












The Draft Local Plan for Worthing Borough – Sites summary leaflet

The Proposed Sites





There are a number of sites that have been identified for future development and others that the Council is suggesting should be protected. The status of protected sites is explained in Part 2 of the Plan (the Spatial Strategy). Part 3 of the plan provides information on the proposed development sites and how the Council would like to see them come forward. The map below shows where they are, and the sites are named overleaf. **We would encourage you to look at these sites to see how they may affect you in the future.**



The Proposed Sites and (uses / constraints):

A	Goring-Ferring Gap	
B	Chatsmore Farm	
C	Brooklands Recreation Area	
1	Caravan Club <i>(75 residential units)</i>	
2	Land east of Titnore Lane <i>(Ancient Woodland, Local Wildlife Site, Access)</i>	
3	Land west of Fulbeck Avenue <i>(50 residential units)</i>	
4	Centenary House <i>(100 residential units, 10,000 sqm employment space)</i>	
5	Land north of Beeches Avenue <i>(Access)</i>	
6	Worthing United Football Club <i>(Protection of playing field/football club)</i>	
7	Upper Brighton Road <i>(123 residential units)</i>	
8	Decoy Farm <i>(Minimum 28,000 sqm commercial)</i>	
9	Teville Gate <i>(Mixed use with 300 residential units)</i>	
10	Union Place <i>(128 residential units, 2,390 sqm commercial, 3,088 sqm leisure)</i>	
11	British Gas site, Lyndhurst Road <i>(85 residential units)</i>	
12	Stagecoach, Marine Parade <i>(60 residential units, 3,500 sqm leisure/retail)</i>	
13	Grafton <i>(113 residential units, 2,979 sqm commercial)</i>	
14	Civic Centre Car Park <i>(64 residential units, healthcare facility)</i>	
15	Worthing Leisure Centre <i>(TBC)</i>	
16	HMRC Offices, Barrington Road <i>(250 residential units, 2,500 sqm employment)</i>	
17	Martlets Way <i>(10,000 sqm employment)</i>	

What the categories mean:

	<p>Protected Areas – are those areas that the Council is specifically proposing to protect through designation as Local Green Space. This designation was introduced by national planning policy (the NPPF) as a mechanism for local communities to identify and protect green spaces which are of particular importance to them. The designation should only be used where the land is not extensive, is local in character, and reasonably close to the community it serves. It must also be demonstrably special, for example because of its beauty, historic significance, recreational value, tranquillity or wildlife. Land designated as Local Green Space is subject to the same strong development restrictions as Green Belt land.</p>
	<p>Allocations are sites that 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.</p>
	<p>Areas of Change are 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 to justify a specific allocation. If some of the issues are resolved such that delivery becomes more certain then these areas could become ‘Allocations’ by the time that the Local Plan is submitted for examination.</p>
	<p>Omission sites may, in principle, be able to support some level of development were it not for current constraints that rule them out. If sufficient and robust evidence is submitted that provides confidence that the constraints can be overcome then these sites could become ‘Allocations’ by the time that the Local Plan is submitted for examination.</p>