

Worthing Local Plan  
**4** Site Allocations

### Introduction

- 4.1 As already established in this Plan, 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, in part, through the delivery of sites that are allocated for development in this chapter. All sites included in this section have been assessed in detail through the Council's Strategic Housing Land Availability Assessment (SHLAA) and the Local Plan Sustainability Appraisal. Supported by these documents and other evidence, a conclusion has been reached that they should be allocated for development.
- 4.2 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 during the Plan period. An assessment has been made as to when these sites are likely to be delivered during the life of the Plan. To inform the Council's five year housing land supply assumptions, an indication has been given as to whether a site is expected to be delivered in the first five years of the Plan or, if they are less advanced, within five to fifteen years. Whilst the Plan provides similar information on the expected level and type of development for all sites it is inevitable that there is more detail provided for the sites to be delivered in the short term and that there may be some degree of change for the sites that are expected to be delivered in the longer term. Further information on this and the approach to allocating sites can be found within the Housing Implementation Strategy.

### Approach to allocating sites with planning consent

- 4.3 The site allocations in this Plan include some sites with current planning permission where development has not yet commenced. As there is no guarantee that sites with planning permission will be developed, particularly in the current economic climate, the general approach taken is that such sites are included in this Plan as allocations in order to establish the principle of development that will be acceptable should consented schemes not proceed.

- 4.4 Whilst the allocations closely reflect the consented schemes they are not necessarily exactly the same in terms of their proposed uses and capacity assumptions. However, the allocation provides a clear indication as to what is considered to be suitable for the site and a slightly different use may be considered more appropriate in the future in the event that a planning permission is not implemented.
- 4.5 Sites with planning permission where development has commenced are normally excluded from the final allocation list as they are no longer available for development. However for a small number of sites, where development has technically commenced but there does not seem to be any prospect of the consented scheme being fully developed, this site will be considered to be available for the purposes of this Plan. Such judgements are made on the merits of individual sites and planning consents.

### Overarching Development Principles

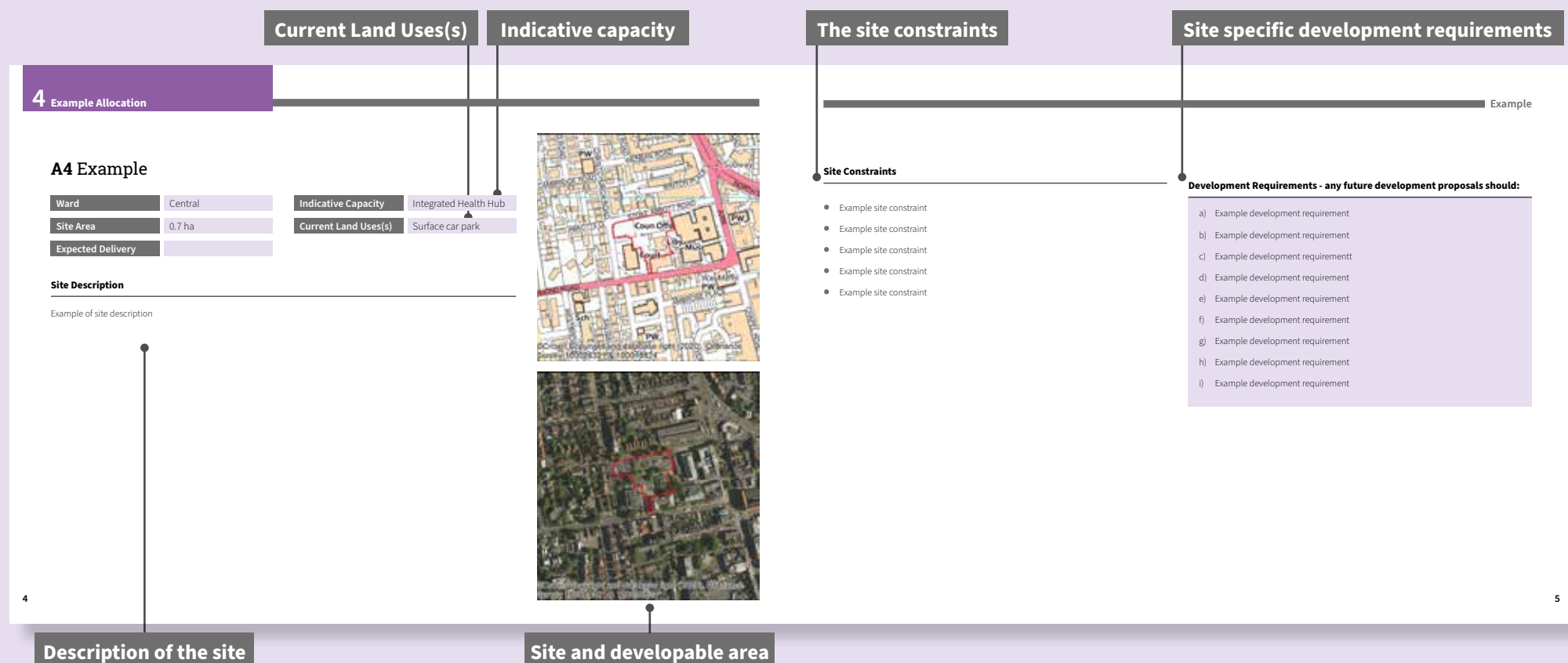
- 4.6 There are certain general principles that will need to be applied to all development proposals in Worthing if sustainable development is to be achieved. These principles largely relate to ensuring that the Borough's land and resources are used in an efficient and coordinated way, and that any negative impacts of development are appropriately addressed, with opportunities maximised for enhancing the lives of local residents. An attractive and well-planned environment can contribute to wellbeing and attract inward investment into the Borough. Therefore, new developments should be of a high quality to protect and enhance the distinctive character of the town and create successful new streets and spaces.
- 4.7 As such, development of all allocated 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.

4.8 Proposals for development should be supported by robust evidence and must comply with national planning legislation, other related guidance and the Council's Validation Checklist. Proposals will also need to comply with all related Strategic Policies (Chapter 2) and Development Management policies (Chapter 5) set out elsewhere in this Local Plan. In addition, proposals will need to meet (as a minimum) any site specific development requirements set out in the following policies. The use of masterplans may be necessary for some allocations to ensure that development is properly coordinated.

