

**SCHEDULE OF SITES ALLOCATED FOR SPECIFIC PURPOSES**

This Appendix gives details and site plans of all sites allocated for specific purposes within this Deposit Plan.

**SITE** : Land Adjoining the Proposed East Worthing Access Road

**PROPOSED USE** : Nature Conservation

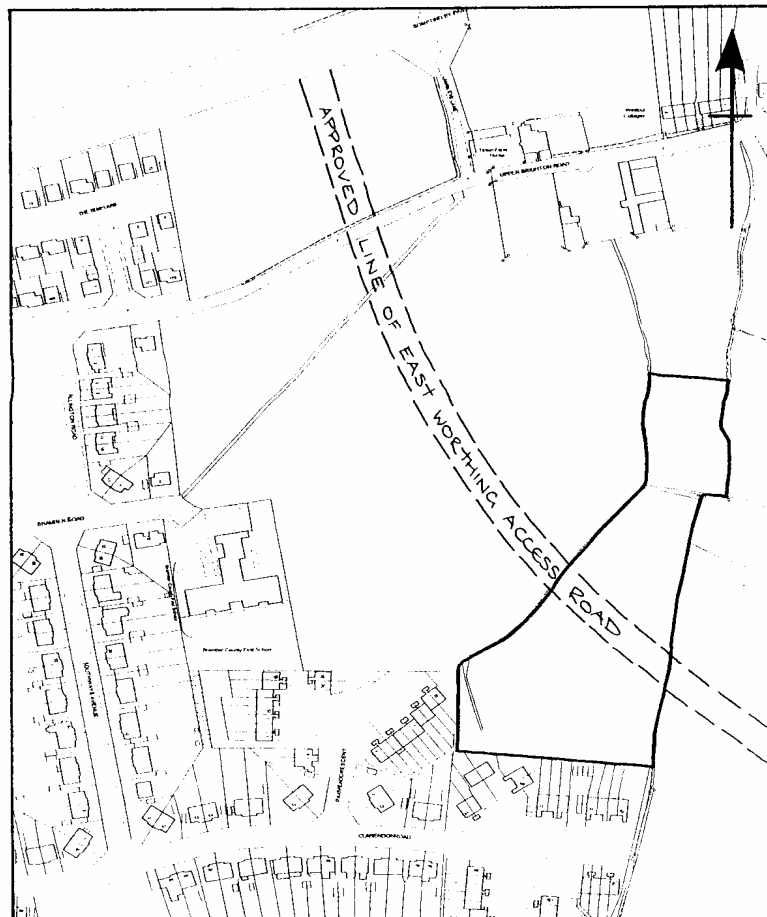
**POLICY NUMBER** : RES 6 - Page No. ??

**SITE AREA** : 1.5 Hectares

**OWNERSHIP** : Private

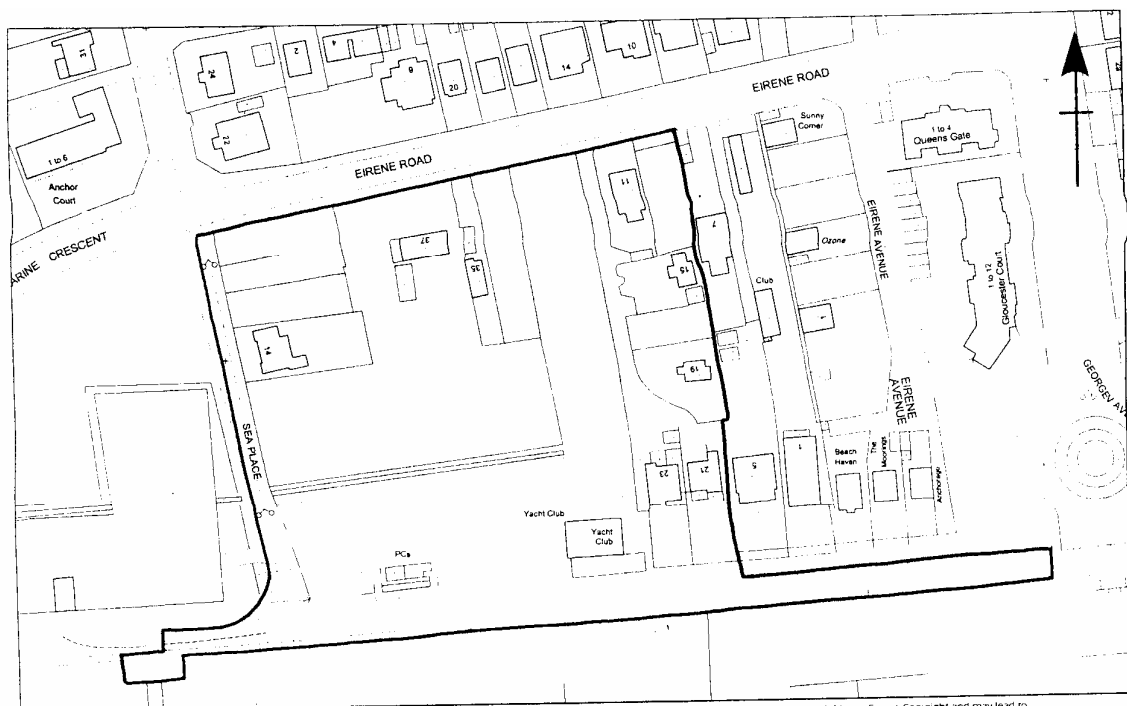
**LIKELY COMPLETION** : Dependent on outcome of East Worthing Access Road construction.

**COMMENTS** : This forms part of a larger site proposed for nature conservation purposes; the remainder being within Adur District. Worthing Borough Council will work with Adur District Council, West Sussex County Council and the land owner to establish detailed arrangements for the whole area.



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<b>SITE</b>	:	Land at Sea Place/Eirene Road
<b>PROPOSED USE</b>	:	Housing together with marine recreation and training with related ancillary uses and car parking
<b>POLICY NUMBER</b>	:	CT5 - Page No. ??
<b>SITE AREA</b>	:	1.3 Hectare
<b>OWNERSHIP</b>	:	Worthing Borough Council
<b>COMMENTS</b>	:	A development brief has been approved for this site. Originally, land to the east also formed part of the brief site. This was deleted, however, following the outcome of a flooding study undertaken in 1998. The remaining area may also be at risk from flooding, but as remedial work to overcome problems may be undertaken within the period of the Plan, the site remains identified for redevelopment in line with principles of the brief. This indicates development for 9 houses, a cafe, windsurfing and youth and community facilities, and public car parking, together with environmental improvements. An existing restaurant and the yacht club are retained.



