 residential units & 2,500 sqm BI
Site Area: 6.8 ha	Current Land Uses(s): HMRC Offices and support facilities



Site Description

This previously developed site is located adjacent to and south of Durrington railway station. The site currently comprises offices occupied by HMRC which range from single story units (formerly a hostel for war veterans) up to a five storey section of one of the buildings. The accommodation floorspace extends to 20,830 sqm with 457 surface car parking spaces. Some of the more dated offices are no longer occupied.

HMRC's lease on the site comes to an end in 2021 at which point the site will become available for a mixed-use development. It is expected that HMRC will then reorganise their operations at Durrington and retain a presence on the adjacent site (the more modern Durrington Bridge House) located to the east.

Site Constraints

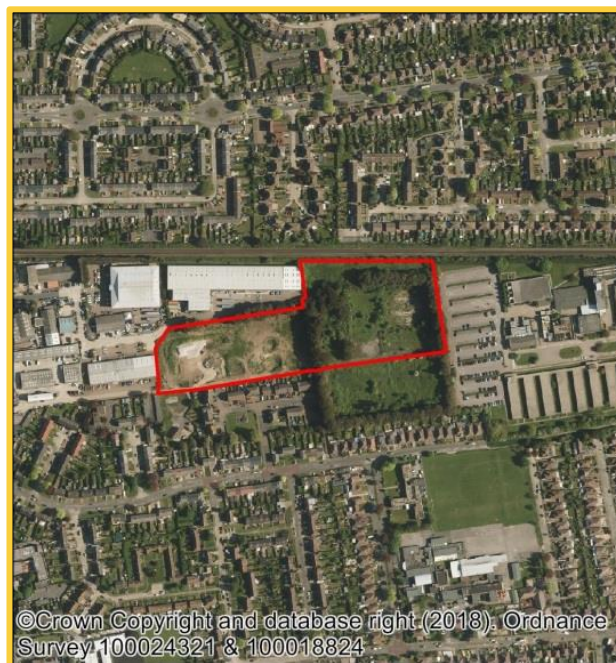
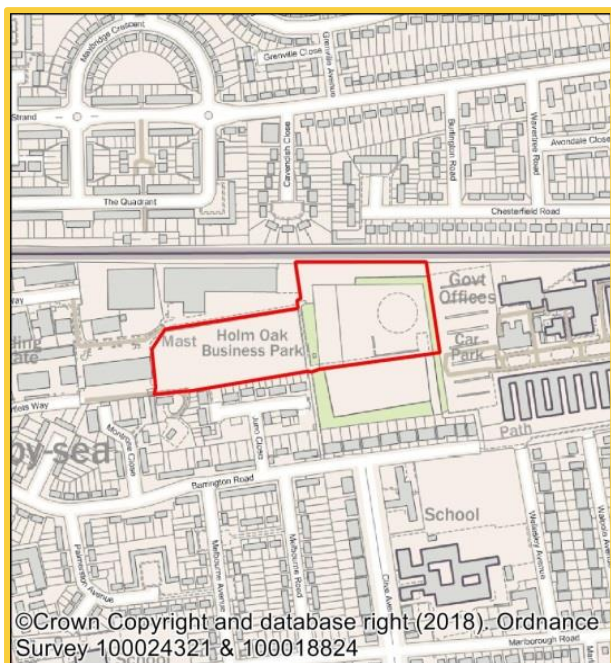
- Low to moderate risk of contamination / pollution.
- Some areas of mature vegetation and trees within site and along parts of the site boundary.

Development Requirements - any future development proposals should:

- deliver of mix of residential and employment uses with emphasis on encouraging the retention of Durrington Bridge House (to the east) and the delivery of employment uses on the western section of the site;
- ensure that any contaminated land issues are appropriately assessed and managed;
- retain high quality trees in and around the site;
- mitigate any impacts of noise and vibration resulting from the presence of the railway line to the north of the site;
- not prevent (or negatively impact) the potential for development on land lying adjacent to the west of the site (see AOC6 – Martlets Way);
- seek to improve access to and from Durrington Station;
- provide appropriate junction improvements at Barrington Rd / Shaftsbury Avenue.