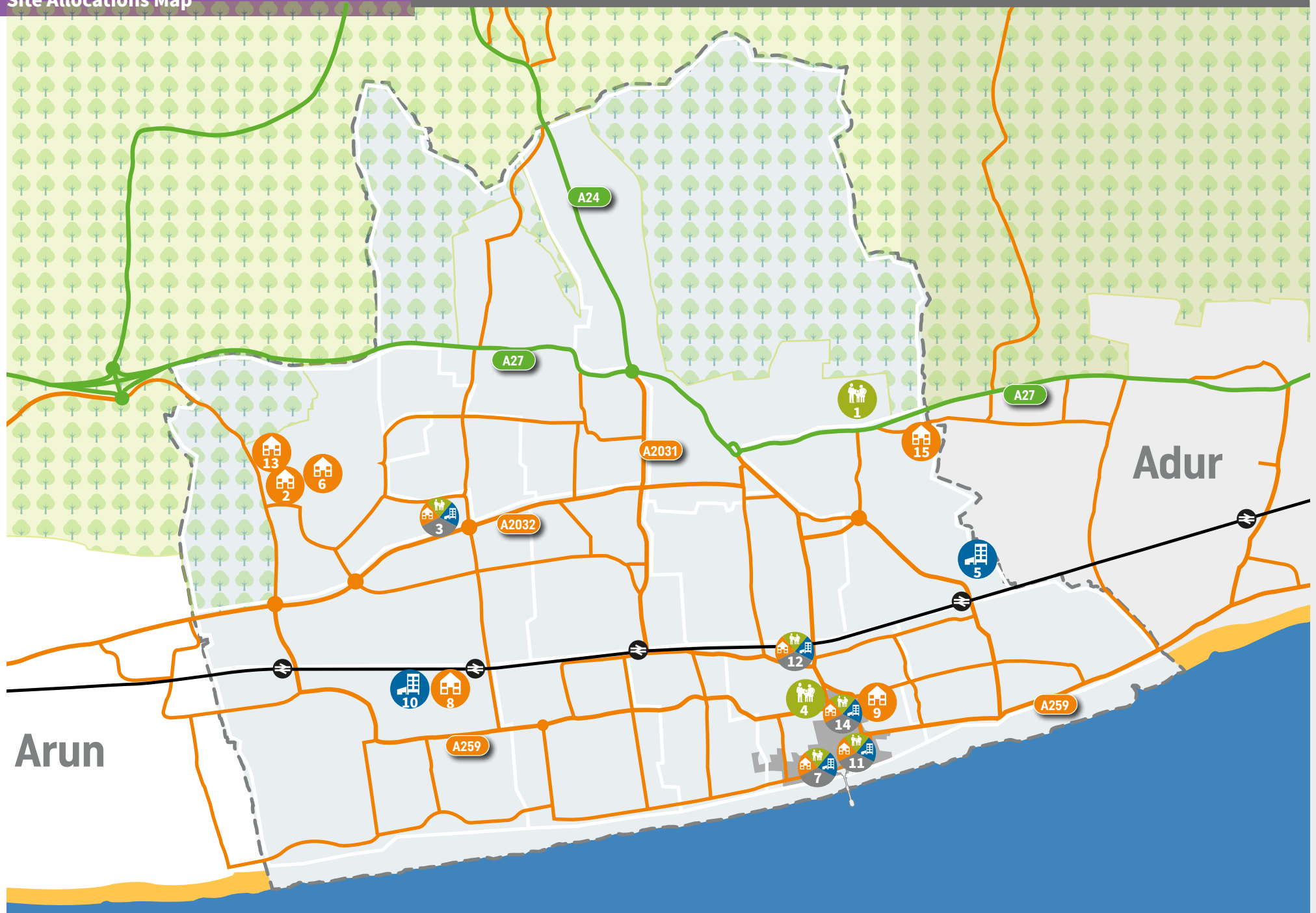
4.9 The location of each site within the Borough and the proposed dominant uses are illustrated on the Allocations Map overleaf.

For each allocation the Local Plan then sets out:

## Example Site Allocation page



## 4 Site Allocations Map





Borough Boundary



Ward Boundaries



South Downs National Park



Town Centre



Railway Station



Trunk Roads



Arterial Roads

### Dominant Proposed Use



Employment Developments



Community Developments



Residential Developments



Mixed Use Developments



Allocation Reference Number

**A1 Beeches Avenue p72**

**A2 Caravan Club, Titnore Way p74**

**A3 Centenary House p76**

**A4 Civic Centre, Stoke Abbott Road p78**

**A5 Decoy Farm p80**

**A6 Fulbeck Avenue p82**

**A7 Grafton p84**

**A8 HMRC Offices, Barrington Road p86**

**A9 Lyndhurst Road p88**

**A10 Martlets Way p90**

**A11 Stagecoach, Marine Parade p92**

**A12 Teville Gate p94**

**A13 Titnore Lane p96**

**A14 Union Place p98**

**A15 Upper Brighton Road p100**



## A1 Beeches Avenue

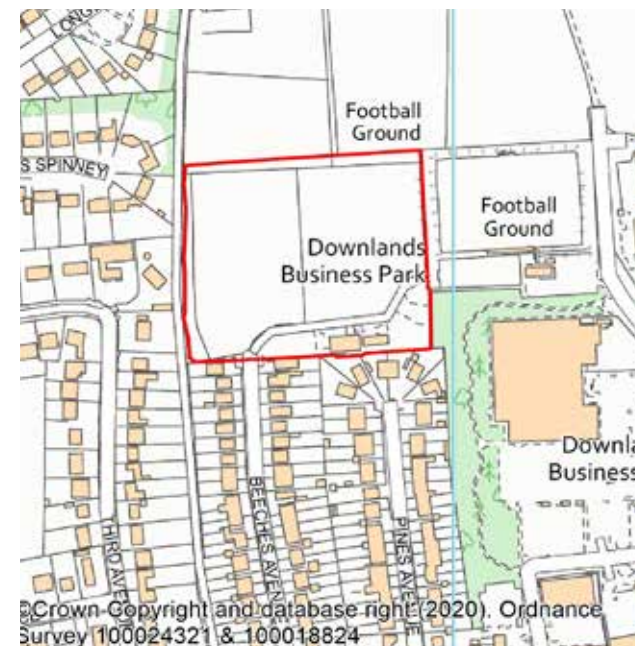
Ward	Offington
Site Area	2.8 ha
Expected Delivery	6+ years

Indicative Capacity	90 residential units
Current Land Uses(s)	Paddock, grazing land and car repairers

### Site Description

- 4.10 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 lies to the east. A public footpath runs adjacent to the western boundary of the site which consists of dense linear scrub. The Council's landscape study concluded that this site had a medium/high landscape, visual and ecological suitability for development.
- 4.11 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 transport study concluded that this junction would not provide a suitable access for any significant level of development and, as such, an alternative primary access arrangement would need to be sought.

- 4.12 The landowner has promoted this site for residential development through the Council's Strategic Housing Land Availability Assessment. It was also proposed that this site could form part of a more comprehensive development that would include the football ground (adjacent to the east). However, this would be dependent on the relocation of the Football Club and, at this stage, the Council is not satisfied that the Club can be suitably relocated or that the resulting loss of a playing field could be justified. If these issues can be overcome in the future the Council will consider whether an alternative use might be appropriate here. This would be considered during any review of the Local Plan.



## Site Constraints

- The site is adjacent to and visible from the South Downs National Park to the north.
- There is an existing car repairers on the site which will need to be relocated.
- The Worthing Air Quality Management Area abuts the site to the south east.
- Located within a groundwater Source Protection Zone 1, designated to protect drinking water supplies.

