

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), the Local Plan Sustainability Appraisal, and the SDWLP Flood Risk Sequential and Exception Test. Supported by these documents and other evidence, a conclusion has been reached that they should be allocated for development. The sequential test concluded that the majority of sites are located in Flood Zone 1 and these are the most sequentially preferable. However due to the limited number of sites available, to ensure that every effort has been made to meet Worthing's full local housing need as far as is practicable and reasonable, all suitably available sites are required including those at risk of flooding. Even with these there is still insufficient capacity to meet Worthing's full local housing need. Therefore, it is considered that all the above sites pass the sequential test, as required by the NPPF.
- 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.

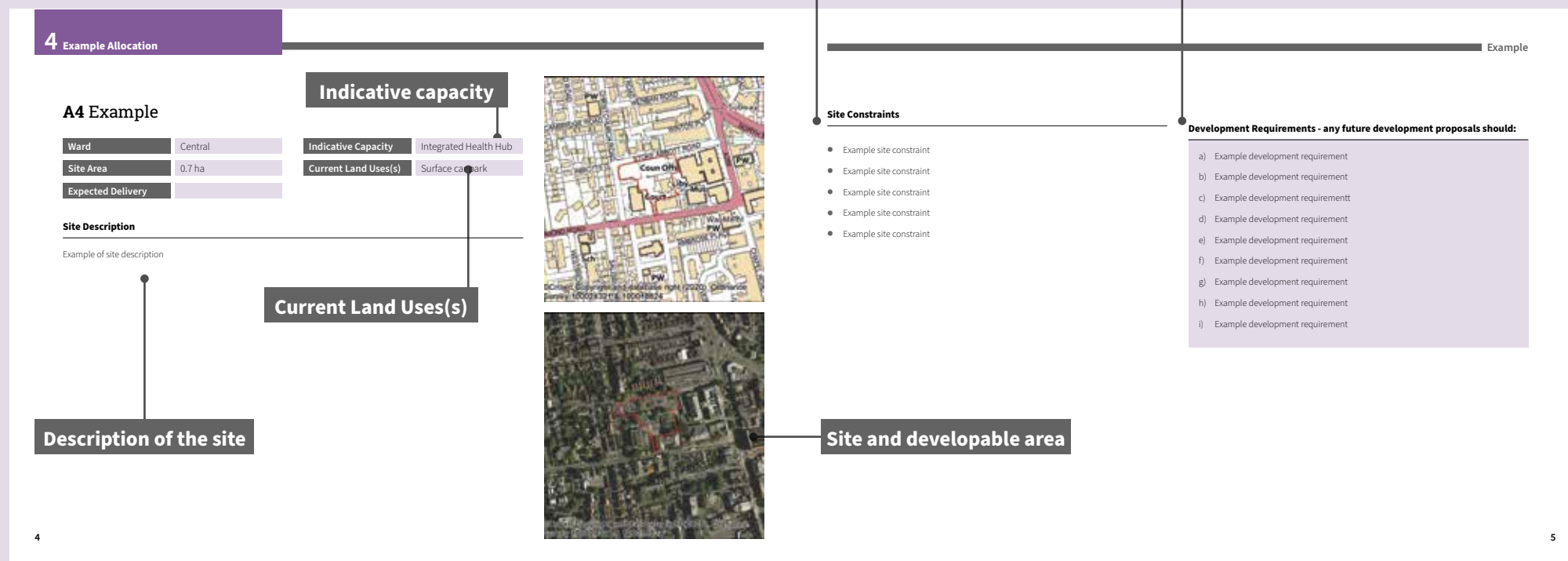
4.8 Proposals for development should be supported by robust evidence and must comply with national planning legislation, other related guidance and the Council's Validation Checklist. Proposals will also need to comply with all related Strategic Policies (Chapter 2) and Development Management policies (Chapter 5) set

out elsewhere in this Local Plan. In addition, each allocation highlights specific considerations relating to the development of each site and applicants will need to meet (as a minimum) the development requirements that are set out in the following policies. The use of masterplans may be necessary for some allocations to ensure that development is properly coordinated.

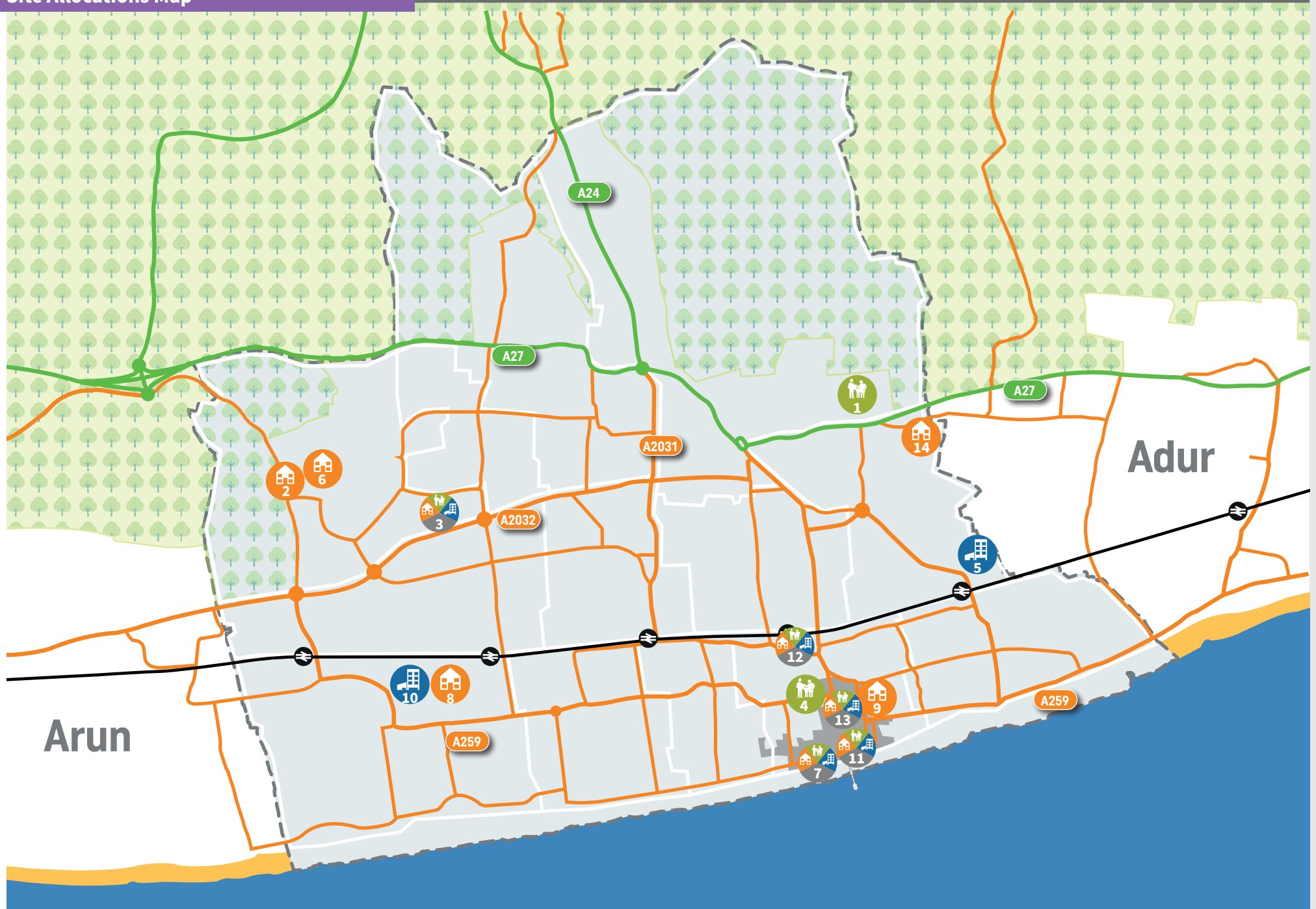
4.9 The location of each site within the Borough and the proposed dominant uses are illustrated on the Allocations Map overleaf.