**SITE** : West Durrington

**PROPOSED USE** : Residential, Leisure, Social and Community Facilities

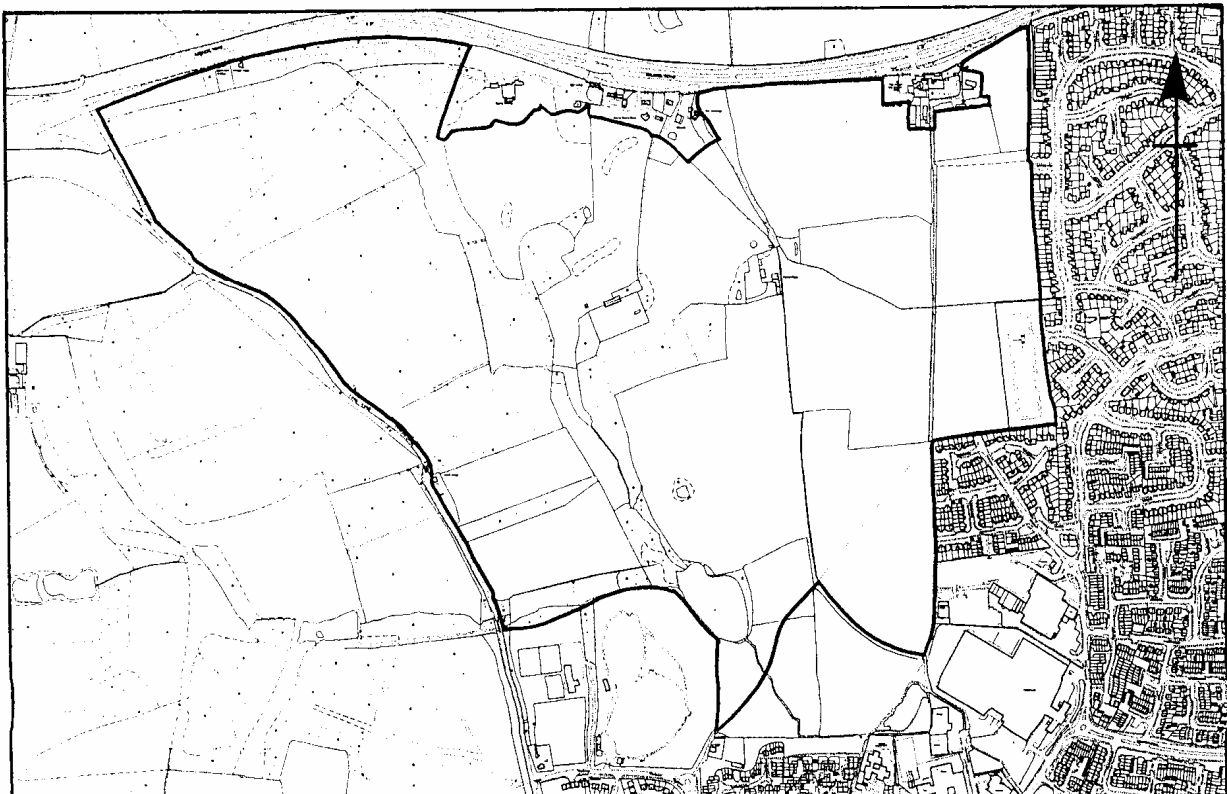
**POLICY NUMBER** : H4 - Page No. ??

**SITE AREA** : C 48 Hectares

**OWNERSHIP** : Private

**COMMENTS** : A development brief for this area is being prepared.

#### NEW PLAN TO REFLECT REVISED BOUNDARY



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**SITE** : Land South of Upper Brighton Road

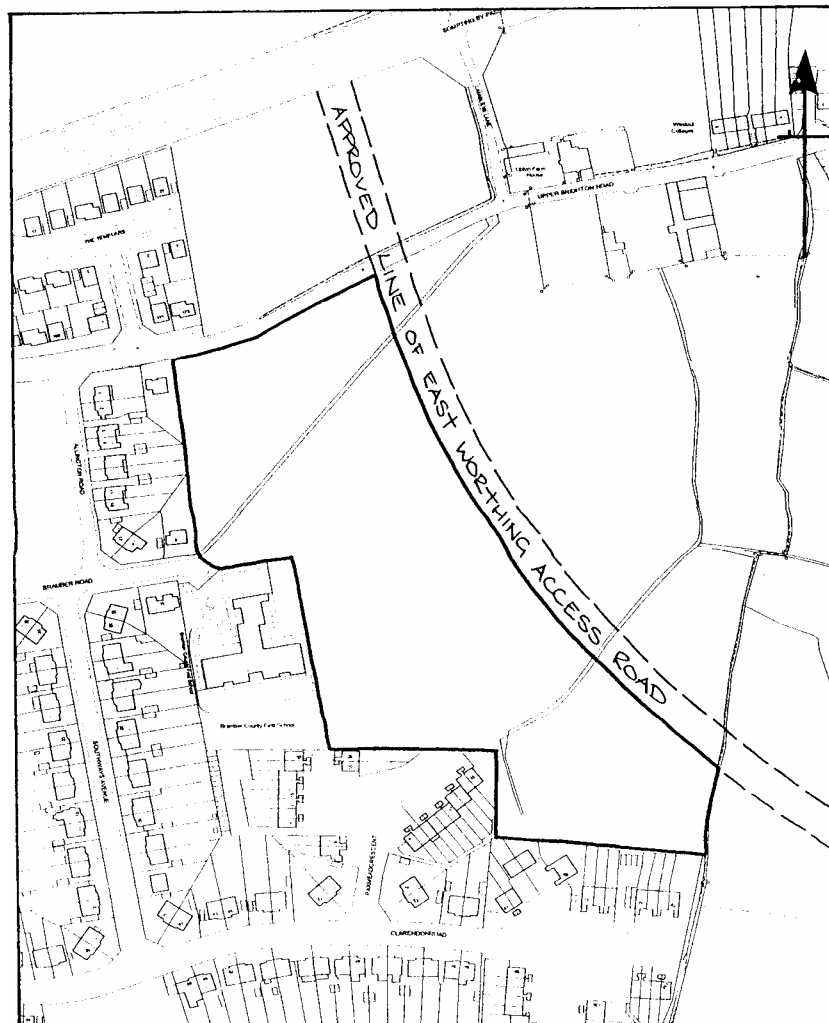
**PROPOSED USE** : Housing, Plus School Playing Field

**POLICY NUMBER** : H5 - Page No. ??

**SITE AREA** : 2.5 Hectares

**OWNERSHIP** : Private

**COMMENTS** : The availability of this site for development is dependent upon construction of the East Worthing Access Road. This and other issues relating to building height, social housing and a contribution towards funding of building works at the adjoining school are set out in the supporting text.



**COMMENTS :** A number of detailed issues relating to access, off-site traffic calming, building height, social housing and the possible existence of contaminated land are set out in the supporting text to this policy.

