

Who is Homes England and where is Teville Gate?

About Teville Gate

The site was previously the Teville Gate Shopping Centre and multi-storey car park, both of which have been demolished. As a result the site is currently largely vacant.

The site is allocated in the Worthing Borough Council Local Plan as Site A12 for housing and commercial uses.

As a brownfield site in a key town centre location, Teville Gate represents a real opportunity to support regeneration and create a gateway to Worthing.

Any future development will be expected to promote active and sustainable travel, prioritise walking, cycling and shared mobility and create an improved public realm.

Who is Homes England?

Homes England is the government's housing and regeneration agency. We work with partners to deliver new homes and create thriving places, helping to meet the country's housing needs.

Homes England does not build homes, so at Teville Gate our role is to 'de-risk' the site through technical investigation so that it is attractive and can be delivered by the market.



Building from the ground up

Teville Gate is an important brownfield regeneration opportunity for Worthing.

Homes England acquired the site in March 2024 from Worthing Borough Council.

Since then, work has been taking place to understand better the site, its challenges and its potential.

Before any development can happen, it is important to build from the ground up. **This means understanding the site properly, the policy context, and making sure future development is informed by technical evidence and investigations, so that it is achievable and shaped locally.**

Previous proposals for the site have not been successful. Homes England is now progressing a careful and informed approach to secure the future of Teville Gate.

What is our role and what are we doing?

Preparing for future regeneration

Homes England's role is to reduce uncertainty around the Teville Gate site.

This is about building from the ground up. Before plans can be developed, the site's opportunities, constraints, policy requirements and market interest need to be clearly understood.

What are we doing?

- **Understanding who may develop here, and what**

Early conversations with potential development partners has confirmed interest for a range of uses including:

 Homes and accommodation for older people

 Food store

 Workspaces

 Small scale leisure uses

Future development partners will also want to prepare their own planning applications to ensure they fit their operational needs.

- **Working with Worthing Borough Council**

To ensure future development partners are clear on the expectations they will need to address to secure planning permission.