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 p68

A2 Caravan Club, Titnore Way p70

A3 Centenary House p72

A4 Civic Centre, Stoke Abbott Road p74

A5 Decoy Farm p76

A6 Fulbeck Avenue p78

A7 Grafton p80

A8 HMRC Offices, Barrington Road p82

A9 Lyndhurst Road p84

A10 Martlets Way p86

A11 Stagecoach, Marine Parade p88

A12 Teville Gate p90

A13 Union Place p92

A14 Upper Brighton Road p94

A1 Beeches Avenue

Ward	Offington
Site Area	2.8 ha
Expected Delivery	6+ years

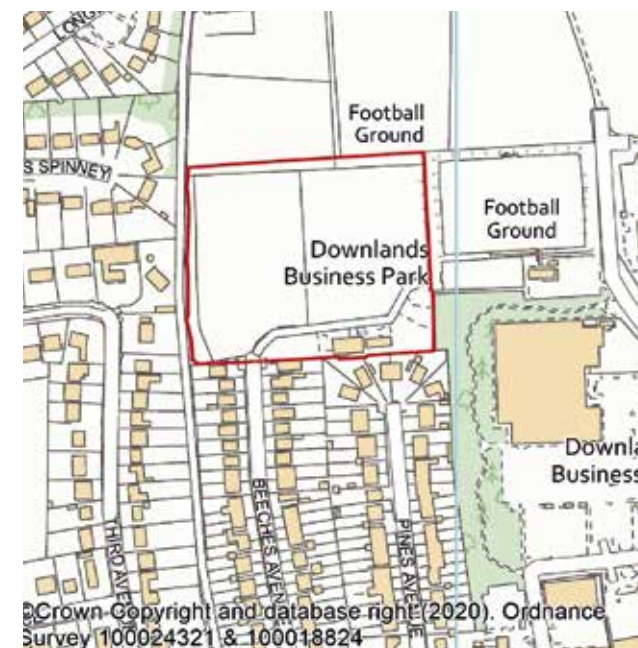
Indicative Capacity	90 residential units
Current Land Uses(s)	Paddock, grazing land and car repairers

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) deliver a residential scheme comprising of a minimum 90 dwellings;
- b) provide safe and suitable primary vehicular access from Lyons Farm that does not compromise or negatively impact operations of the Football Club;
- c) 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;
- d) 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 promote a travel plan to improve the accessibility and sustainability of the site. EV charge points (with a power output of at least 7kW) should be provided for all residential units, fitted ready for first occupation;
- e) conserve and enhance the setting of the SDNP and mitigate the visual impact of development (including the effects of artificial lighting) with consideration given

to the transition into the Park and views to/from the Park having regard to the recommendations in the Worthing Landscape and Ecology Study. This should 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 has been informed by a hydrogeological risk assessment to ensure and demonstrate the system does not pose an unacceptable risk to groundwater;
- g) development proposals should ensure the protection and enhancement of existing biodiversity assets in line with Policy DM18, including the provision of biodiversity net gain. Existing high-quality trees should be retained where possible and new green infrastructure delivered that provides opportunities to link to the Borough-wide green infrastructure network;
- h) provide a high quality design with particular attention to height and massing. Ensure the scale of development, particularly on the boundaries of the site, respects the scale and established building line of adjoining properties. Ensure that development has a suitable relationship with and does not have an unacceptable impact on neighbouring residents in terms of private amenity, overlooking and that daylight and sunlight implications are appropriately managed.

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 was previously leased to the Caravan Club. As reflected in this allocation, the Council and the Caravan Club had been 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 would have allowed 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. Circumstances have since changed and the Caravan Club has surrendered their lease and intend to vacate the site by the end of 2022. As a consequence, the Council is now considering options for the northern part of this site including the potential for additional housing and further evidence will be gathered to help inform future decisions.



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).
- The SFRA identifies the eastern section of the site as being at a high risk of groundwater flooding. This site was included in the SDWLP Flood Risk Sequential and Exception Test which was informed by the Level 2 SFRA (2020).

Development Requirements - any future development proposals should:

- a) deliver a residential scheme comprising of a minimum 100 dwellings;
- b) conserve and enhance the setting of the SDNP and mitigate the visual impact of development (including the effects of artificial lighting) with consideration given to the transition into the Park and views to/from the Park having regard to the recommendations in the Worthing Landscape and Ecology Study;
- c) seek to ensure the most vulnerable uses are located in the areas at lowest risk of flooding and maintain a suitable buffer to the lake;
- d) a site specific Flood Risk Assessment should demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its uses, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall. This should have regard to the measures identified in the Level 2 SFRA (2020) and a SuDS scheme to provide mitigation and opportunities to achieve a reduction in overall flood risk;

- e) ensure that the design and layout of this site (along with neighbouring site at Fulbeck Avenue) should safeguard and have regard to opportunities for the enhancement of the Local Wildlife Site;
- f) development proposals should ensure the protection and enhancement of existing biodiversity assets in line with Policy DM18, including the provision of biodiversity net gain. Existing high-quality trees should be retained where possible and new green infrastructure delivered that provides opportunities to link to the Borough-wide green infrastructure network;
- g) in line with the West Sussex Waste Local Plan (Policy W2) proposals should not prejudice the continued safeguarding or affect the operation of the composting site located to the west;
- h) provide a footway adjacent to the southern boundary of the site on Titnore Way;
- i) deliver a package of sustainable travel measures which should include a commitment to promote a travel plan to improve the accessibility and sustainability of the site. EV charge points (with a power output of at least 7kW) should be provided for all residential units, fitted ready for first occupation;
- j) ensure a suitable relationship with the site to the east (A6 – Fulbeck Avenue) in terms of private amenity and overlooking;
- k) provide an appropriate level of contribution towards highway capacity improvements at the A259/A2032 Goring Crossways junction and safety and speed reduction measures at the Yeoman Road / Palatine Road junction.