## Development Requirements - any future development proposals should:

- a) provide safe and suitable access from Lyons Farm that does not compromise or negatively impact operations of the Football Club;
- b) deliver improvements / links to the existing footpath network to improve access to the wider area and the SDNP, including a connection through the site between the PRowS at Charmandean Lane on the west of the site and through to Lambleys Lane on the east. There is also an opportunity for development to contribute to improvements on the existing PRow to the east along the northern edge of the business park;
- c) respond to the requirements of the Worthing Air Quality Action Plan and deliver a package of sustainability measures to mitigate the impact of development. This should include a commitment to deliver a car club and enhancements to walking & cycling facilities. EV charge points (with a power output of at least 7kW) should be provided for all residential units, fitted ready for first occupation;

- d) be of a high quality that conserves and enhances the setting of the SDNP, ensuring a transition from the site to the SDNP, with lower density development closer to the SDNP boundary;
- e) incorporate planting of species native to this area of chalk downland to form a robust landscape boundary and buffer to the southern edge of the SDNP;
- f) Provide a Sustainable Urban Drainage System that includes measures to protect groundwater quality for drinking water;
- g) give consideration to suitable relocation of the car repairers;
- h) retain features of local value and where appropriate enhance these features and the wider site through management and complimentary habitat creation.

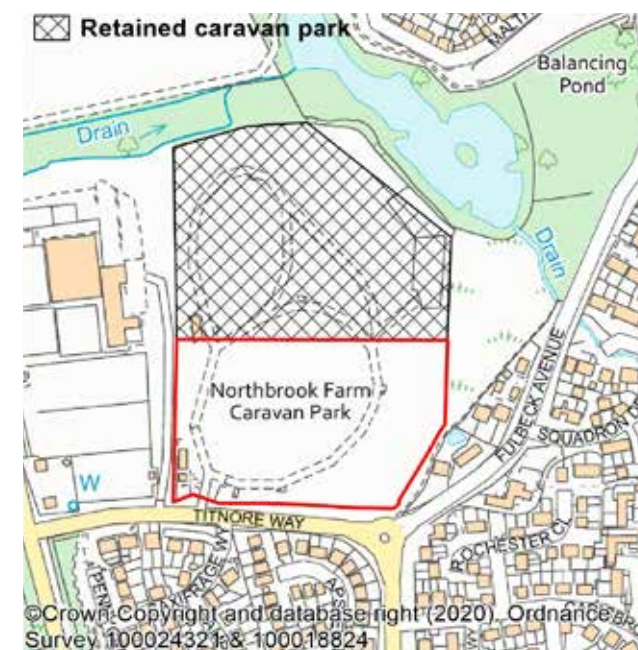
## A2 Caravan Club, Titnore Way

Ward	Northbrook	Indicative Capacity	100 residential units
Site Area	2.70 ha	Current Land Uses(s)	Caravan Park
Expected Delivery	6+ years		

### Site Description

4.13 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 A6) 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, currently 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.

4.14 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, this includes a belt of Ancient Woodland running along the northern boundary.
- Lake lies to the north east of the site – a breach of the dam has previously caused flooding in the local area.
- North Barn Farm, an open windrow composting site, is located to the south west of this site (west of Titnore Lane).

## Development Requirements - any future development proposals should:

- a) retain and enhance boundary vegetation to maintain self-containment and limit views of the site locally and from the National Park;
- b) adopt the sequential approach so the most vulnerable uses are located in the areas at lowest risk of flooding;
- c) 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;
- d) the design and layout of this site (along with neighbouring site at Fulbeck Avenue) should avoid any potential impacts on the Local Wildlife Site;
- e) deliver net gain in biodiversity and high quality green infrastructure to include the internal tree groups which should be incorporated into the design of the new development;

- f) development proposals should be informed by up to date ecological information;
- g) help to protect, and where possible, support the continued use of the land to the north as a caravan site;
- i) in line with the Waste Local Plan (Policy W2) proposals should give consideration to the continued safeguarding of the composting site located to the west;
- j) provide a footway adjacent to the southern boundary of the site on Titnore Way;
- k) deliver a package of sustainable travel measures including enhancements to walking & cycling facilities. EV charge points (with a power output of at least 7kW) should be provided for all residential units, fitted ready for first occupation;
- k) ensure a suitable relationship with the site to the east (A6 – Fulbeck Avenue) in terms of private amenity and overlooking.

## A3 Centenary House

Ward	Northbrook
Site Area	3.88 ha
Expected Delivery	6+ years

Indicative Capacity	250 residential units & 10,000 sqm employment floorspace
Current Land Uses(s)	Office use / Police Custody Suite

### Site Description

4.15 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.

4.16 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 is helping to influence the plans for the site and the timetable for redevelopment. It should be noted that the future requirements for office floorspace at this location are currently being reviewed in light of the Covid-19 pandemic and resulting changes to work practices. The outcomes of this review may influence the future mix of uses on this site.



### Site Constraints

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- Within an area considered to be at a high risk of groundwater flooding.
- 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:

- a) deliver a mixed-use community-led scheme with facilitating residential development;
- b) enhance boundary vegetation and incorporate the protected trees;
- c) 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;
- d) suitably address the prominent south-east corner of the site.

## A4 Civic Centre, Stoke Abbott Road

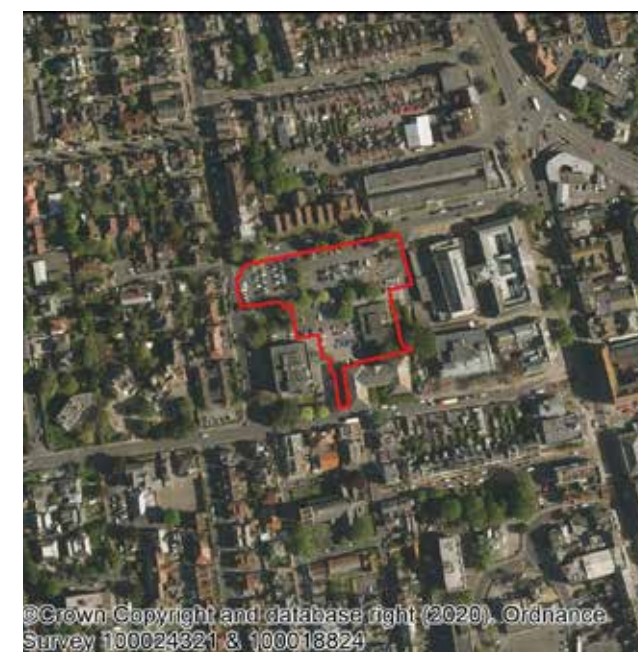
Ward	Central	Indicative Capacity	Integrated Health Hub
Site Area	0.7 ha	Current Land Uses(s)	Surface car park
Expected Delivery	0-5 years		

### Site Description

4.17 This centrally located site currently accommodates 187 car parking spaces for use by Council staff during office hours and for the public outside of office hours. The car park is bounded by a 'civic hub' comprising Worthing County Court, the Assembly Hall and Worthing Town Hall, the library, Worthing museum 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.

4.18 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.

4.19 The site is owned by Worthing Borough Council and, working with the NHS Coastal West Sussex Clinical Commissioning Group, plans are well advanced to deliver a new health hub to integrate with the other civic facilities in the surrounding area.





### Site Constraints

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- Groundwater vulnerability – major.
- Electricity sub-station located to the south of the site.
- The Town Hall, Assembly Room and museum are listed buildings.
- There may be a risk of contamination due to the existing use and this will need investigating prior to development.