AOC6: MARTLETS WAY

Ward: Goring	Indicative Capacity: 10,000 sqm employment
Site Area: 3 ha	Current Land Uses(s): Vacant, former wastewater treatment plant / former gasholder site



Site Description

This previously developed site, which is now cleared and vacant, was formerly used as a wastewater treatment plant and as a gasholder. The site, which is in two ownerships, is adjacent to the Goring Business Park and is in close proximity to Goring-by-Sea Railway Station. The current access is from either Martlets Way or Woods Way. With some improvement it is considered that this access would be suitable for the employment development of the site.

The site has the potential to deliver a quantum of employment floorspace as identified in the Employment Land Review (2015), which would go some way to meet the identified employment floorspace need over the Plan period.

Given the strong links between this site and AOC 5 to the west, consideration should be given to the comprehensive redevelopment of these areas.

Site Constraints

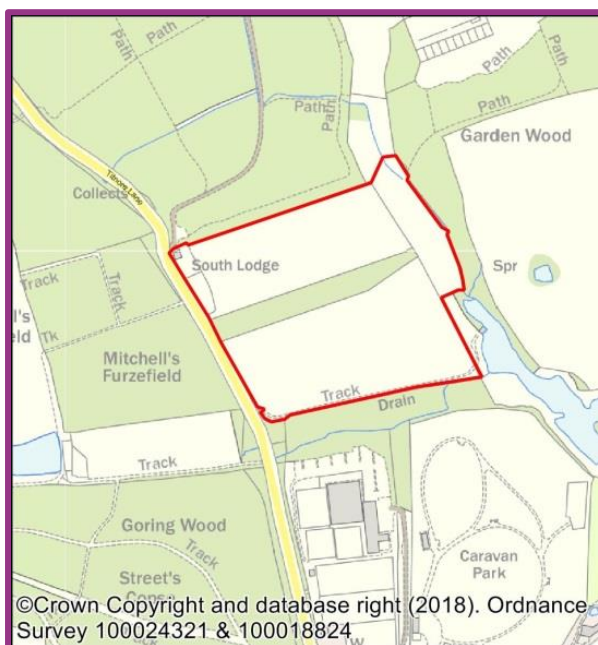
- Current access arrangements are not ideal and there is a risk that piecemeal development on parts of the site might 'land-lock' other areas.
- Previous site uses indicate likely contamination.
- A line of mature established Ilex trees crosses the site.

Development Requirements - any future development proposals should:

- provide a mixed use development of employment and residential uses;
- promote a travel plan to improve the accessibility and sustainability of the site;
- ensure that any contaminated land issues are appropriately assessed and managed;
- protect mature Ilex oak trees that separate the former gas holder site from the former sewage treatment works;
- ensure that the layout and access arrangements for any development does not constrain or prevent the ability for development to come forward elsewhere within the site as a whole.
- consider the potential for a comprehensive redevelopment with AOC5 to the east of this site.

OS1: LAND EAST OF TITNORE LANE

Ward: Northbrook	Current Land Uses(s): Two fields of arable land
Site Area: 6.9 ha	Key Constraints: Ancient woodland / Local Wildlife Site / Access



Site Description

This greenfield site, located in the north west of the borough, abuts the South Downs National Park (SDNP) to the west and north. The site is bound by Northbrook Farm Caravan Club and West Worthing Tennis and Squash Club to the south. The site is surrounded on three sides by ancient woodland, and is divided into northern and southern portions by a wide tree belt, which runs broadly east-west through the centre of the site. The woodland within and surrounding the site, forms part of the Titnore & Goring Woods Complex Local Wildlife Site (LWS).

The current Core Strategy Proposals Map shows this land as falling within the West Durrington Strategic Development Area. However, due to environmental sensitivity this land was excluded from the permitted scheme for 700 dwellings currently under construction to the east.

The landowner has promoted this site for residential development through the Council's Strategic Housing Land Availability Assessment.

The landscape study concluded that this site is potentially suitable in landscape, visual and ecology terms for limited development proposals, but would need to demonstrate no adverse impacts on the setting to the adjacent National Park, the adjacent ancient woodland, or the wider landscape.

Site Constraints

- Titnore & Goring Woods Complex LWS (including ancient woodland) runs through the centre of the site and borders the site.
- Grade 3 agricultural land.
- Setting of SDNP which abuts the site to the north and west.
- Within area considered to be at a medium risk of groundwater flooding.
- Habitats associated with Titnore and Goring Woods.
- Access to the site would require a reduction in the speed limit on Titnore Lane.