A3 Centenary House

Ward	Northbrook
Site Area	3.88 ha
Expected Delivery	6+ years

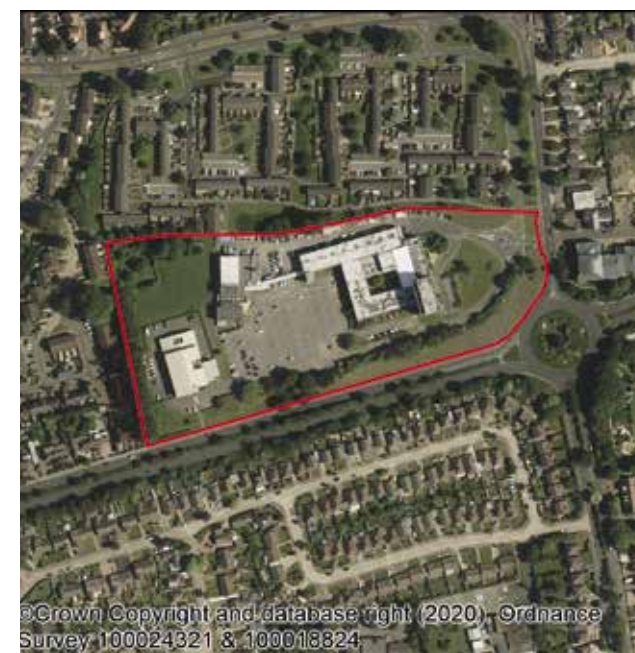
Indicative Capacity	250 residential units & 10,000 sqm employment (part re-provided)
Current Land Uses(s)	Office use / Police Custody Suite

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, and potential to re-provide and enhance facilities for the existing occupiers Sussex Police. West Sussex County Council has recently announced its intention to relocate their services from this site to Durrington Bridge House and elsewhere in the Worthing area. Redevelopment would make use

of surplus land for new homes and additional employment space appropriate to the character of this residential area. 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

- Within an area considered to be at a high risk of groundwater flooding, and likely to be at a higher risk from surface water flooding in the future. This site was included in the SDWLP Flood Risk Sequential and Exception Test which was informed by the Level 2 SFRA (2020).
- 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 residential and employment scheme comprising of a minimum 250 dwellings and approximately 10,000 sqm employment floorspace;
- b) development proposals should ensure the protection and enhancement of existing biodiversity assets in line with Policy DM18, including the provision of biodiversity net gain. Existing high-quality trees should be retained where possible and new green infrastructure delivered that provides opportunities to link to the Borough-wide green infrastructure network;
- c) provide suitable site access and an appropriate level of contribution towards safety and highway capacity improvements at the A2032 / Durrington Lane junction, highway capacity improvements at the A259/A2032 Goring Crossways junction and safety and speed reduction measures at the Yeoman Road / Palatine Road junction;
- d) suitably address the prominent south-east corner of the site;

- e) 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;
- f) undertake an assessment of the archaeological remains and ensure that any archaeological assessment requirements are implemented;
- g) 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;
- h) a site specific Flood Risk Assessment should demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its uses, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall. This should have regard to the measures identified in the Level 2 SFRA (2020) and a SuDS scheme to provide mitigation and opportunities to achieve a reduction in overall flood risk;
- i) seek to ensure the most vulnerable uses are located in the areas at lowest risk of flooding.

A4 Civic Centre, Stoke Abbott Road

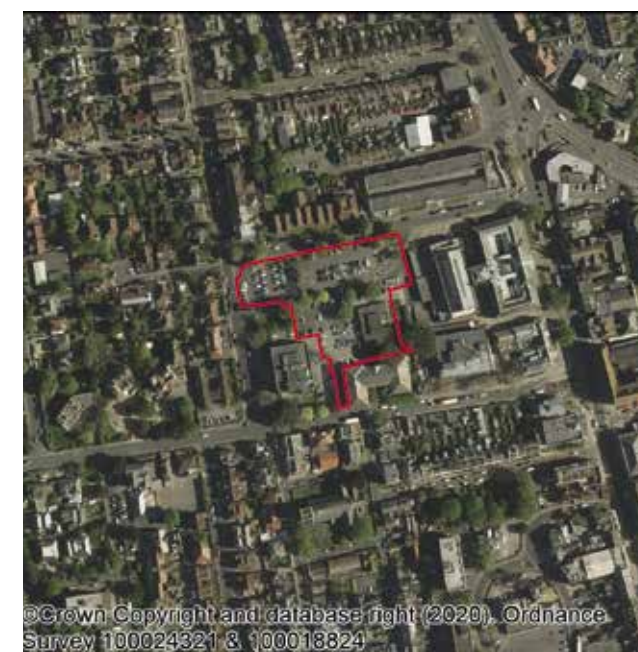
Ward	Central	Indicative Capacity	7,000sqm Integrated Health Hub
Site Area	0.7 ha	Current Land Uses(s)	Surface car park
Expected Delivery	0-5 years		

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

- 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.
- The SFRA identifies the site as being at a medium risk of flooding.

Development Requirements - any future development proposals should:

- a) deliver an Integrated Health Hub comprising of approximately 7,000 sqm;
- b) enhance permeability and provide an attractive and accessible pedestrian link from the site that incorporates green infrastructure;
- c) ensure that the operational requirements of neighbouring uses are not compromised;
- d) provide a high quality design with particular attention to height and massing. Ensure the scale of development, particularly on the boundaries of the site, respects the scale and established building line of adjoining properties. Due regard should be given to the established building line to the north of the site along the frontage of Christchurch Road. Ensure that development has a suitable relationship with and does not have an unacceptable impact on neighbouring residents in terms of private amenity, overlooking and that daylight and sunlight implications are appropriately managed;
- e) be sensitive to the surrounding Conservation Areas and protect nearby heritage assets and ensure no unacceptable harm is caused to them or their settings;
- f) provide amenity space and sufficient parking to meet the needs of the new health facility;

- 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 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;
- i) seek to ensure the most vulnerable uses are located in the areas at lowest risk of flooding;
- j) a site specific Flood Risk Assessment should consider all sources of flooding and the impacts of climate change over the lifetime of the development. It must demonstrate that any residual risk can be safely managed, development will not increase flood risk elsewhere and where possible will reduce the overall level of flood risk;
- k) development proposals should ensure the protection and enhancement of existing biodiversity assets in line with Policy DM18, including the provision of biodiversity net gain. Existing high-quality trees should be retained where possible and new green infrastructure delivered that provides opportunities to link to the Borough-wide green infrastructure network.