### Development Requirements - any future development proposals should:

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- a) provide a modern purpose-built healthcare facility to deliver new models of care;
- b) enhance permeability and provide an attractive and accessible pedestrian link from the site;
- c) ensure that the operational requirements of neighbouring uses are not compromised;
- d) provide high quality design with particular attention to the height and massing. Due regard should be given to the established building line to the north of the site along the frontage of Christchurch Road;
- e) be sensitive to the surrounding Conservation Areas and ensure that careful consideration is given to the protection of the neighbouring listed buildings and other heritage assets;
- f) provide sufficient parking and amenity space;
- g) comply with the requirements of policy DM17 (Energy) with regards to the delivery of district heat networks located within the identified opportunity clusters;
- h) ensure that any contaminated land issues are appropriately assessed and managed.

## A5 Decoy Farm

Ward	Broadwater
Site Area	7.3 ha
Expected Delivery	0-5 years

Indicative Capacity	Minimum of 18,000 sqm employment land
Current Land Uses(s)	Former landfill / scrub

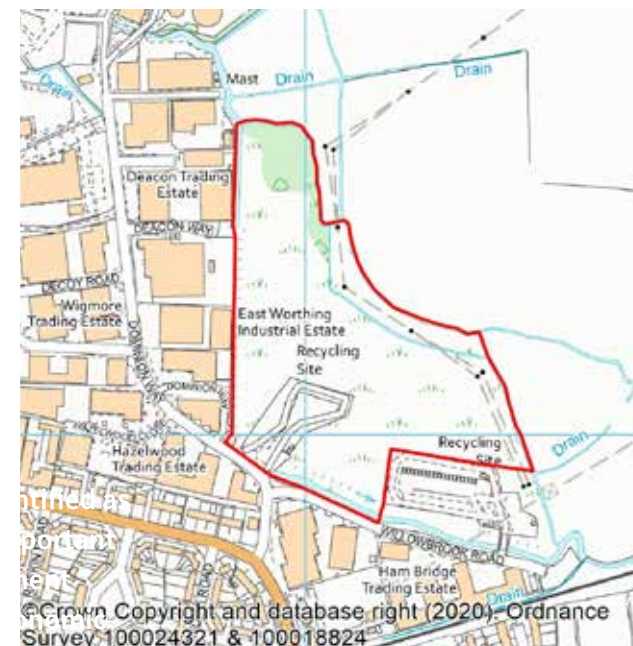
### Site Description

4.20 This developable site is located within the existing built up area boundary. The site is a former landfill site that received domestic waste when active in the 1970's. Remediation of the site is due to commence at the end of 2020 including the removal of near surface soil to provide suitable levels to facilitate the delivery of a sustainable development. The delivery of new employment floorspace (industrial / storage & distribution / research & development and possibly some limited trade counters) will help to support the growth of local SMEs. In addition, this site may represent an opportunity to relocate existing businesses which could include the Stagecoach bus depot (see site A11).

4.21 The site 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 household waste recycling site. Current access for the site is from Deacon Way, which is accessed via Dominion Way.

4.22 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 are now underway to re-route and enhance the Teville Stream. There are also proposals to extend the Cokeham Brooks Local Wildlife Site and deliver a footpath/cycleway across the Worthing-Sompting Local Green Gap which is likely to end in the vicinity of this site.

4.23 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. The costs on any necessary remediation, and the impact this will have on viability, must be taken into account during the consideration of any development proposal.
- In places, the site is between 2 and 4 metres above surrounding land.
- 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.
- Directly adjoins the boundary of the Household Waste Recycling Site which is safeguarded through the West Sussex Waste Local Plan.

## Development Requirements - any future development proposals should:

- a) ensure that contaminated land is appropriately assessed and where necessary appropriate remediation takes place. Consider the implications of this to ensure appropriate sustainable drainage systems are provided;
- b) have careful regard to and protect and enhance the distinctive character of the Worthing-Sompting Local Green Gap (within Adur District);
- c) adopt the sequential approach so the most vulnerable uses are located in the areas at lowest risk of flooding and no built development is located in Flood Zone 3;

- d) demonstrate how flood risk will be safely managed across the lifetime of the development, taking climate change into account, and not increased elsewhere;
- e) working with Worthing Borough Council, West Sussex County Council and the respective landowner to the east, development should help to facilitate and deliver a connection to the public right of way that will be delivered in Adur District Council to provide a link to Sompting across the Local Green Gap;
- f) minimise impacts on nearby residential properties; protect the continued operation of the adjacent household waste recycling site;
- g) consultation with West Sussex and Worthing Borough Council to agree any mitigation for offsite traffic impacts on the local and strategic road networks;
- h) protect the Teville Stream providing an adequate buffer between the watercourse and any potential development, and seek opportunities to enhance and restore the watercourse including removing culverts
- i) development should be supported by a scheme to eradicate invasive species present on site;
- j) ensure layout is planned to ensure future access to existing water and/or wastewater infrastructure for maintenance and upsizing purposes. Phase occupation of development to align with the delivery of sewerage infrastructure, in collaboration with the service provider.
- k) maximise biodiversity value on site through wildlife friendly landscape planting and design (SUDs etc) and compensate for residual habitat loss through off-site solutions.

## A6 Fulbeck Avenue

Ward	Northbrook
Site Area	0.85 ha
Expected Delivery	0-5 years

Indicative Capacity	120 residential units
Current Land Uses(s)	Unmanaged scrub and woodland

### Site Description

4.24 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 A2) 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. Somerset lake is situated to the north-west from which a stream flows through the southern part of the site and there is a flood storage facility to the north 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 an area of woodland important for flood management.





## Site Constraints

- A band of preserved trees runs along the north east boundary of the site.
- Local Wildlife Site borders site to north-west.
- Partly within an area with a high chance of flooding from surface water and at medium risk of groundwater flooding. The site would be at risk from a breach scenario at Somerset Lake and failure of the flood storage facility to the north. These have previously caused flooding in the local area.
- Barleyfields Stream crosses the southern part of the site.
- North Barn Farm, an open windrow composting site, is located to the west.

## Development Requirements - any future development proposals should:

- a) deliver net gain in biodiversity and high quality green infrastructure to include the retention of mature trees, in particular some of the deciduous woodland in the northern part of the site to provide a natural habitat between the site and the West Durrington development and to limit views to the site from the National Park to the north;
- b) enhance boundary vegetation;
- c) adopt the sequential approach so the most vulnerable uses are located in the areas at lowest risk of flooding;

- d) maintain a suitable buffer to the lake and demonstrate how flood risk from all sources (including a breach scenario) will be safely managed across the lifetime of the development, taking climate change into account, and not increased elsewhere;
- e) be informed by up to date ecological information;
- f) protect the stream / watercourse and incorporate within the design of the open space to be provided as part of the development;
- g) ensure that the design and layout of this site (along with neighbouring site - the Caravan Club) avoids any potential impacts on the Local Wildlife Site;
- h) ensure a suitable relationship with the site to the west in terms of private amenity and overlooking;
- i) give consideration to the continued safeguarding of the composting site located to the west, in line with the Waste Local Plan (Policy W2);
- j) provide a new point of access from Fulbeck Avenue.