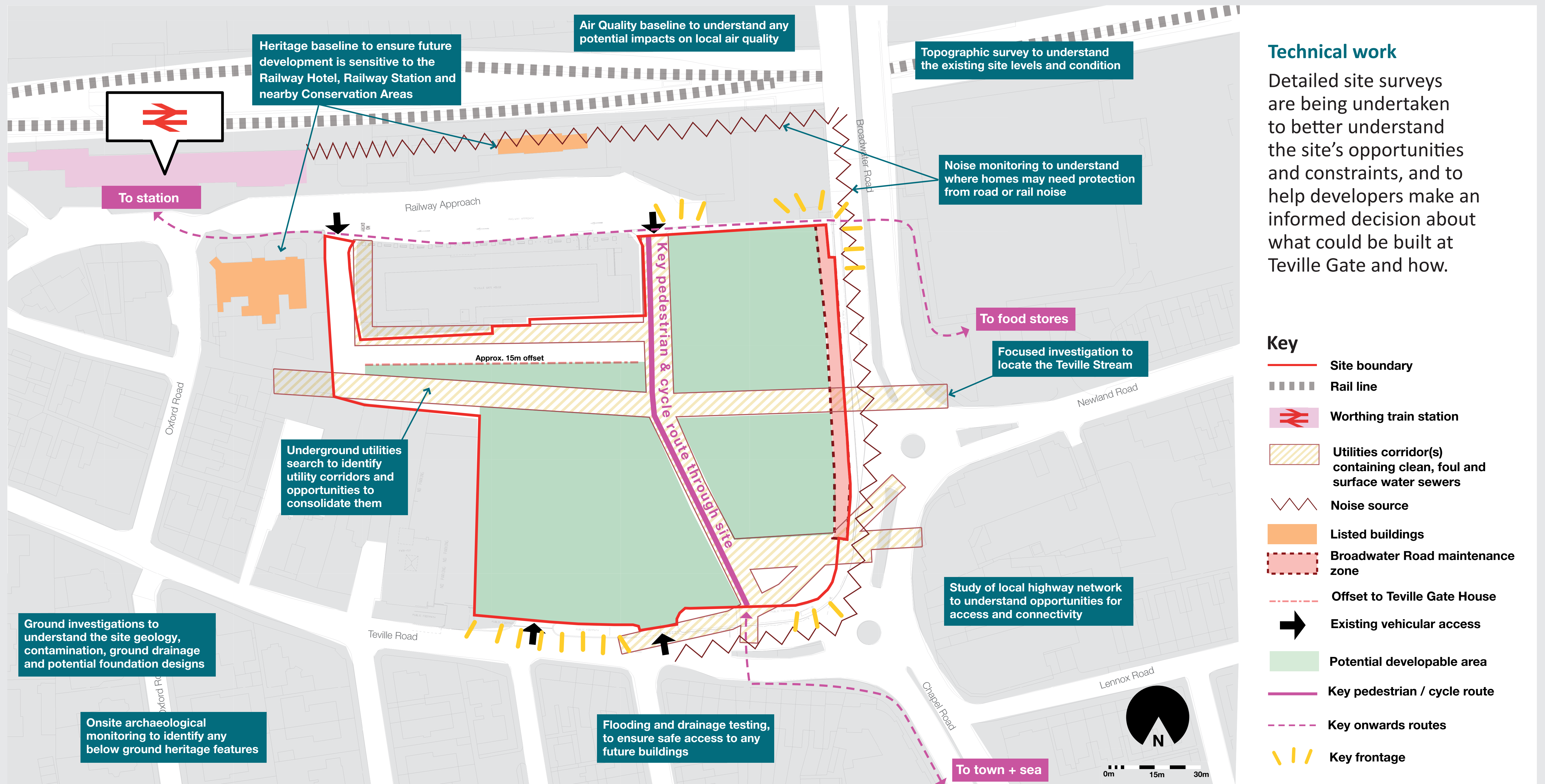
Why this matters

Teville Gate is complex and previous attempts to develop the site have been unsuccessful. Taking the time to understand it properly now will help create stronger foundations for future proposals.

This work does not fix the final design or decide exactly what will be built. Instead, it helps make sure that any future developer can create a scheme that is realistic, informed and focused on achievable regeneration.



Our technical investigations



Learning from the community

Help shape the foundations for Teville Gate

Teville Gate is an important site in Worthing. As Homes England prepares the site for future regeneration, we want to understand what matters most to local people.

Your feedback will help our future development partners understand what Teville Gate means to you.



Help shape the foundations for Teville Gate

These might be...

- What do you know about the site?
- What role has it played in Worthing?
- What should future developers understand about this place?

Your thoughts:

What would you like to see at Teville Gate?

These might be...

- An improved footpath connecting the railway station and town centre
- Seating
- Play space
- More planting and greenery
- Spaces to meet and spend time

Your ideas:

What are your key concerns?

These might be...

- Connectivity
- Design
- Construction impacts

Your concerns:

Our next steps

Homes England's role is to make sure any future development partner has the right information to understand the complexity of the Teville Gate and can regenerate the site as quickly as possible.

The work now taking place is helping to build the foundations for the next stage.



Step 1: Technical understanding

Homes England is preparing a technical pack of information for the site.

This will give potential developers a clear understanding of the technical opportunities and challenges at Teville Gate so they can make informed decisions about what can be built, and to ensure that any future proposals are robust and evidence based.



Step 2: Prepare a Development Brief

A Development Brief will be prepared for Teville Gate.

This will provide clear direction on any key parameters or requirements for future development and will be prepared with engagement from Worthing Borough Council. This will give potential developers greater clarity and certainty on what could be achievable and viable on the site.



Step 3: Appoint development partner

Once the technical work is complete and Development Brief finalised, Homes England intends to bring a development partner on board, who will be responsible for submitting a planning application and building the site.



Step 4: Future planning application

During the preparation of any planning application, there will be further opportunities for the community to feedback on the emerging proposals.

The application would be submitted to Worthing Borough Council who would determine the application against national and local policy.