A5 Decoy Farm

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

Indicative Capacity	14,000 sqm employment land
Current Land Uses(s)	Former landfill / scrub

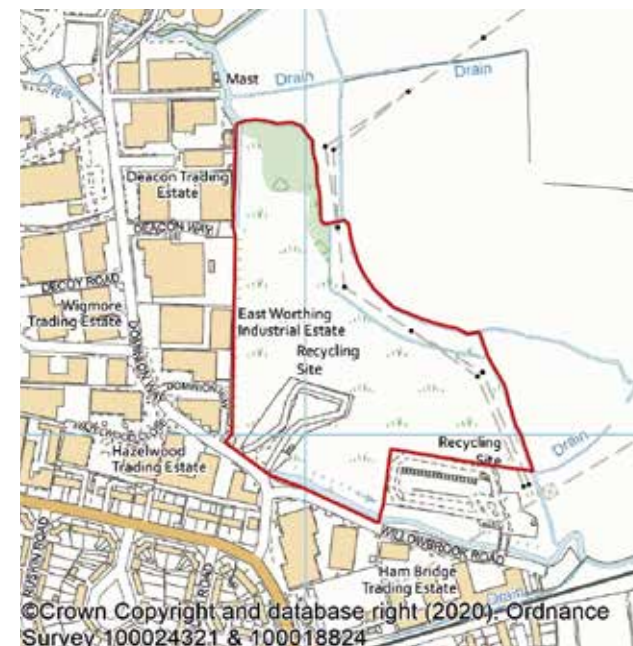
Site Description

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 was completed at the end of March 2021 and this included 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 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. Opportunities should be taken to deliver Biodiversity Net Gains in keeping with the location, size and scale of development as stipulated in Policy DM18.

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. The SFRA identifies areas of Flood Zone 3 associated with these and that small parts of the site are at a high risk of surface and groundwater flood risk. This site was included in the SDWLP Flood Risk Sequential and Exception Test which was informed by the Level 2 SFRA (2020).
- Directly adjoins the boundary of the Household Waste Recycling Site. The West Sussex Waste Local Plan requires the safeguarding of existing waste sites from other non-waste development which may prevent or prejudice their continued operation for such purposes.

Development Requirements - any future development proposals should:

- a) deliver an employment scheme comprising of a minimum of 14,000 sqm employment land;
- b) 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;
- c) have careful regard to and protect and enhance the distinctive character of the Worthing-Sompting Local Green Gap (within Adur District);
- d) seek to ensure the most vulnerable uses are located in the areas at lowest risk of flooding and no built development is located in Flood Zone 3;
- e) a site specific Flood Risk Assessment should demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its uses, without increasing flood risk elsewhere, and, where possible, will reduce flood risk

overall. This should have regard to the measures identified in the Level 2 SFRA (2020) and a SuDS scheme to provide mitigation and opportunities to achieve a reduction in overall flood risk;

- f) 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;
- g) minimise impacts on nearby residential properties. In line with the West Sussex Waste Local Plan proposals should not prejudice the continued safeguarding or affect the operation (and possible future reconfiguration / intensification) of the adjacent household waste recycling site;
- h) consultation with West Sussex County Council, Worthing Borough Council and National Highways to agree any mitigation for offsite traffic impacts on the local and strategic road networks in particular, traffic calming and safety measures at the B2223 between Sompting Road and Dominion Way;
- i) retain, protect and enhance existing waterbodies providing an adequate buffer between the watercourse and any potential development, and seek opportunities to create new wetland habitats;
- j) ensure layout is planned to ensure future access to existing water and/or wastewater infrastructure for maintenance and upsizing purposes (this includes the two effluent pipelines which run along the northern boundary). Phase occupation of development to align with the delivery of sewerage infrastructure, in collaboration with the service provider;
- k) development proposals should ensure the protection and enhancement of existing biodiversity assets in line with Policy DM18, including the provision of biodiversity net gain. Existing high-quality trees should be retained where possible and new green infrastructure delivered that provides opportunities to link to the Borough-wide green infrastructure network. Invasive species on the site should be eradicated.

A6 Fulbeck Avenue

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

Indicative Capacity	152 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.
- The SFRA shows a small section of the site in the north and centre is located within Flood Zone 3b. A further northern section of the site is also located within Flood Zone 3a and parts of the site are at a high risk of surface water flooding and groundwater flooding. The SFRA also found that Somerset Lake posed a risk to the site in event of breach resulting in 38% of the site being affected on a dry day with depths up to 1.4m and on a wet day over half the site affected with depths up to 1.6m. Therefore development in this location would place additional people at risk of flooding.
- This site was included in the SDWLP Flood Risk Sequential and Exception Test which was informed by the Level 2 SFRA (2020). This concluded that both parts of the Exception Test had been satisfied for the site to be allocated. At the planning application stage Part b) of the Exception Test will need to be reapplied to take into account more detailed information about the proposed development and the specific mitigation proposed through a site specific Flood Risk Assessment.
- 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 a residential scheme comprising of a minimum 152 dwellings;
- b) development proposals should ensure the protection and enhancement of existing biodiversity assets in line with Policy DM18, including the provision of biodiversity net gain. Existing mature trees and some of the deciduous woodland in the northern part of the site should be retained where possible, having regard to the recommendations in the Worthing Landscape and Ecology Study to limit

views from the West Durrington development and National Park. New green infrastructure should be delivered that provides opportunities to link to the Borough-wide green infrastructure network;

- c) seek to ensure the most vulnerable uses are located in the areas at lowest risk of flooding. A site-specific Flood Risk Assessment should consider all sources of flooding and demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its uses, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall. This should have regard to the measures identified in the Level 2 SFRA (2020) and a SuDS scheme to provide mitigation and opportunities to achieve a reduction in overall flood risk;
- d) retain, protect and enhance existing waterbodies and seek opportunities to create new wetland habitats. Incorporate within the design of the open space to be provided as part of the development and maintain a suitable buffer to the lake;
- e) ensure that the design and layout of this site (along with neighbouring site - the Caravan Club) safeguards and has regard to opportunities for enhancement of the Local Wildlife Site;
- f) ensure a suitable relationship with the site to the west in terms of private amenity and overlooking;
- g) provide a new point of access from Fulbeck Avenue and provide an appropriate level of contribution towards highway capacity improvements at the A259 / A2032 Goring Crossways junction.

A7 Grafton

Ward	Central
Site Area	0.76 ha
Expected Delivery	0-5 years

Indicative Capacity

150 residential units &
2500 sqm commercial

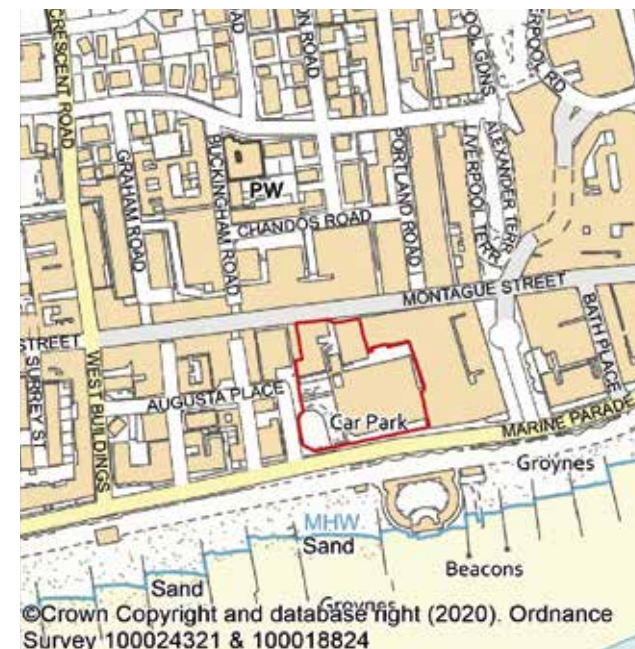
Current Land Uses(s)