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SITE : Former Warnes Hotel, Marine Parade

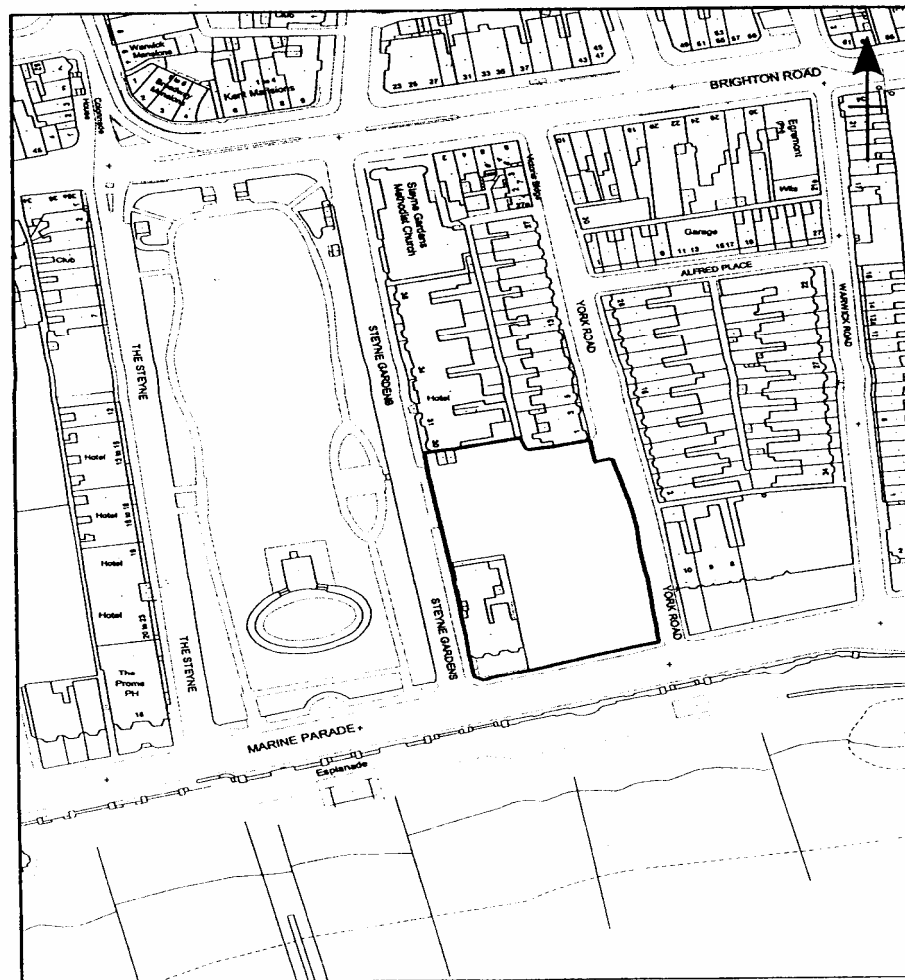
PROPOSED USE : Housing

POLICY NUMBER : H7 - Page No. ??

SITE AREA : 0.38 Hectares

OWNERSHIP : Private

COMMENTS : See supporting text.



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**SITE** : Dairy Premises, Sompting Road

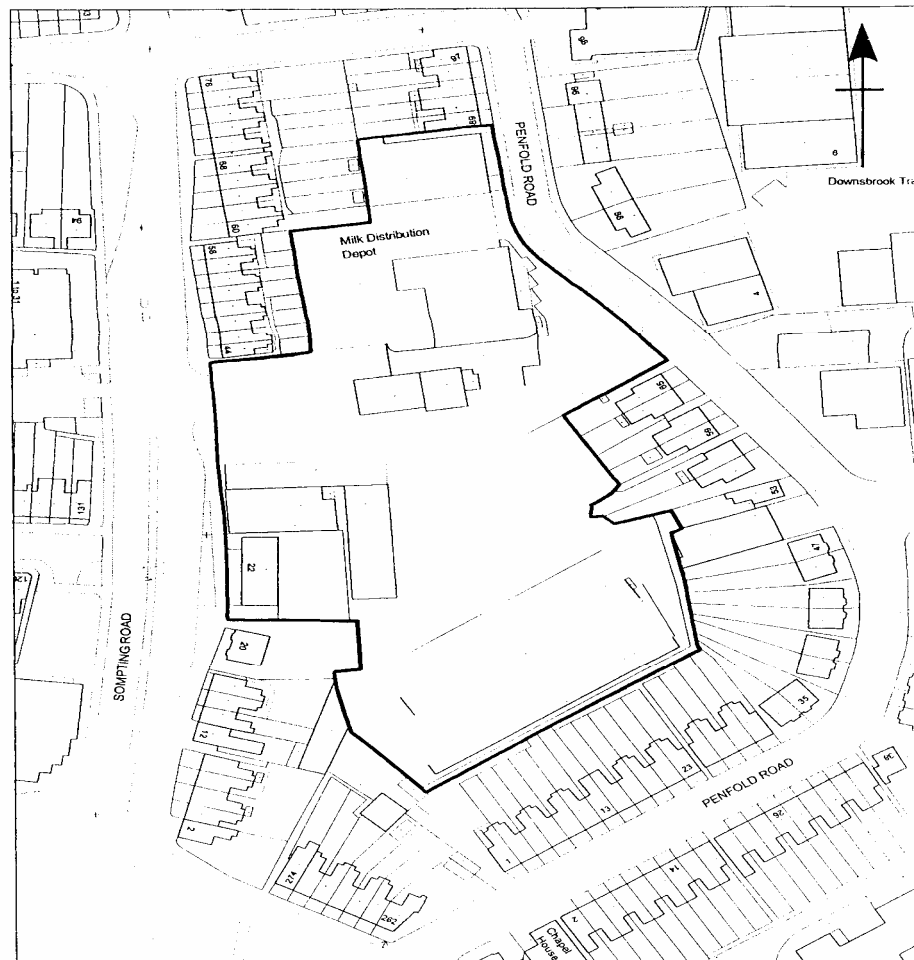
**PROPOSED USE** : Housing

**POLICY NUMBER** : H8 - Page No. 134

**SITE AREA** : 1.1 Hectare

**OWNERSHIP** : Private

**COMMENTS** : Whilst allocated for housing, the Borough Council would also support the site's retention for certain types of commercial activity.



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**SITE** : West Worthing Waste Water and British Gas Site



**SITE** : Lower Northbrook Farm and Adjoining  
Paddock,  
Titnore Lane

**PROPOSED USE** : Business Use (Use Class B1)

**POLICY NUMBER** : B3 - Page No. xxx

**SITE AREA** : 3.5 Hectares

**OWNERSHIP** : Private

**COMMENTS** : The supporting text refers to the need to maintain the rural character of Titnore Lane and the surrounding area. To achieve this only one access should be created from Titnore Lane to serve the whole site, and development should be low density and low rise, principally two storeys.

## NEW PLAN



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**SITE** : Land North of Littlehampton Road, Adjacent to Northbrook College and Southern Water