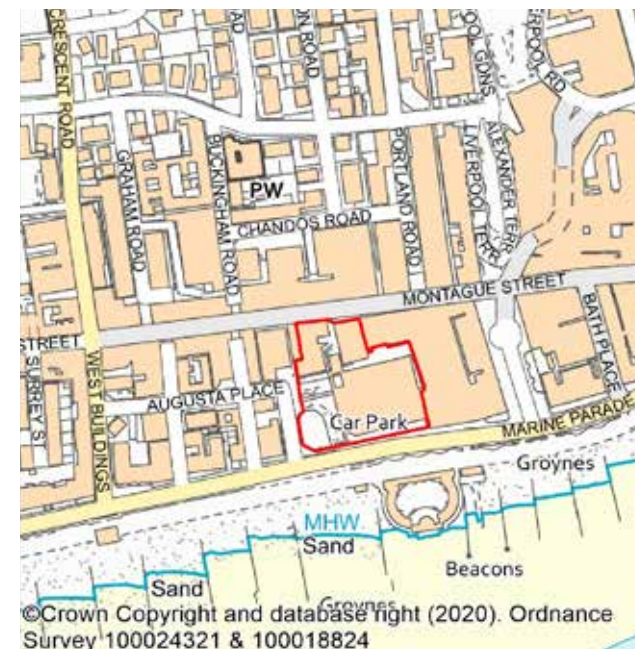
## A7 Grafton

Ward	Central	Indicative Capacity	150 residential units & 2500 sqm commercial
Site Area	0.76 ha	Current Land Uses(s)	Car park, bowling alley, retail, service yard
Expected Delivery	0-5 years		

### Site Description

4.25 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.

4.26 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 incorporates commercial, leisure, retail and residential uses, 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 (2016), the Worthing Town Centre Investment Strategy (2016) and the Seafront Investment Plan (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 wastewater and surface water pumping stations are currently located on the site.
- The surroundings include several Conservation Areas, and the Lido (a Grade II Listed Building) is opposite the site on the seafront.
- The multi-storey car park 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:

- a) provide a mix of high quality residential, retail and leisure uses and amenity space;
- b) adopt the sequential approach so the most vulnerable uses are located in the areas at lowest risk of flooding;
- c) demonstrate how flood risk will be safely managed across the lifetime of the development, taking climate change into account, and not increased elsewhere;
- d) reposition and maintain the network of service connections to existing properties (surface and foul water drainage and pumping station) and provide to new-build;
- e) ensure that a suitable gap is provided between the pumping station and any sensitive development (such as housing);
- f) 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;
- g) address access arrangements for all users/ to all uses; this might include temporary arrangements during construction as well as long term solutions;
- h) create a new route linking the seafront and primary shopping area in a coherent and attractive way;
- i) ensure that daylight and sunlight implications are appropriately managed.

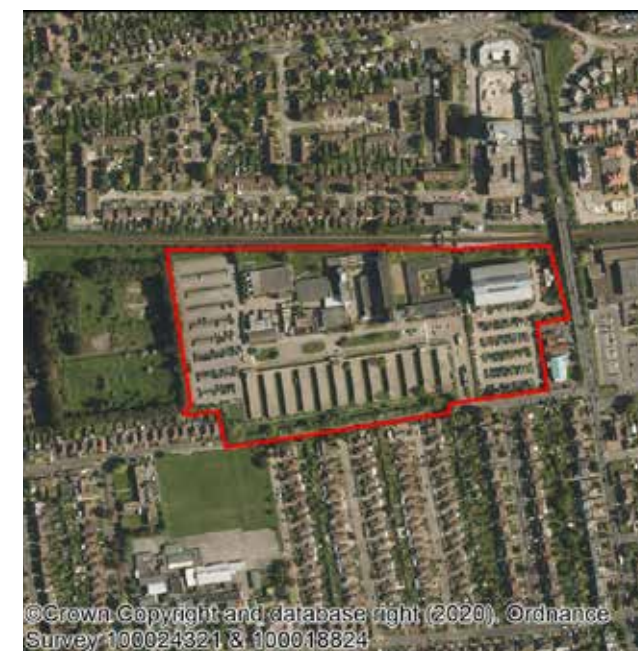
## A8 HMRC Offices, Barrington Road

Ward	Goring	Indicative Capacity	250 residential units & provision of care home/ sheltered accommodation
Site Area	7.46 ha	Current Land Uses(s)	HMRC Offices and support facilities
Expected Delivery	0-5 years		

### Site Description

4.27 This previously developed site is located within the existing urban area, adjacent to Durrington railway station and in close proximity to a number of recent and proposed developments (including allocation A10 that lies adjacent to the west). The site currently comprises offices occupied by HMRC which range from single story units 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.

4.28 HMRC's lease on the site comes to an end in 2021 at which point the site will become available for development. The majority of the HMRC operations will then relocate to a specialist regional hub located in a new town centre office block located opposite Worthing railway station. Despite this relocation, it is expected that HMRC will retain a presence in Durrington on the adjacent site (the more modern Durrington Bridge House) located to the east.





### Site Constraints

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

### Development Requirements - any future development proposals should:

- a) 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;
- b) ensure that any contaminated land issues are appropriately assessed and managed;
- c) retain high quality trees in and around the site;
- d) mitigate any impacts of noise and vibration resulting from the presence of the railway line to the north of the site;
- e) ensure that the development does not have an unacceptable impact on the amenity of neighbouring residents;
- f) not prevent (or negatively impact) the potential for development on land lying adjacent to the west of the site (Martlets Way);
- g) seek to improve access to and from Durrington Station;
- h) provide appropriate junction improvements at Barrington Rd / Shaftsbury Avenue.

## A9 Lyndhurst Road

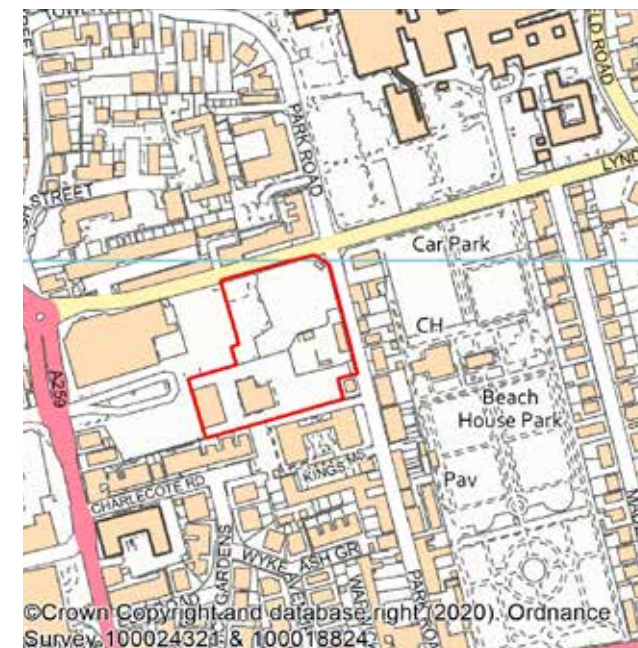
Ward	Central
Site Area	1.13 ha
Expected Delivery	6+ years

Indicative Capacity	150 residential units
Current Land Uses(s)	Former gasholder/ depot buildings /NHS car park

### Site Description

4.29 This previously developed site located to the north east of Worthing town centre. It comprises a cleared site (formerly a gasholder), depot buildings and a temporary NHS car park for the nearby Worthing Hospital. The site is bounded by residential properties to the south, a supermarket to the west, Lyndhurst Road to the north and Park Road to the east. Worthing Hospital lies to the north-east of the site. Current access to the site is via Park Street.