Car park, bowling alley,
retail, service yard

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. The site is therefore at a high risk of coastal flooding and the SFRA states that climate change will have a significant impact on this site with Flood Zone 3 covering the whole site in the future. Therefore development in this location would place additional people at risk of flooding. This site was included in the SDWLP Flood Risk Sequential and Exception Test which was informed by the Level 2 SFRA (2020). This concluded that both parts of the Exception Test had been satisfied for the site to be allocated. At the planning application stage Part b) of the Exception Test will need to be reapplied to take into account more detailed information about the proposed development and the specific mitigation proposed through a site specific Flood Risk Assessment.
- 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
- 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) deliver a residential and employment scheme comprising of a minimum of 150 residential units and approximately 2,500 sqm commercial;
- b) seek to ensure the most vulnerable uses are located in the areas at lowest risk of flooding;
- c) a site specific Flood Risk Assessment should consider all sources of flooding and demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its uses, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall. This should have regard to the measures identified in the Level 2 SFRA (2020) and a SuDS scheme to provide mitigation

and opportunities to achieve a reduction in overall flood risk;

- 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 protects nearby heritage assets and ensures no unacceptable harm is caused to them or their settings; 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) enhance permeability and provide an attractive and accessible pedestrian link that incorporates green infrastructure linking the seafront and primary shopping area in a coherent and attractive way;
- i) provide a high quality design with particular attention to height and massing. Ensure the scale of development, particularly on the boundaries of the site, respects the scale and established building line of adjoining properties. Ensure that development has a suitable relationship with and does not have an unacceptable impact on neighbouring residents in terms of private amenity, overlooking and that daylight and sunlight implications are appropriately managed;
- j) 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;
- k) development proposals should ensure the protection and enhancement of existing biodiversity assets in line with Policy DM18, including the provision of biodiversity net gain. Existing high-quality trees should be retained where possible and new green infrastructure delivered that provides opportunities to link to the Borough-wide green infrastructure network.

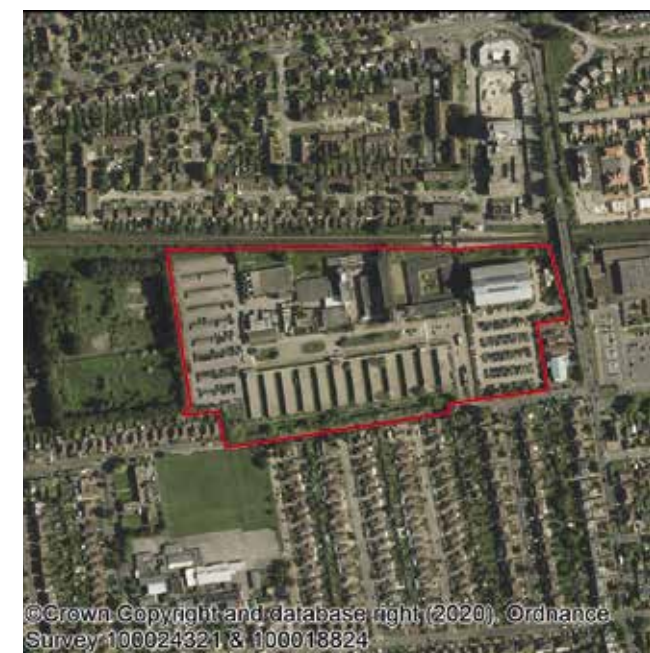
A8 HMRC Offices, Barrington Road

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 storey 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 came to an end in 2021 at which point the site became available for development. The majority of the HMRC operations then relocated 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

- Low to moderate risk of contamination / pollution.
- Areas of mature vegetation and trees lie within the site and along parts of the site boundary.
- The SFRA identifies the site as being at a medium risk of flooding.

Development Requirements - any future development proposals should:

- a) deliver a residential scheme comprising of a minimum of 250 residential units, provision of care home / sheltered accommodation and employment uses with emphasis on encouraging the retention of Durrington Bridge House (to the east);
- b) ensure that any contaminated land issues are appropriately assessed and where necessary appropriate remediation takes place. Consider the implications of this to ensure appropriate sustainable drainage systems are provided;
- c) development proposals should ensure the protection and enhancement of existing biodiversity assets in line with Policy DM18, including the provision of biodiversity net gain. Existing high-quality trees should be retained where possible and new green infrastructure delivered that provides opportunities to link to the Borough-wide green infrastructure network;
- d) mitigate any impacts of noise and vibration resulting from the presence of the railway line to the north of the site;
- e) provide a high quality design with particular attention to height and massing. Ensure the scale of development, particularly on the boundaries of the site, respects the scale and established building line of adjoining properties. Ensure that development has a suitable relationship with and does not have an unacceptable impact on neighbouring residents in terms of private amenity, overlooking and that daylight and sunlight implications are appropriately managed;

- f) not prevent (or negatively impact) the potential for development on land lying adjacent to the west of the site (Martlets Way);
- g) enhance permeability and provide an attractive and accessible pedestrian link that incorporates green infrastructure from the site as well as seeking to improve access to and from Durrington Station;
- h) provide appropriate junction improvements at Barrington Rd / Shaftsbury Avenue;
- i) provide an appropriate level of contribution towards highway capacity improvements at the A259 / A2032 Goring Crossways junction;
- j) seek to ensure the most vulnerable uses are located in the areas at lowest risk of flooding;
- k) site specific Flood Risk Assessment should consider all sources of flooding and the impacts of climate change over the lifetime of the development. It must demonstrate that any residual risk can be safely managed, development will not increase flood risk elsewhere and where possible will reduce the overall level of flood risk.