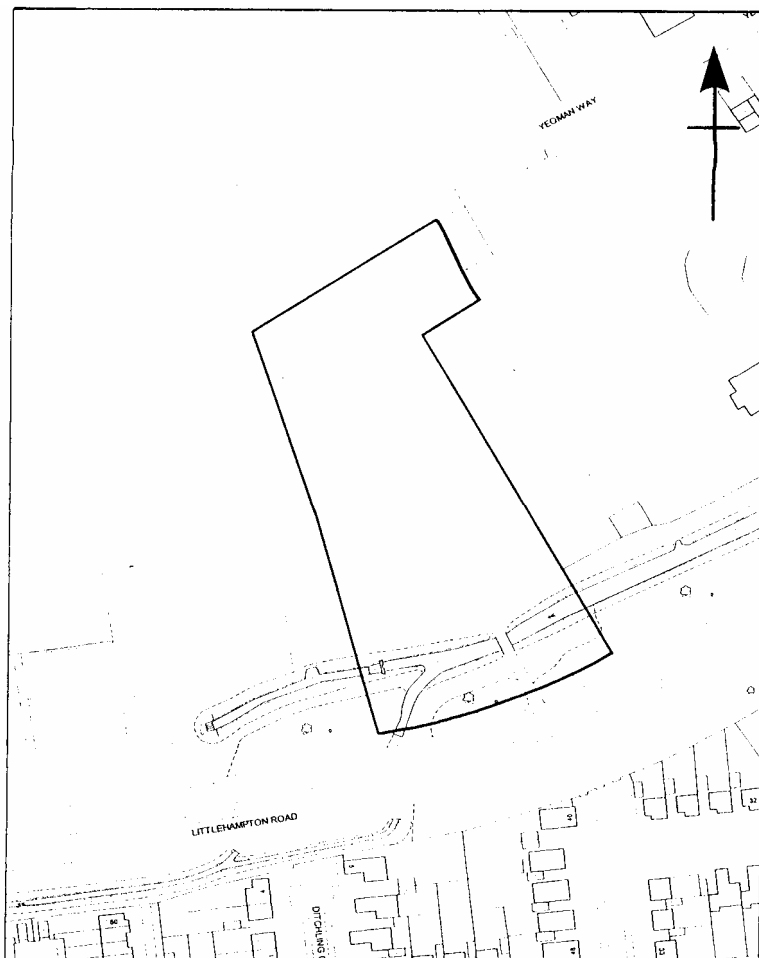
**PROPOSED USE** : Business Use (Use Class B1)  
or  
General Industry (Use Class B2)  
or  
Storage (Use Class B8)

**POLICY NUMBER** : B4 - Page No. xxx

**SITE AREA** : 1.2 Hectare

**OWNERSHIP** : Worthing Borough Council

**COMMENTS** : Density of development should be similar to the adjoining education and commercial uses. Open storage of materials will not be permitted.



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**SITE** : Land East of Dale Road

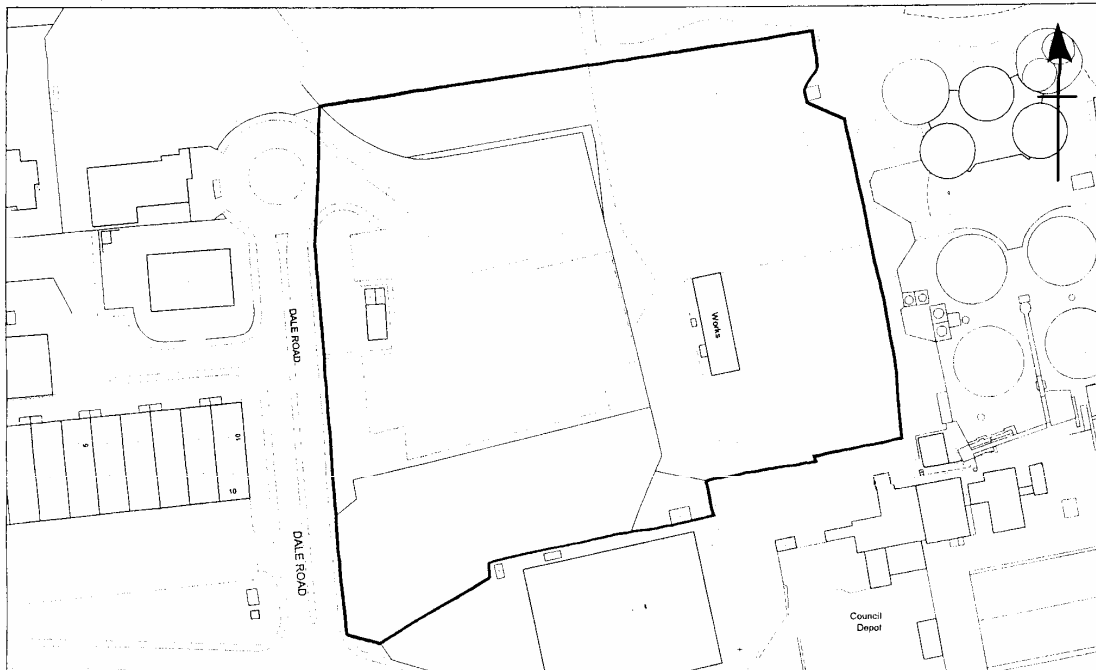
**PROPOSED USE** : Business Use (Use Class B1)  
or  
General Industry (Use Class B2)  
or  
Storage (Use Class B8)

**POLICY NUMBER** : B5 - Page No. xxx

**SITE AREA** : 2.86 Hectares

**OWNERSHIP** : Worthing Borough Council

**COMMENTS** : Development of this site will be subject to the completion of a survey into the presence of any contamination and the need for mitigation measures as appropriate.



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**SITE** : Land East of Faraday Close

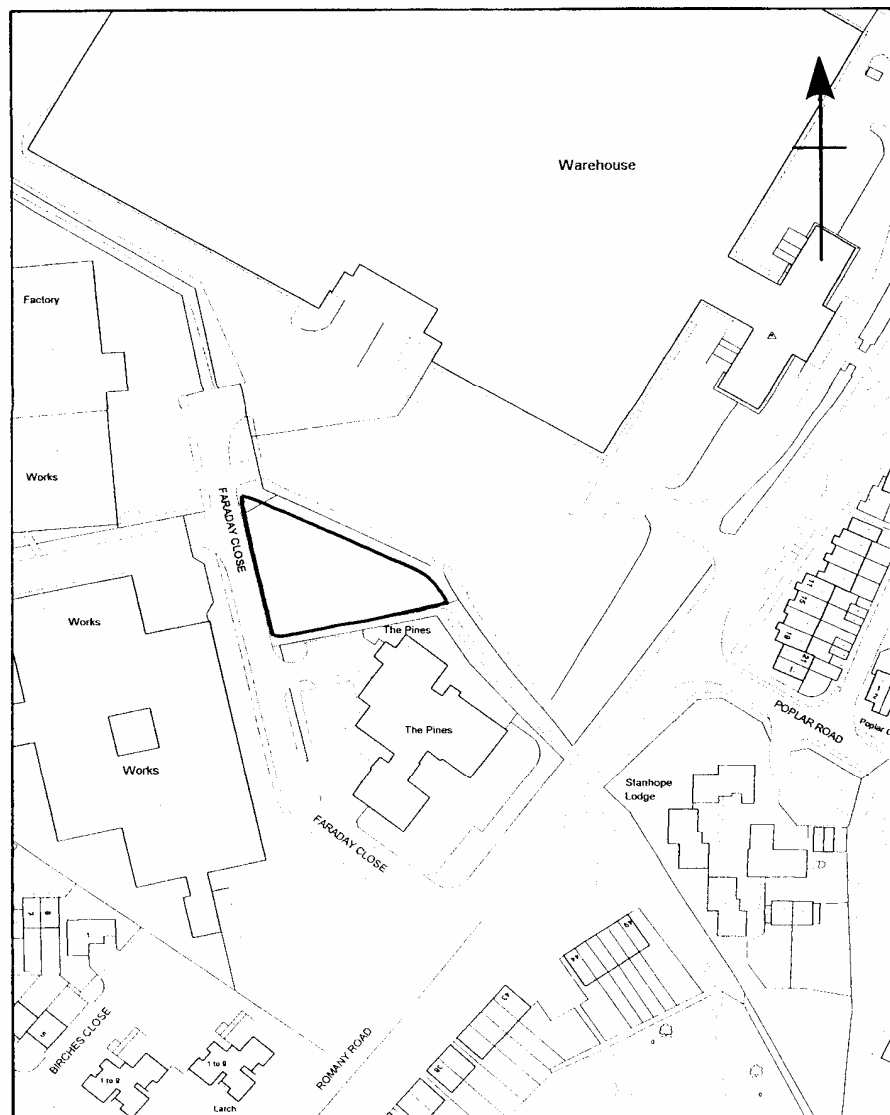
**PROPOSED USE** : Business Use (Use Class B1)