4.30 There has been a long-term aspiration to develop this site. Subject to addressing the contamination issues, the site presents an opportunity for high quality residential within a highly sustainable location.



### Site Constraints

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- Significant levels of contaminated land.
- Within an area containing recorded archaeological remains.
- Evidence of potential ecological constraints.
- Potential access issues.

### Development Requirements - any future development proposals should:

- a) provide a high quality residential development;
- b) undertake detailed investigations of the contamination to assess the level of remediation required;
- c) deliver a surface water drainage scheme that ensures that surface water is not discharged through contaminated soils;
- d) undertake an assessment of the archaeological remains;
- e) undertake an extensive phase 1 habitat survey and desktop study and provide mitigation as appropriate;
- f) address provision for suitable access/egress on Park Road and Lyndhurst Road;
- g) enhance permeability and provide an attractive and accessible pedestrian link from the site to the High Street and town centre – this should include consideration of an improved footway / cycleway along the northern boundary.

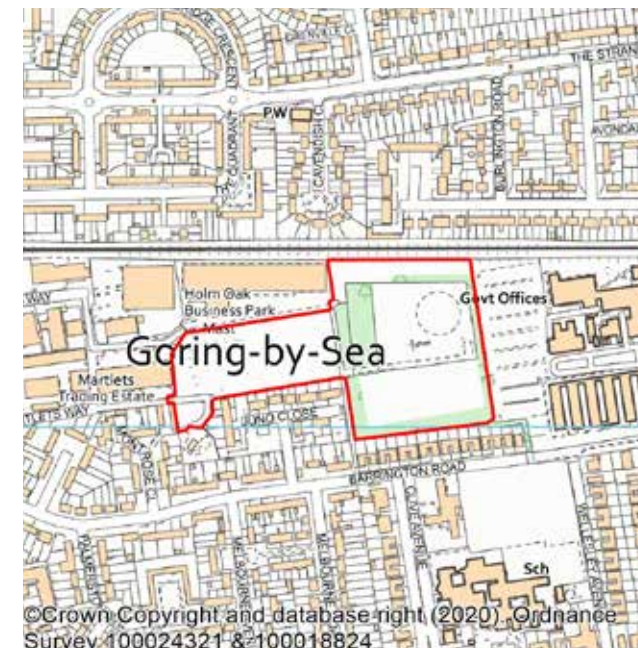
## A10 Martlets Way

Ward	Goring	Indicative Capacity	10,000 sqm employment
Site Area	4.18 ha	Current Land Uses(s)	Vacant, former waste water treatment plant/ former gasholder site
Expected Delivery	0-5 years		

### Site Description

4.31 This previously developed site, which is made up of three main parcels of land, lies adjacent to the Goring Business Park is located within the existing urban area. It is located in close proximity to Durrington railway station and a number of recently delivered and planned developments (including allocation A8 that lies adjacent to the east). The site, which is now cleared and vacant was, among other things, formerly used as a wastewater treatment plant and as a gasholder. The current access is from either Martlets Way or Woods Way and, with some improvement, it is considered that this access would be suitable for the employment development of the site (industrial / warehousing uses).

4.32 The site has the potential to deliver a quantum of employment floorspace (industrial / warehousing) as identified in the Employment Land Review, which would go some way to meet the identified employment floorspace need over the Plan period. However, there is scope for some residential development to be served via the HMRC site to the east (on the nib), if it can be demonstrated that this secures the delivery of employment floorspace at Marlets Way and, in this context, does not prejudice the bringing forward of the former gasholder site.





### Site Constraints

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- Current access arrangements from the west will require some improvement.
- There is a risk with piecemeal development on parts of the site, although separate applications may be acceptable if supported by an appropriate planning strategy.
- Previous site uses indicate likely contamination.
- A line of mature established Ilex trees crosses the site.
- Close proximity of residential development may affect any employment layout with a need for adequate screening.

### Development Requirements - any future development proposals should:

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- a) provide employment development accessed from the west;
- b) ensure that the development does not have an unacceptable impact on the amenity of neighbouring residents;
- c) promote a travel plan to improve the accessibility and sustainability of the site;
- d) ensure that any contaminated land issues are appropriately assessed and managed;
- e) protect mature Ilex oak trees that separate the former gas holder site from the former sewage treatment works (subject to appropriate assessment work);
- f) 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;
- g) provide an element of residential development accessed from the east (HMRC A8) but only if it can facilitate the delivery of employment floorspace at Martlets Way and provide for the former gasholder site to be brought forward.

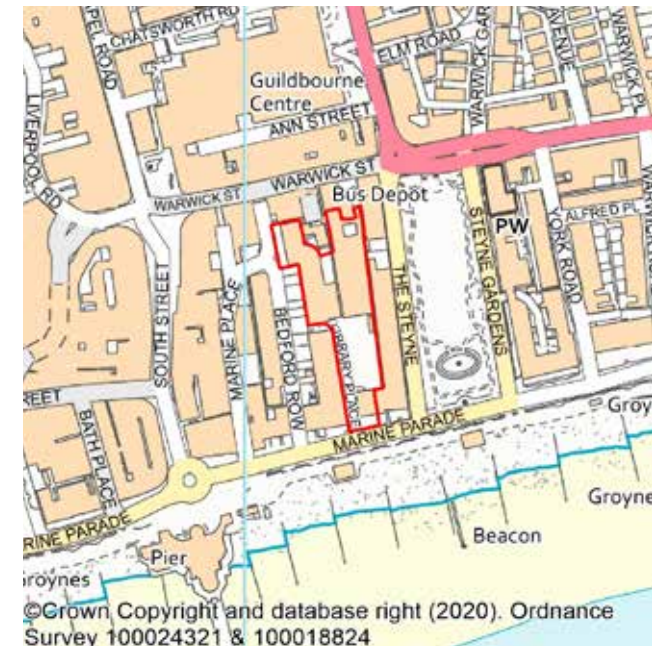
## A11 Stagecoach, Marine Parade

Ward	Central	Indicative Capacity	60 residential units & 2000 sqm commercial
Site Area	0.69 ha	Current Land Uses(s)	Bus depot
Expected Delivery	6+ years		

### Site Description

4.33 This previously developed site is located in a prominent position on the seafront, just to the north east of the pier. The 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.