A9 Lyndhurst Road

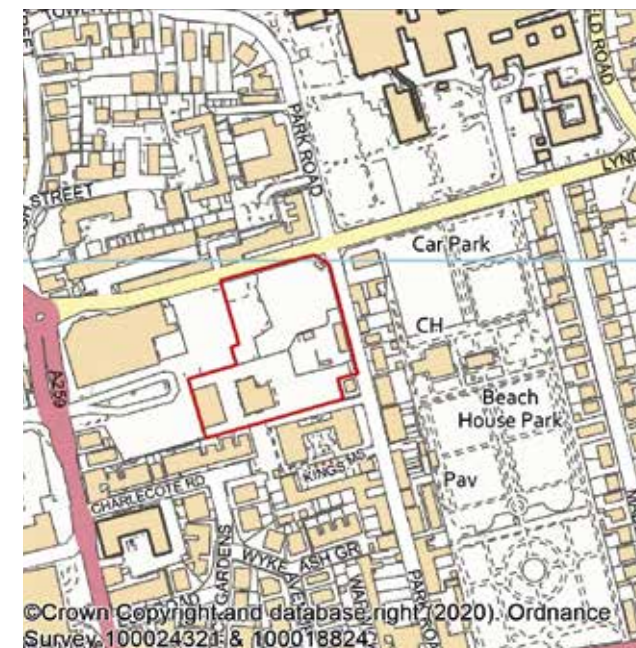
Ward	Central
Site Area	1.13 ha
Expected Delivery	0-5 years

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

- Significant levels of contaminated land.
- An area containing recorded archaeological remains.
- Evidence of potential ecological constraints.
- Potential access issues.
- The SFRA identifies the site as being at a medium risk of flooding.
- Conservation Areas lie in close proximity to the site.

Development Requirements - any future development proposals should:

- a) deliver a residential scheme comprising of a minimum 150 dwellings;
- b) 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;
- c) undertake an assessment of the archaeological remains and ensure that any archaeological assessment requirements are implemented;
- d) development proposals should ensure the protection and enhancement of existing biodiversity assets in line with Policy DM18, including the provision of biodiversity net gain. Existing high-quality trees should be retained where possible and new green infrastructure delivered that provides opportunities to link to the Borough-wide green infrastructure network;
- e) address provision for suitable access/egress on Park Road and Lyndhurst Road;
- f) 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;

- g) protect nearby heritage assets and ensure no unacceptable harm is caused to them or their settings;
- h) seek to ensure the most vulnerable uses are located in the areas at lowest risk of flooding;
- i) a site specific Flood Risk Assessment should consider all sources of flooding and the impacts of climate change over the lifetime of the development. It must demonstrate that any residual risk can be safely managed, development will not increase flood risk elsewhere and where possible will reduce the overall level of flood risk;
- j) provide a high quality design with particular attention to height and massing. Ensure the scale of development, particularly on the boundaries of the site, respects the scale and established building line of adjoining properties. Ensure that development has a suitable relationship with and does not have an unacceptable impact on neighbouring residents in terms of private amenity, overlooking and that daylight and sunlight implications are appropriately managed.

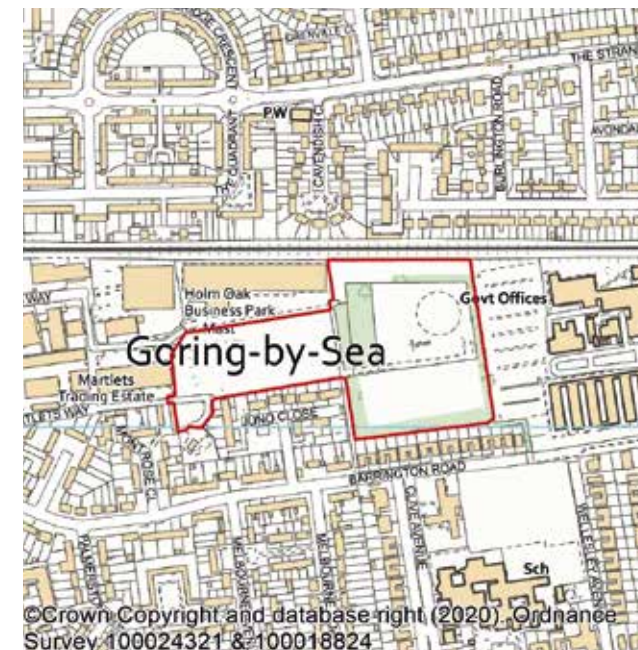
A10 Martlets Way

Ward	Goring	Indicative Capacity	10,000 sqm employment & 28 residential units
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

- 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.
- The SFRA identifies the site as being at a medium risk of flooding.

Development Requirements - any future development proposals should:

- a) deliver a residential and employment scheme comprising of a minimum of 28 residential units and approximately 10,000 sqm employment;
- b) ensure that the development does not have an unacceptable impact on the amenity of neighbouring residents. Provide a high quality design with particular attention to height and massing. Ensure the scale of development, particularly on the boundaries of the site, respects the scale and established building line of adjoining properties. Ensure that development has a suitable relationship with and does not have an unacceptable impact on neighbouring residents in terms of private amenity, overlooking and that daylight and sunlight implications are appropriately managed;
- c) promote a travel plan to improve the accessibility and sustainability of the site;
- d) ensure that any contaminated land issue is appropriately assessed and where necessary appropriate remediation takes place. Consider the implications of this to ensure appropriate sustainable drainage systems are provided;

- e) development proposals should ensure the protection and enhancement of existing biodiversity assets in line with Policy DM18, including the provision of biodiversity net gain. Protect mature Ilex oak trees that separate the former gas holder site from the former sewage treatment works (subject to appropriate assessment work). New green infrastructure should be delivered that provides opportunities to link to the Borough-wide green infrastructure network;
- 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 accessed from the west and provide for the former gasholder site to be brought forward;
- h) a site specific Flood Risk Assessment should consider all sources of flooding and the impacts of climate change over the lifetime of the development. It must demonstrate that any residual risk can be safely managed, development will not increase flood risk elsewhere and where possible will reduce the overall level of flood risk;
- i) seek to ensure the most vulnerable uses are located in the areas at lowest risk of flooding;
- j) provide an appropriate level of contribution towards highway safety improvements at the A259 Goring Way / Goring Street junction and highway capacity improvements at the A259 / A2032 Goring Crossways junction.

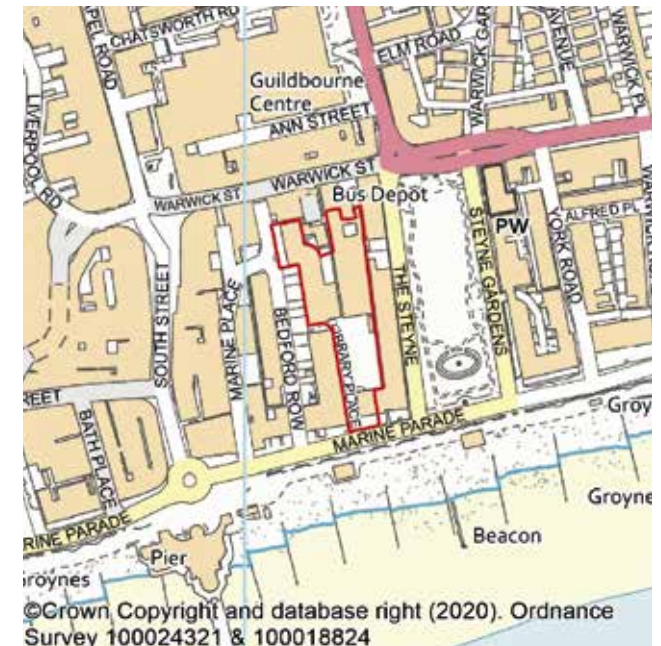
A11 Stagecoach, Marine Parade

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

- Parts of the site lie within Flood Zone 3 the site is therefore at a high risk of coastal flooding and the SFRA states that climate change will have a significant impact on this site with Flood Zone 3 covering the whole site in the future. Therefore development in this location would place additional people at risk of flooding. This site was included in the SDWLP Flood Risk Sequential and Exception Test which was informed by the Level 2 SFRA (2020). This concluded that both parts of the Exception Test had been satisfied for the site to be allocated. At the planning application stage Part b) of the Exception Test will need to be reapplied to take into account more detailed information about the proposed development and the specific mitigation proposed through a site specific Flood Risk Assessment.
- 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) deliver a residential and employment scheme comprising of a minimum of 60 residential units and approximately 2,000 sqm commercial;
- b) seek to ensure the most vulnerable uses are located in the areas at lowest risk of flooding;
- c) a site specific Flood Risk Assessment should consider all sources of flooding and demonstrate that the development will be safe for its lifetime taking account of