**POLICY NUMBER** : B6 - Page No. xxx

**SITE AREA** : 0.2 Hectare

**OWNERSHIP** : Private

**COMMENTS** : None.



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**SITE** : Highdown Business Park, Yeoman Road

**PROPOSED USE** : Business Use (Use Class B1), Car Showroom with servicing

**POLICY NUMBER** : B7 - Page No. xxx

**SITE AREA** : c1.9 Hectare

**OWNERSHIP** : Private

**COMMENTS** : None.

**NEEDS PLAN**

**SITE** : Site A The Warren, Hilbarn Lane

**PROPOSED USE** : Business Use (Use Class B1)

**POLICY NUMBER** : B8 - Page No. xxx

**SITE AREA** : xxx Hectare

**OWNERSHIP** : Private

**COMMENTS** : None.

**NEEDS PLAN**

**SITE** : Site B The Warren, Hillbarn Lane

**PROPOSED USE** : Business Use (Use Class B1)

**POLICY NUMBER** : B9 - Page No. xxx

**SITE AREA** : xxx Hectare

**OWNERSHIP** : Private

**COMMENTS** : None.

**NEEDS PLAN**

**SITE** : Land at Adur Avenue

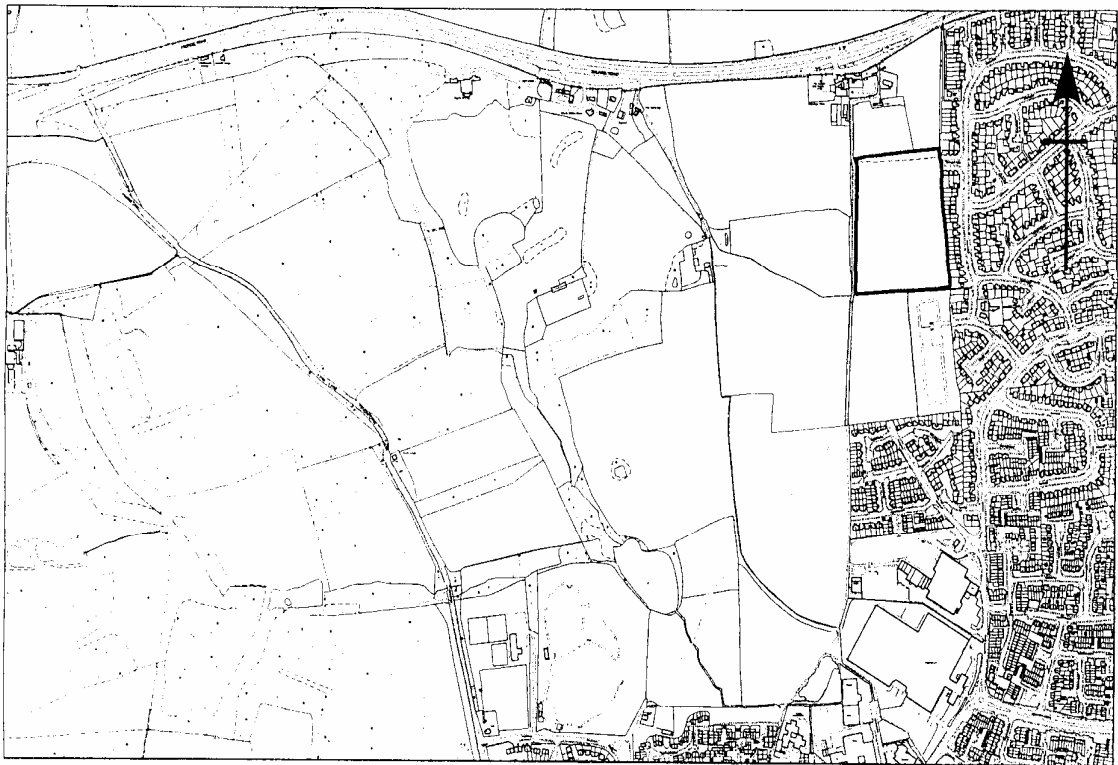
**PROPOSED USE** : Public Playing Fields

**POLICY NUMBER** : LR6 - Page No. ???

**SITE AREA** : 4.3 Hectares

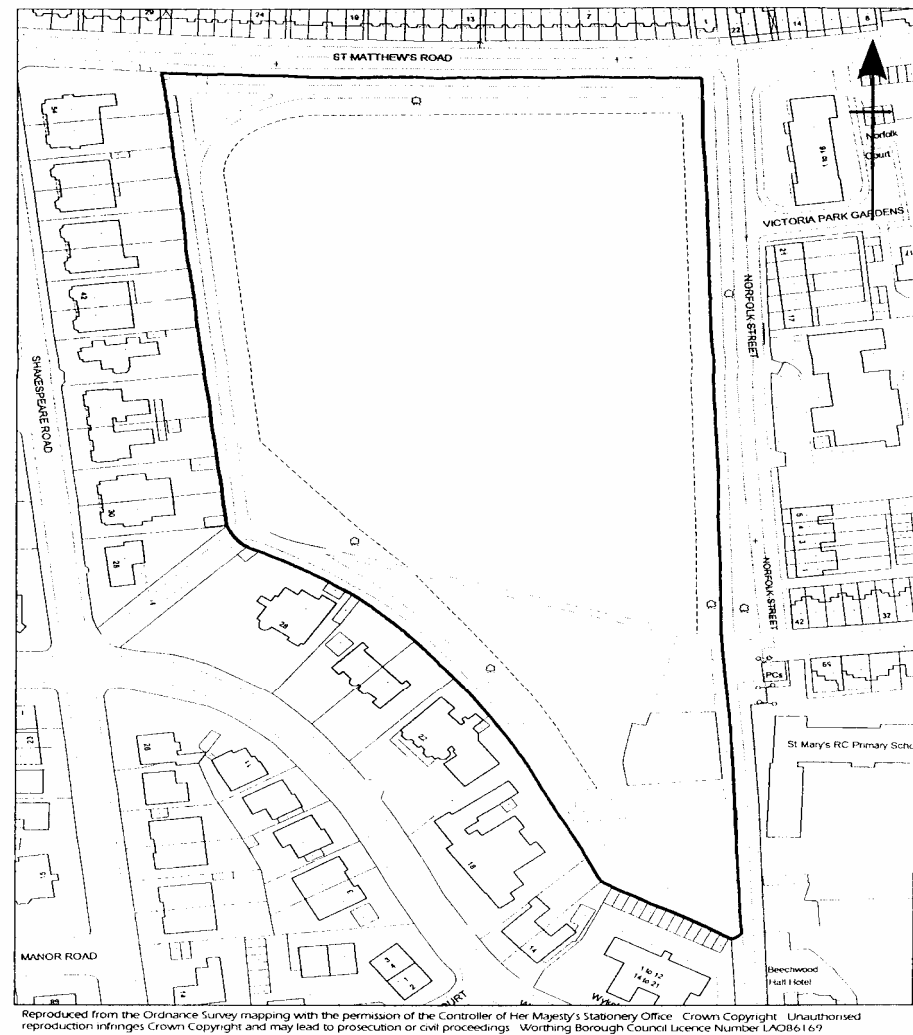
**OWNERSHIP** : Private

**COMMENTS** : This is a long-standing allocation for public playing fields. It is possible that this allocation will be relocated elsewhere with the wider West Durrington Brief area, and that the Adur Avenue site will be used for other purposes.