4.34 There has been a long-term aspiration to provide a mixed use development incorporating retail, cultural, leisure and residential uses. Development must be sensitive to the surrounding area and help to integrate the seafront and the eastern end of the town centre. This objective has been reflected in the Seafront Masterplan and the Council's Investment Prospectus. To unlock this site the Council is continuing to work 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.
- 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:

- a) provide for a mixed development of residential and commercial uses (e.g. retail (comparison goods), cultural, leisure) that provides vibrancy and helps to integrate the town centre and seafront;
- b) use the sequential approach to site layout to ensure the most vulnerable types of development are located in the areas of lowest flood risk;
- c) manage flood risks so that development is safe across its lifetime without increasing flood risk elsewhere;

- d) consider the risks posed by contaminated land to ensure the site is safe for future occupants and that development does not pose a risk to water quality;
- e) ensure that any contaminated land issues are appropriately assessed and managed;
- f) be sensitive to the surrounding Conservation Areas, listed buildings and historic rights of way and ensure that the design of any new development helps to enhance their significance and setting;
- g) consider opportunities to enhance the Conservation Area by incorporating land in Bedford Row to the west (currently used for parking);
- h) enhance permeability and provide an attractive and accessible pedestrian link from Marine Parade to Warwick Street;
- i) consider whether there is there is an opportunity to re-open the historic twitten;
- j) undertake an assessment of the archaeological remains;
- k) incorporate the existing protected trees into any proposed design.

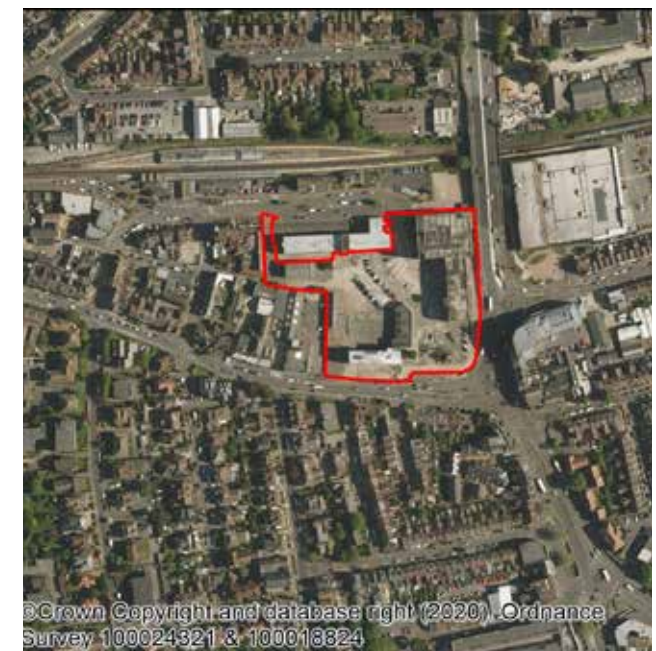
## A12 Teville Gate

Ward	Central	Indicative Capacity	250 residential units & 4000 sqm commercial
Site Area	1.47 ha	Current Land Uses(s)	Vacant site
Expected Delivery	0-5 years		

### Site Description

4.35 This previously developed, privately owned site lies in a highly sustainable and prominent location, linking the railway station with the town centre. It formerly comprised the Teville Gate Shopping Centre and multi-storey car park which have been demolished. In advance of redevelopment part of the cleared site is currently in use as a temporary surface car park (providing 66 spaces).

4.36 There has been an aspiration to redevelop this prime site for a number of years and various schemes have been proposed. The latest application seeks to deliver a mixed use scheme comprising three blocks of 378 residential units, an 80-bedroom hotel, a foodstore, and a gym. In addition, the proposal would provide retail, restaurant and cafe uses, service areas, 300+ parking spaces, public realm with associated hard and soft landscaping and private amenity spaces.





### Site Constraints

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- 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.
- There are underground utilities services and a culverted watercourse running through the site.

### Development Requirements - any future development proposals should:

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- a) deliver a mixed use scheme with a minimum of 250 homes, retail and leisure uses, commercial uses and replacement public car parking spaces;
- b) ensure that any contaminated land issues are appropriately assessed, remediated and managed;
- c) 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 whilst protecting water quality including during flood events;
- d) protect and enhance nearby heritage assets and ensure no significant harm is caused to them or their settings;
- e) 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;
- f) protect the amenity of future occupants from unacceptable levels of rail and road noise.

## A13 Titnore Lane

Ward	Northbrook	Indicative Capacity	60 residential units
Site Area	6.9 ha	Current Land Uses(s)	Two fields of arable land with a wide tree belt through the centre of the site.
Expected Delivery	6+ years		

### Site Description

4.37 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 abuts parcels of 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).

4.38 The landscape study concluded that this site has medium landscape, visual and ecological suitability for development 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 surrounds the site and runs through the centre of the site.
- There is Ancient Woodland (an irreplaceable habitat) adjacent to the site to the north, north-east and south.
- Setting of SDNP which abuts the site to the north and west.
- The SFRA found small parts of the site were in areas considered to have a high risk of flooding from surface water, groundwater and rivers.

## Development Requirements - any future development proposals should:

- a) provide safe and suitable access onto Titnore Lane. Internal access between the southern and northern parcels of the site should be located in the existing gap currently formed by the overhead pylon alignment;
- b) deliver links to the existing footpath network to improve access to the wider area and the SDNP, specifically routes to the east and south through neighbouring urban areas. These new connections would enable access through the local PRoW network to the National Park to the north of the A27 and south west of the site (including Highdown Hill);
- b) demonstrate there will be no loss or deterioration of Ancient Woodland following the Natural England and Forestry Commission standing advice for ancient woodland;

- c) provide a 20m buffer zone to Ancient Woodland. This should be free from development including any road construction, and all housing positioned along the Ancient Woodland should front onto it to minimise impact onto the sensitive habitat;
- d) ensure no loss and maintain the integrity of habitats associated with the Local Wildlife Site through the maintenance of suitable vegetated buffers, habitat linkages, and implementation of measures to minimise potential adverse indirect effects of development including recreational pressure;
- e) retain features of local value including the central tree belt, boundary tree line and vegetation along the stream. Where appropriate, enhance these features and the wider site through management and complimentary habitat creation using native species that reflect the local character of the surrounding woodland to form a new green corridor achieving a net gain in biodiversity. Any new trees removed should be replaced on a 1:1 basis;
- f) conserve the setting of the South Downs National Park by enhancing visual screening from Titnore Lane through creation of a landscape buffer;
- g) careful consideration should be given to the effects of artificial lighting within the development on the National Park, Ancient Woodland and Local Wildlife Site;
- h) adopt the sequential approach to site layout so the most vulnerable development types are located in the areas of lowest flood risk first, taking account of all sources;
- i) deliver a package of sustainable travel measures including enhancements to walking & cycling facilities. EV charge points (with a power output of at least 7kW) should be provided for all residential units, fitted ready for first occupation.