the vulnerability of its uses, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall. This should have regard to the measures identified in the Level 2 SFRA (2020) and a SuDS scheme to provide mitigation and opportunities to achieve a reduction in overall flood risk;

- d) ensure that any contaminated land issues is appropriately assessed and where necessary appropriate remediation takes place. Consider the implications of this to ensure appropriate sustainable drainage systems are provided;
- e) protect nearby heritage assets and ensure no unacceptable harm is caused to them or their settings;
- f) consider opportunities to enhance the Conservation Area by incorporating land in Bedford Row to the west (currently used for parking);
- g) enhance permeability and provide an attractive and accessible pedestrian link (that incorporates green infrastructure) from Marine Parade to Warwick Street;
- h) consider whether there is there is an opportunity to re-open the historic twitten;
- i) undertake an assessment of the archaeological remains and ensure that any archaeological assessment requirements are implemented;
- j) development proposals should ensure the protection and enhancement of existing biodiversity assets in line with Policy DM18, including the provision of biodiversity net gain. Existing high-quality trees should be retained where possible and new green infrastructure delivered that provides opportunities to link to the Borough-wide green infrastructure network;
- k) provide a high quality design with particular attention to height and massing. Ensure the scale of development, particularly on the boundaries of the site, respects the scale and established building line of adjoining properties. Ensure that development has a suitable relationship with and does not have an unacceptable impact on neighbouring residents in terms of private amenity, overlooking and that daylight and sunlight implications are appropriately managed.

A12 Teville Gate

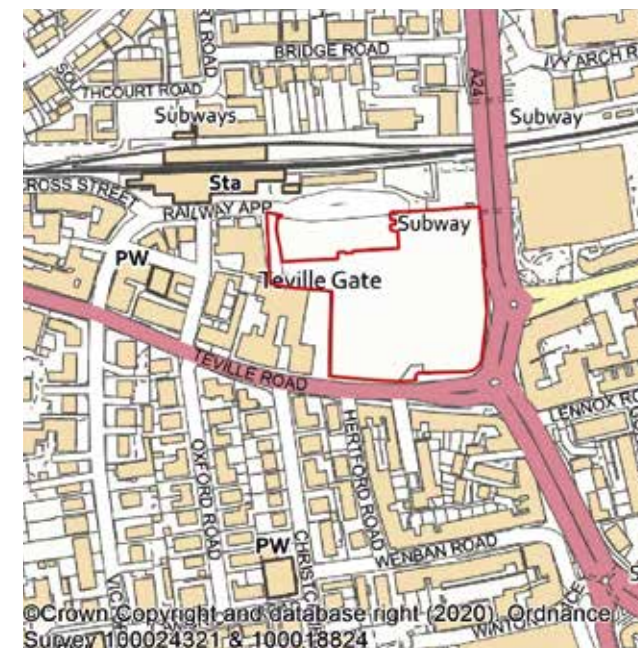
Ward	Central
Site Area	1.47 ha
Expected Delivery	0-5 years

Indicative Capacity	250 residential units & 4000 sqm commercial
Current Land Uses(s)	Vacant site

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 sought to deliver a mixed use scheme comprising 378 residential units and a range of other uses such as a hotel, a foodstore, a cafe and a gym. More recently, it has become apparent that this scheme was unlikely to be implemented. Therefore, to control the destiny of this key development opportunity and ensure it is developed Worthing Borough Council has now completed the purchase of the site. Detailed feasibility and viability assessments are being undertaken to ensure that the site delivers the most appropriate mix and capacity of uses.



Site Constraints

- There are areas of potentially contaminated land within the site.
- The SFRA shows one third of the site is at a high risk of surface water flooding. This site was included in the SDWLP Flood Risk Sequential and Exception Test which was informed by the Level 2 SFRA (2020).
- 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:

- a) deliver a mixed use scheme comprising of a minimum of 250 residential units and approximately 4,000 sqm commercial;
- b) ensure any contaminated land issue is appropriately assessed and where necessary appropriate remediation takes place. Consider the implications of this to ensure appropriate sustainable drainage systems are provided;
- c) a site specific Flood Risk Assessment should demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its uses, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall. This should have regard to the measures identified in the Level 2 SFRA (2020) and a SuDS scheme to provide mitigation and opportunities to achieve a reduction in overall flood risk and protect water quality;
- d) protect nearby heritage assets and ensure no significant harm is caused to them or their settings;
- e) enhance permeability and provide a high quality public realm with cycle and pedestrian links (that incorporates green infrastructure) 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;
- g) any development around the station area should take into account the culverted watercourse that runs through the site and has historically resulted in flooding. The course and capacity of this should be taken into account. Opportunities where appropriate to de-culvert and create a biodiversity net gain should be sought;
- h) seek to ensure the most vulnerable uses are located in the areas at lowest risk of flooding;
- i) provide a high quality design with particular attention to height and massing. Ensure the scale of development, particularly on the boundaries of the site, respects the scale and established building line of adjoining properties. Ensure that development has a suitable relationship with and does not have an unacceptable impact on neighbouring residents in terms of private amenity, overlooking and that daylight and sunlight implications are appropriately managed;
- j) development proposals should ensure the protection and enhancement of existing biodiversity assets in line with Policy DM18, including the provision of biodiversity net gain. Existing high-quality trees should be retained where possible and new green infrastructure delivered that provides opportunities to link to the Borough-wide green infrastructure network.