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SITE	:	Victoria Park
PROPOSED USE	:	Junior Soccer Centre
POLICY NUMBER	:	LR7 - Page No. ???
SITE AREA	:	N/A
OWNERSHIP	:	Worthing Borough Council
COMMENTS	:	Planning permission has now been granted for a small pavilion in association with this proposed use.



**SITE** : The Aquarena (and land to south and west)

**PROPOSED USE** : Sports and leisure uses

**POLICY NUMBER** : LR10 - Page No. 198

**SITE AREA** : 2.7 Hectares

**OWNERSHIP** : Worthing Borough Council

**COMMENTS** : See supporting text



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**SITE** : Worthing Leisure Centre (and outdoor recreation areas to south and east)

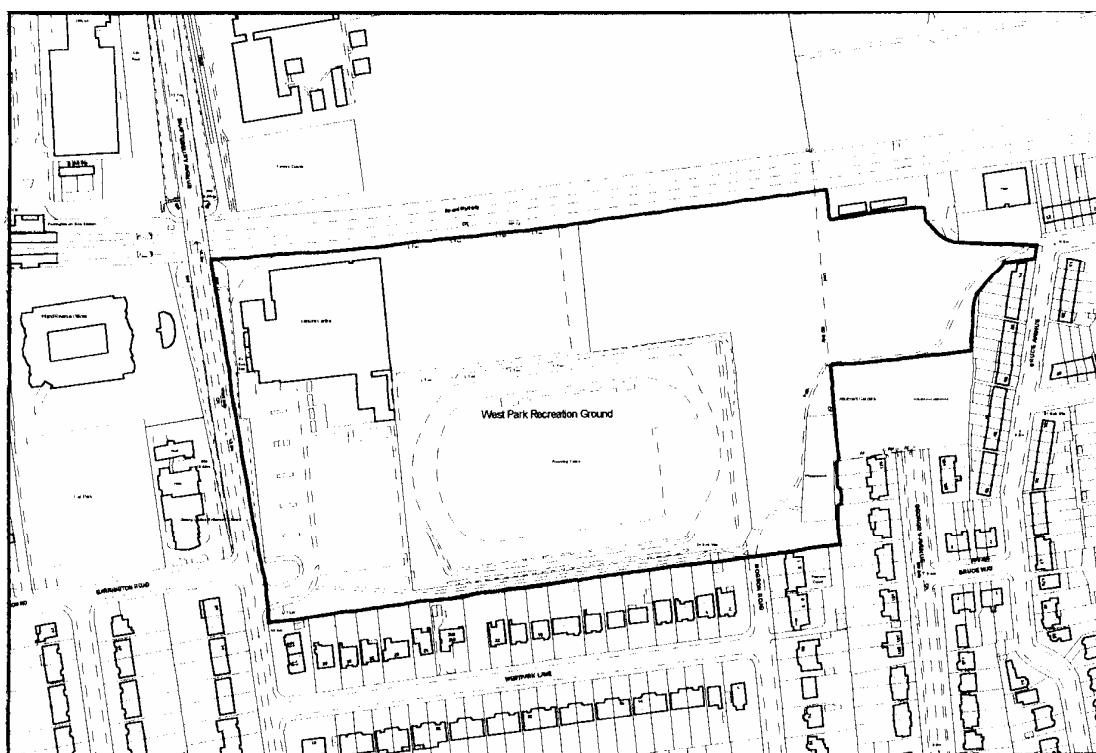
**PROPOSED USE** : Sports and Leisure Uses

**POLICY NUMBER** : LR11 - Page No. ???

**SITE AREA** : 6.8 Hectares

**OWNERSHIP** : Worthing Borough Council

**COMMENTS** : See supporting text



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**SITE** : Land to East of West Durrington District Shopping Centre

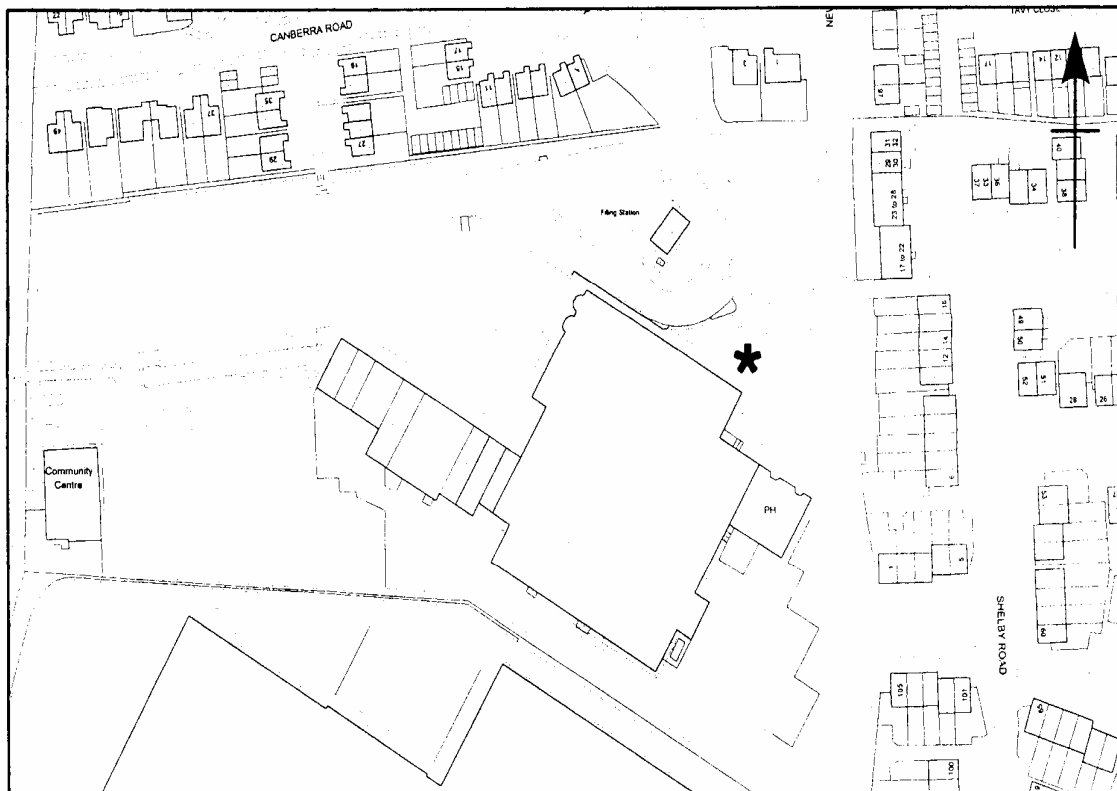
**PROPOSED USE** : Public Library

**POLICY NUMBER** : SC4 - Page No. ???

**SITE AREA** : N/A

**OWNERSHIP** : West Sussex County Council

**COMMENTS** : Although a site has been allocated for this use for a number of years, the programming of development is uncertain.