## A14 Union Place

Ward	Central
Site Area	1.12 ha
Expected Delivery	0-5 years

Indicative Capacity	150 residential units and 700 sqm leisure / commercial
Current Land Uses(s)	Cleared site and car park

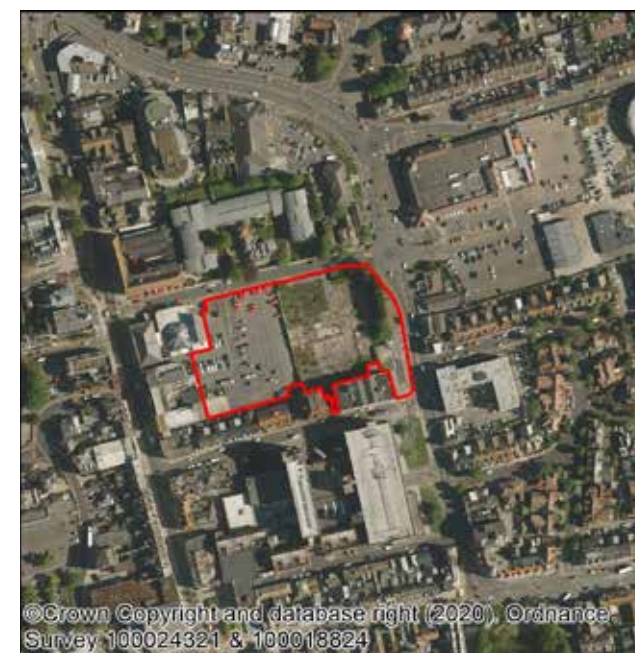
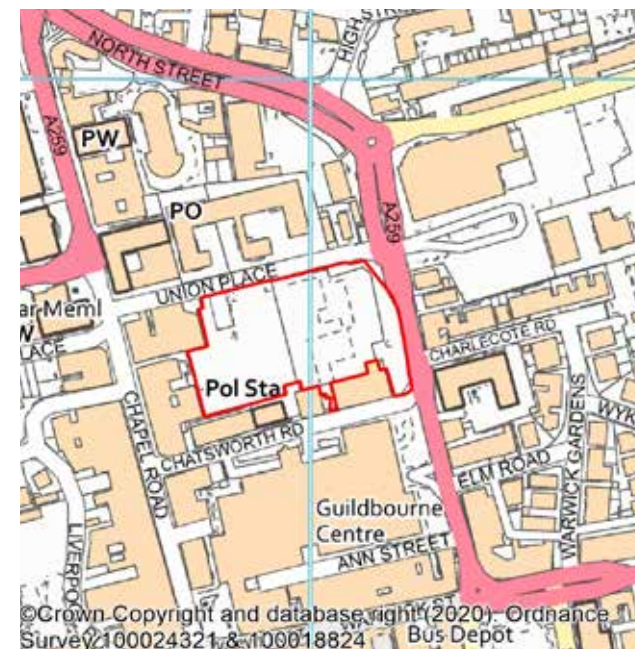
### Site Description

4.39 This previously developed site lies east of the Connaught Theatre and west of the High Street. It comprises: a surface car park adjacent to the Connaught Theatre; 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.

4.40 Large parts of this prime site have stood vacant for many years and its redevelopment could act as a catalyst for change, helping to revitalise the High Street and deliver new housing, amenities and jobs. As such, the site is identified as being strategically important in a number of key documents including the Worthing Investment Prospectus and the Worthing Town Centre

Investment Strategy. Redevelopment also has the support of the Coast to Capital Local Growth Fund Local Economic Partnership.

4.41 To help accelerate its redevelopment Worthing Borough Council acquired Union Place in 2018 before entering into a land-pool agreement with government owned regeneration specialist LCR. A Development Strategy has been prepared to deliver a mixed use scheme of housing, commercial space, new public realm, a hotel and a cinema extension to the Connaught Theatre.





### 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.
- Chapel Road Conservation Area (CA) lies west of the site, and the development would most likely be visible from Conservation Areas in the surrounding area.
- There are a number of Grade II listed buildings in close proximity to the north and east of this site, and an Archaeological Notification Area lies to the west of the High Street.
- 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:

- a) 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;
- b) ensure that careful consideration is given to the protection of the listed buildings and other heritage assets that are in close proximity to this site;
- c) provide a mix of uses including homes and commercial floorspace with the potential for restaurants and leisure uses;
- d) provide a high quality public realm and generate new retail / leisure circuits connecting to Chapel Road, High Street and South Street;
- e) introduce active usages along Union Place and the High Street (employing natural surveillance to design out crime);
- f) ensure that any contaminated land issues are appropriately assessed and managed;
- g) manage daylight and sunlight implications appropriately;
- h) provide an appropriate number of replacement car parking spaces;
- i) ensure that any archaeological assessment requirements are met;
- j) comply with the requirements of policy DM17 (Energy) with regards to the delivery of district heat networks located within the identified opportunity clusters.

## A15 Upper Brighton Road

Ward	Broadwater
Site Area	7.50 ha Parcel A = 6.18 ha Parcel B = 1.32 ha
Expected Delivery	0-5 years

Indicative Capacity	123 residential units Parcel A = 105 Parcel B = 18
Current Land Uses(s)	Arable fields / paddock

### Site Description

4.42 This greenfield site is located on the north eastern edge of Worthing and to the north-west of Sompting. It is adjacent to, but currently outside, the identified built up area boundary. 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 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.

4.43 The site adjoins housing to the west and south beyond which (to the south) lies a large industrial area. Bramber Primary 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 provide a playing field. The boundary with Adur District Council runs along the eastern edge of the site and a small linear settlement designated as the Sompting Village Conservation Area lies adjacent to the north east.

4.44 The eastern part of the site contributes to the landscape and visual setting of the National Park and contributes to the open 'gap' between Sompting and Worthing.



## 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.
- 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:

- a) avoid coalescence with development to the east and ensure that development is located to the west of the easement strip for the windfarm cable (a small parcel of land to the east of the easement strip is designated as part of the Local Green Gap);
- b) deliver biodiversity net gains, provide high quality green infrastructure and enhance & strengthen hedgerows / linear scrub habitats along existing boundaries;
- c) be informed by up to date ecological information and create a range of habitats with high wildlife interest within areas of open space;
- d) integrate trees reflecting the landscape character of the site to mitigate visual impact from the South Downs National Park;
- e) retain and enhance existing waterbodies and/or create new wetland habitats;
- f) provide additional tree planting along boundaries;
- g) protect the setting of both the listed building and the Sompting Village Conservation Area;

- h) provide a safe and suitable vehicular access from Upper Brighton Road;
- i) help to support and not prejudice the wider aspirations of the Sompting Estate (within Adur District as well as Worthing) to develop necessary infrastructure for diverse local food production and for local supply;
- j) ensure that agricultural access (from A27 through Lower Lambleys Lane and across Upper Brighton Road into Church Farm) is maintained, and where possible, enhanced;
- k) provide non-motorised user access from the southern portion of site onto Bramber Road and improved non-motorised user facilities along Upper Brighton Road.
- l) Respond to the requirements of the Worthing Air Quality Action Plan and deliver a package of sustainability measures to mitigate the impact of development. EV charge points (with a power output of at least 7kW) should be provided for all residential units, fitted ready for first occupation.

### Parcel A

- m) strengthen eastern boundary vegetation;
- n) provide playing field for Bramber First School;
- o) protect, or provide suitable diversion for, public footpath (3135) which should be enhanced to include improvements to surface quality and widening to allow for cycling;

### Parcel B

- p) provide a buffer of open space and then low density housing along the northern edge of the site nearest the A27 / National Park;
- q) 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.