A13 Union Place

Ward	Central	Indicative Capacity	150 residential units & 700 sqm commercial
Site Area	1.12 ha	Current Land Uses(s)	Cleared site and car park
Expected Delivery	0-5 years		

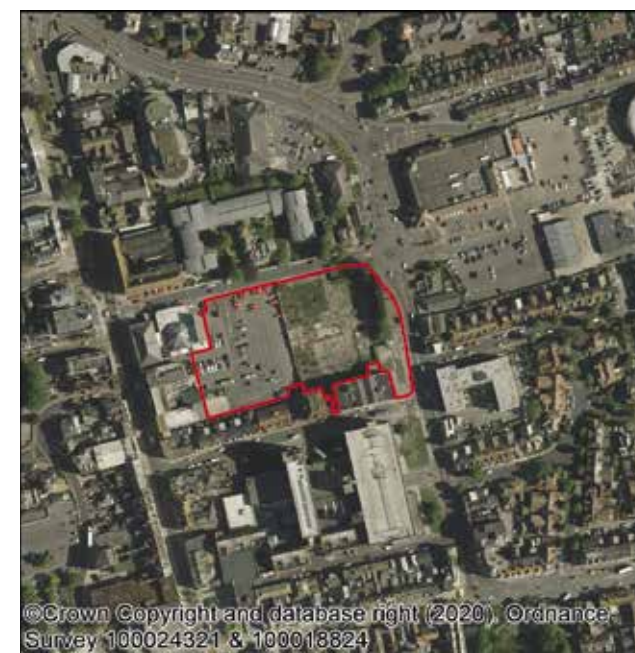
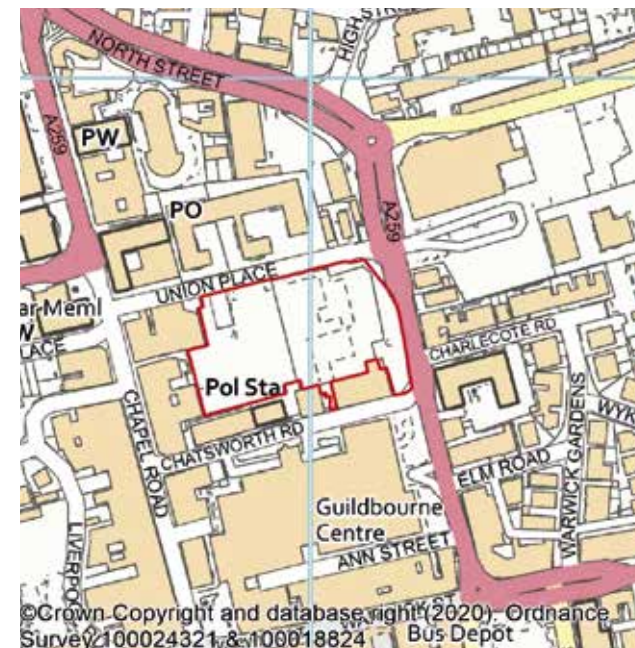
Site Description

4.37 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.

4.38 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.

4.39 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.
- The SFRA identifies the site as being at a medium risk of flooding.

Development Requirements - any future development proposals should:

- a) deliver a residential and employment scheme comprising of a minimum of 150 residential units and approximately 700 sqm commercial;
- b) 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;
- c) protect nearby heritage assets and ensure no unacceptable harm is caused to them or their settings;
- d) provide a mix of uses including homes and commercial floorspace with the potential for restaurants and leisure uses;
- e) enhance permeability and provide a high quality public realm (that incorporates green infrastructure) and generate new retail / leisure circuits connecting to Chapel Road, High Street and South Street;

- f) introduce active usages along Union Place and the High Street (employing natural surveillance to design out crime);
- g) ensure that any contaminated land issue is appropriately assessed and where necessary appropriate remediation takes place. Consider the implications of this to ensure appropriate sustainable drainage systems are provided;
- h) provide a high quality design with particular attention to height and massing. Ensure the scale of development, particularly on the boundaries of the site, respects the scale and established building line of adjoining properties. Ensure that development has a suitable relationship with and does not have an unacceptable impact on neighbouring residents in terms of private amenity, overlooking and that daylight and sunlight implications are appropriately managed;
- i) provide an appropriate number of replacement car parking spaces;
- j) undertake an assessment of the archaeological remains and ensure that any archaeological assessment requirements are implemented;
- k) comply with the requirements of policy DM17 (Energy) with regards to the delivery of district heat networks located within the identified opportunity clusters;
- l) seek to ensure the most vulnerable uses are located in the areas at lowest risk of flooding;
- m) a site specific Flood Risk Assessment should consider all sources of flooding and the impacts of climate change over the lifetime of the development. It must demonstrate that any residual risk can be safely managed, development will not increase flood risk elsewhere and where possible will reduce the overall level of flood risk;
- n) development proposals should ensure the protection and enhancement of existing biodiversity assets in line with Policy DM18, including the provision of biodiversity net gain. Existing high-quality trees should be retained where possible and new green infrastructure delivered that provides opportunities to link to the Borough-wide green infrastructure network.

A14 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

4.40 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.

4.41 The site adjoins housing to the west and south beyond which (to the south) lies a large industrial area. Bramber Primary School (and playing field) is located adjacent to the south west. 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.

4.42 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.
- The SFRA highlights that the southern part of the site is in an area where groundwater levels are predicted to be at or very near (0.025m) of the ground.

Development Requirements - any future development proposals should:

- a) deliver a residential scheme comprising of a minimum of 123 residential units with Parcel A providing 105 residential units and Parcel B providing 18 residential units;
- b) 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). Protect or enhance the distinctive character of the Local Green Gap;
- c) development proposals should ensure the protection and enhancement of existing biodiversity assets in line with Policy DM18, including the provision of biodiversity net gain. Enhance and strengthen trees, hedgerows / linear scrub habitats along existing boundaries. New green infrastructure should be delivered that provides opportunities to link to the Borough-wide green infrastructure network;
- d) be informed by up to date ecological information and create a range of habitats with high wildlife interest within areas of open space;

- e) conserve or enhance the setting of the SDNP and mitigate the visual impact of development (including the effects of artificial lighting) with consideration given to the transition into the Park and views to/from the Park having regard to the recommendations in the Worthing Landscape and Ecology Study;
- f) retain, protect or enhance existing waterbodies including the winterbourne chalk stream and seek opportunities to create new wetland habitats;
- g) protect nearby heritage assets (including Sompting Village Conservation Area) and ensure no unacceptable harm is caused to them or their settings;
- 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. This should include a commitment to promote a travel plan to improve the accessibility and sustainability of the site. EV charge points (with a power output of at least 7kW) should be provided for all residential units, fitted ready for first occupation;
- m) seek to ensure the most vulnerable uses are located in the areas at lowest risk of flooding;

continued overleaf

Development Requirements - any future development proposals should:

- n) a site specific Flood Risk Assessment should consider all sources of flooding and demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its uses, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall. This should have regard to the measures identified in the Level 2 SFRA (2020) and a SuDS scheme to provide mitigation and opportunities to achieve a reduction in overall flood risk;
- o) provide a high quality design with particular attention to height and massing. Ensure the scale of development, particularly on the boundaries of the site, respects the scale and established building line of adjoining properties. Ensure that development has a suitable relationship with and does not have an unacceptable impact on neighbouring residents in terms of private amenity, overlooking and that daylight and sunlight implications are appropriately managed.

Parcel A

- p) strengthen eastern boundary vegetation;
- q) 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

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