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SITE : Worthing Hospital, Lyndhurst Road

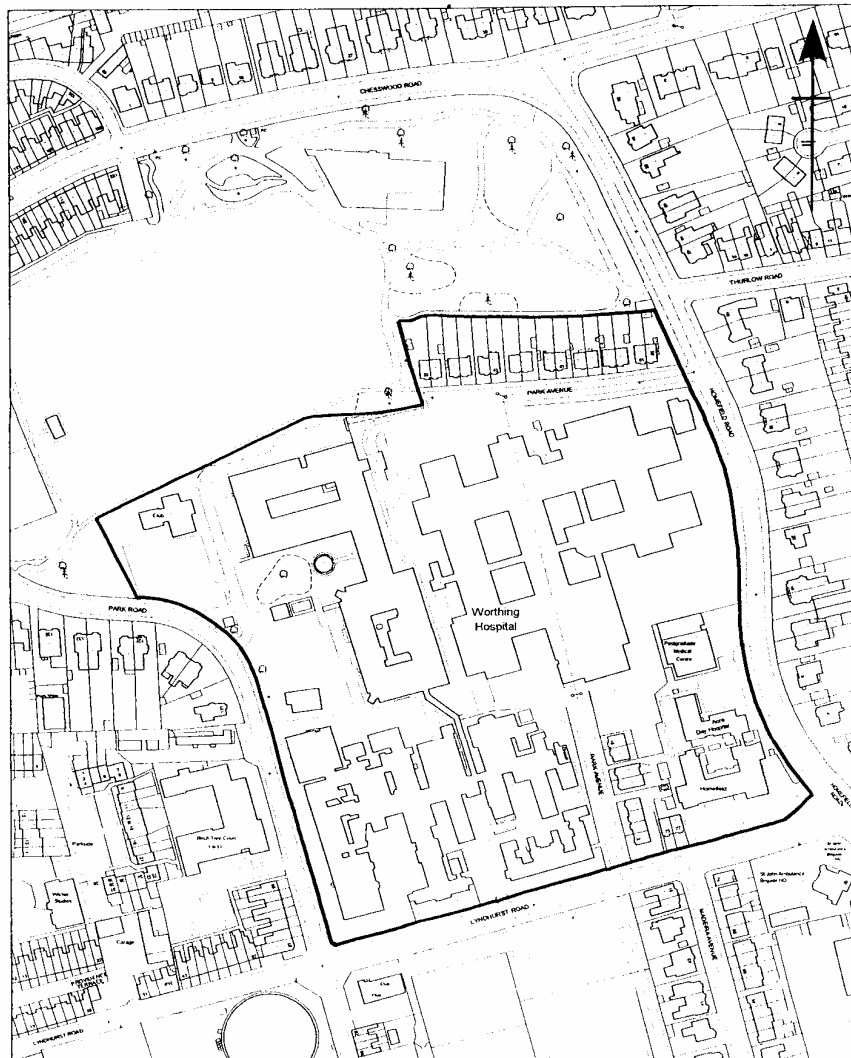
PROPOSED USE : Additional Healthcare Facilities

POLICY NUMBER : SC5 - Page No. ???

SITE AREA : N/A

OWNERSHIP : Private

COMMENTS : None.



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**SITE** : Swandean Hospital, Arundel Road

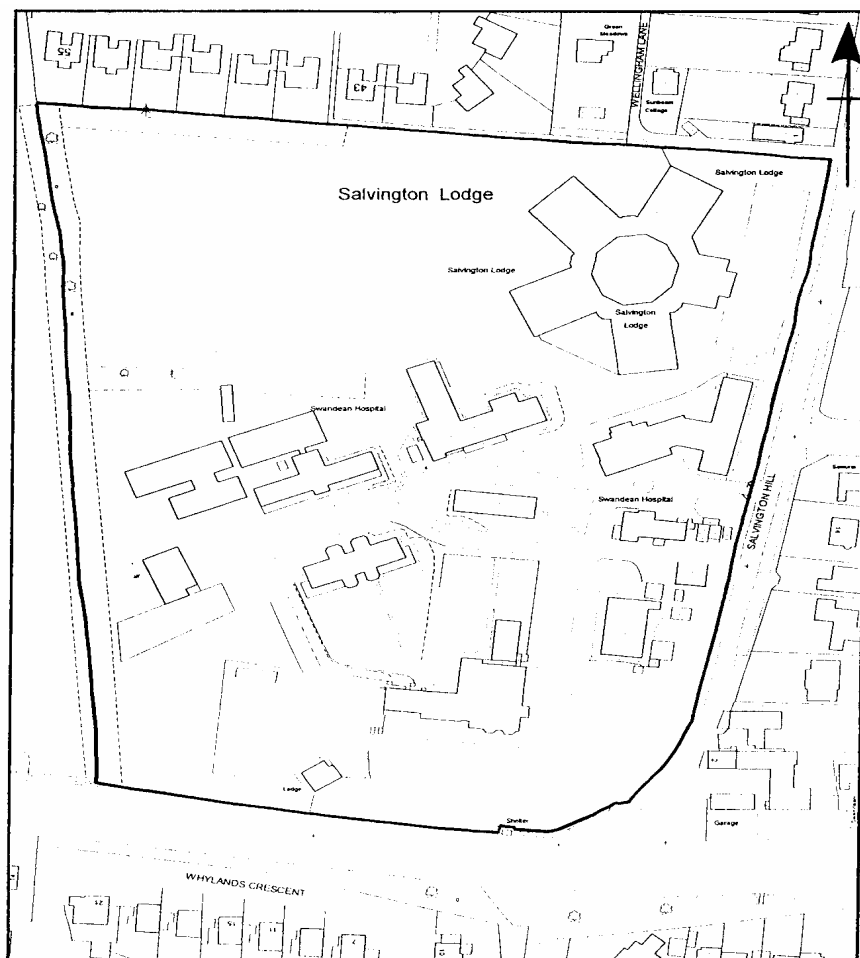
**PROPOSED USE** : Housing  
or  
Healthcare  
or  
Hotel

**POLICY NUMBER** : SC6 - Page No. ???

**SITE AREA** : 4.5 Hectare although it is unlikely that all of the site would be available for development.

**OWNERSHIP** : Private

**COMMENTS** : See supporting text.



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**SITE** : Central Clinic, Stoke Abbott Road