Why Site Is Not Suitable For Development

For the following reasons, at this stage, the Council does not consider that this site is appropriate for development:

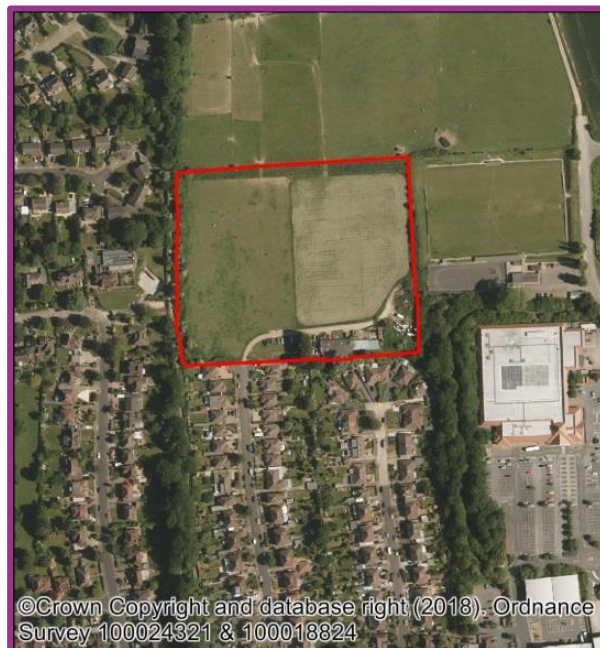
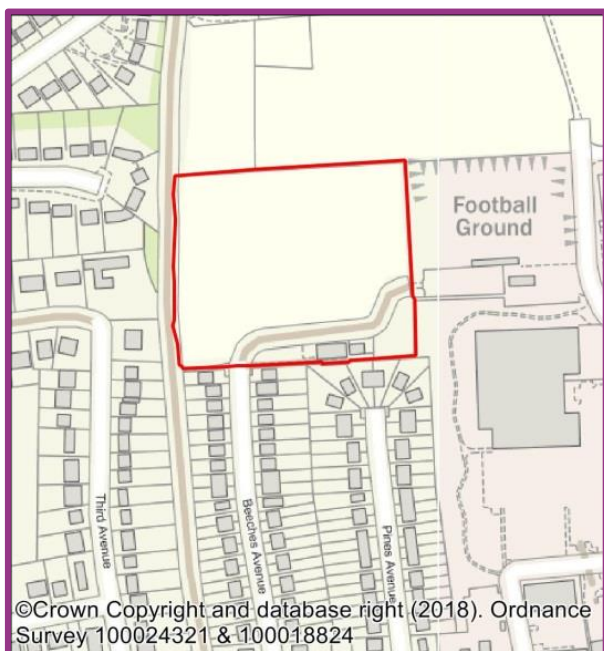
- it is not been demonstrated that residential development would not result in the loss or deterioration of ancient woodland (an irreplaceable habitat) or have a negative impact on the Local Wildlife Site
(In response to a proposed housing layout (126 dwellings) put forward by the land owner, the Council's Landscape consultant concluded that 'the scheme proposed would compromise the integrity of the internal woodland and hedgerow, and potentially reduce the screening potential of the roadside hedgerows. Any proposals should respect current Natural England standing advice with regard to ancient woodland. A less intensive land use than proposed may provide a more acceptable solution to the development of the site)
- subject to a reduction in the current speed limit, safe and suitable access may be achievable from Titnore Lane. However, further evidence is required to demonstrate this.

Note

For clarity, if this site is not allocated for development within the Local Plan, the Council's Policies Map will be amended so that the Built Up Area Boundary runs along the eastern boundary of this site. The land in question would therefore be shown as being 'countryside' and will no longer fall within the area illustrated as being 'West Durrington Strategic Development'.

OS2: LAND NORTH OF BEECHES AVENUE

Ward: Offington	Current Land Uses(s): Paddock, grazing land and car repairers
Site Area: 2.8 ha	Key Constraints: Access



Site Description

The site, which is located to the northeast of the borough, currently lies outside, but adjacent on three sides to, the Built Up Area Boundary. The South Downs National Park (SDNP) lies adjacent to the north of the site. Residential development abuts the site to the south and the west (Charmandean Lane) and Worthing United Football Club (see OS3) lies to the east. A Public footpath runs adjacent to the western boundary of the site which consists of dense linear scrub.

The landowner has promoted this site for residential development (90 dwellings) through the Council's Strategic Housing Land Availability Assessment.

The current access to the site is from the south via an existing field access onto Beeches Avenue which provides a direct route to the A27 via an existing priority junction.

The Council's landscape study concluded that this site could potentially accommodate development due to its generally lower landscape, visual and ecology sensitivity or value.

Site Constraints

- Access.
- Setting of SDNP which abuts site to the north.
- Relocation of existing business (car repairers).
- Proximity to Air Quality Management Area (boundary of AQMA abuts the site to the south east).
- Located within Environment Agency Source Protection Zone 1.
- Grade 2 agricultural land.

Why Site Is Not Suitable For Development

For the following key reason, at this stage, the Council does not consider that this site is appropriate for development:

- It has not been demonstrated that suitable vehicular access arrangements can be achieved.

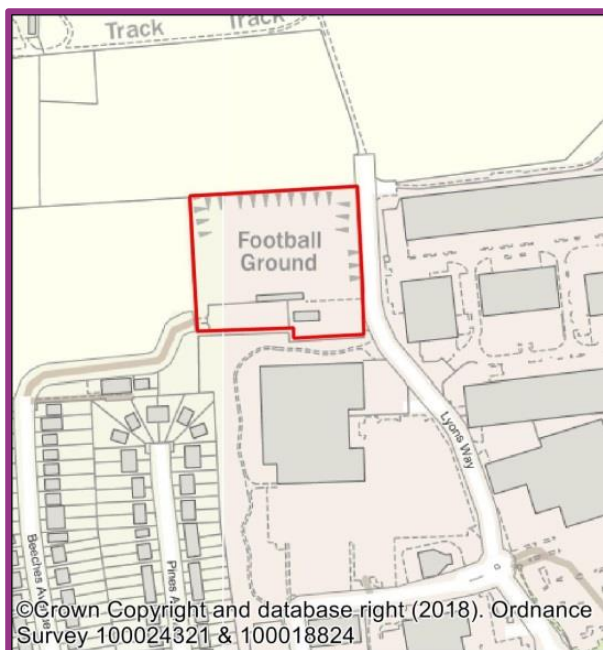
Note

The transport study concludes that Beeches Avenue would not provide for a suitable access for any significant level of development due to the increased use of the access to Beeches Avenue from the A27 Upper Brighton Road (part of the Strategic Road Network). Beeches Avenue is a cul-de-sac serving 48 dwellings and the proposal would significantly increase the number of dwellings using this access.

An alternative access arrangement using Lyons Way has been suggested by the site promoter. This would link the development of this site with the development of Worthing United FC to the east (OS3). At this stage, the Council is not satisfied that the Football Club can be suitably relocated so this is not currently considered to be a suitable access solution.

OS3: WORTHING UNITED FOOTBALL CLUB

Ward: Offington	Current Land Uses(s): Football Club
Site Area: 1.5 ha	Key Constraint: Protection of playing field / Football Club



Site Description

The football club, which is located within the Built Up Area Boundary in the north east of the borough, comprises a football pitch, stands, club house and car parking. A large Sainsbury superstore abuts the site to the south and a complex of employment development at the Downlands Business Park lies to the east. To the west of the site and outside the current built-up area is 'Land North of Beeches Avenue' (OS2) which is largely in use as a paddock. Mature poplar trees along southern boundary.

The South Downs National Park (SDNP) abuts the site to the north. The site is accessed from Lyons Way which connects to the A27.

The landowner has promoted this site for residential development (60 dwellings) through the Council's Strategic Housing Land Availability Assessment.

The landscape study concluded that this site could potentially accommodate development due to its generally lower landscape, visual and ecology sensitivity or value.

Site Constraints

- Relocation of existing football club.
- Setting of SDNP which abuts site to the north.
- Proximity to Air Quality Management Area (the AQMA boundary abuts the site to the east and south)
- Located within Environment Agency Source Protection Zone I.
- North east corner of site is an area with a high chance of flooding from surface water.

Why Site Is Not Suitable For Development

For the following reason, at this stage, the Council does not consider that this site is appropriate for development:

- The redevelopment of this site is dependent on the relocation of the Football Club. At this stage the Council is not satisfied that the Football Club can be suitably relocated and that the resulting loss of a playing field can be justified.

Note

The site promoter has suggested that if the football club was developed for housing that there may be potential to configure the transport provision to access this site from Lyons Way as well as land at Beeches Avenue (OS2). Whilst this may provide for an acceptable access arrangement it does not override the key development constraint.