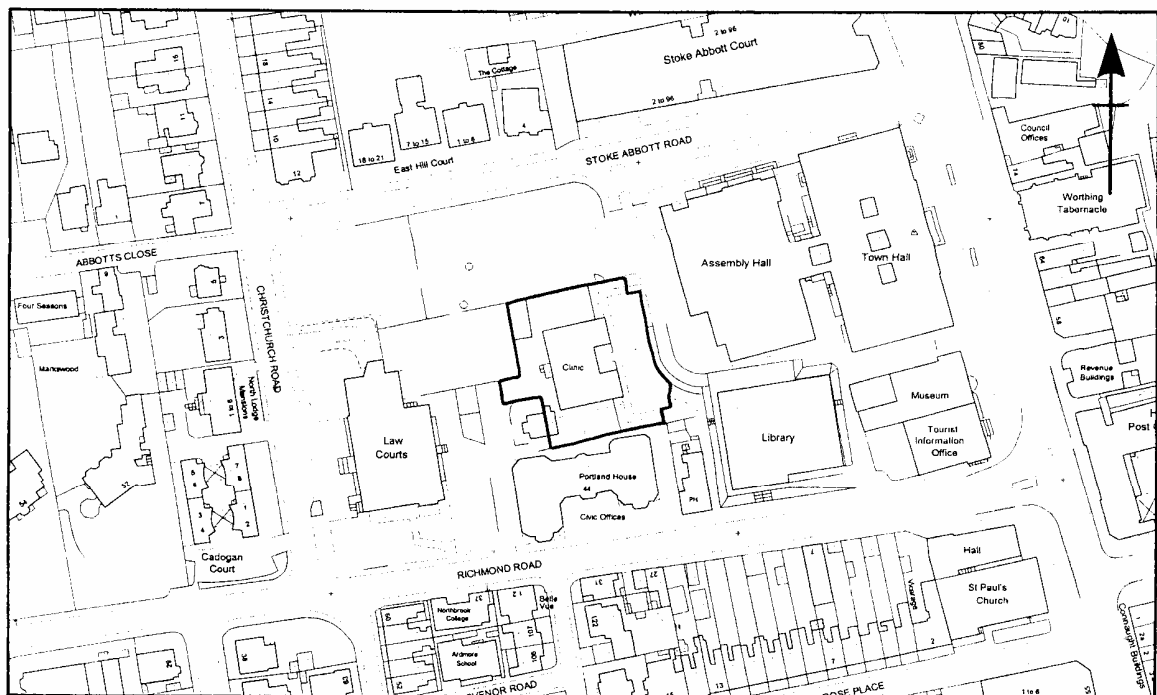
**PROPOSED USE** : Office Use (Use Class A2 or B1)  
or  
Healthcare  
or  
Other Uses Appropriate to the Civic Nature of the Site

**POLICY NUMBER** : SC7 - Page No. ???

**SITE AREA** : C 0.19 Hectare

**OWNERSHIP** : Private

**COMMENTS** : See supporting text.



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SITE : BG Site, High Street

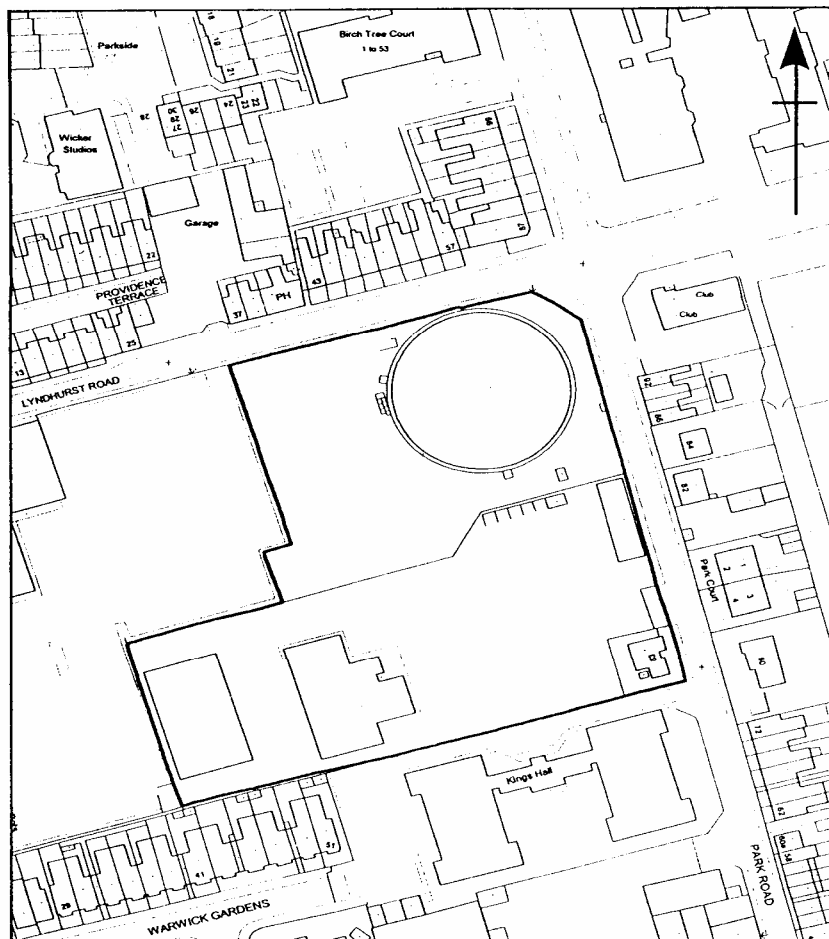
PROPOSED USE : Non-food Retail Development

POLICY NUMBER : S2 - Page No. 219

SITE AREA : 1.14 Hectares

OWNERSHIP : Private

COMMENTS : Vehicle and service access to this site should be from High Street. A requirement for off-site improvements to Lyndhurst Road may necessitate the repositioning of the wall on the northern boundary. Particular regard must be had to the amenity of nearby residents.



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**SITE** : Stagecoach Site, Marine Parade

**PROPOSED USE** : Non-food Retail Development

**POLICY NUMBER** : S3 - Page No. 220

**SITE AREA** : 0.65 Hectare

**OWNERSHIP** : Private

**COMMENTS** : This site is considered suitable principally for non-food retail use, but with scope for ancillary commercial or residential use. Its location adjoining a Conservation Area and listed buildings means design issues are of particular importance.

Pedestrian links should be encouraged to the seafront and nearby shopping streets.



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**SITE** : Union Place Car Park and Police Station Site

**PROPOSED USE** : Non-food retail development with or without ancillary leisure development

**POLICY NUMBER** : S4 - Page No. 221

**SITE AREA** : 0.5 Hectare Area of Site? Check brief?

**OWNERSHIP** : Private

**COMMENTS** : This site's location within the town centre and adjoining the Connaught Theatre makes it suitable for non-food retail development, or with a mix of ancillary leisure. The Union Place frontage should be built, not open, taking its context from the adjoining Theatre.

In order to contribute to the vitality of the Town Centre, any development should create and enhance pedestrian links to the surrounding area.

Richard – this area should reflect site area of Development Brief  
– please can area be checked  
Original map yet to be scanned in.

SITE : East Side of Montague Place

PROPOSED USE : Tracy do you want this one kept in but under Built Environment Chapter?

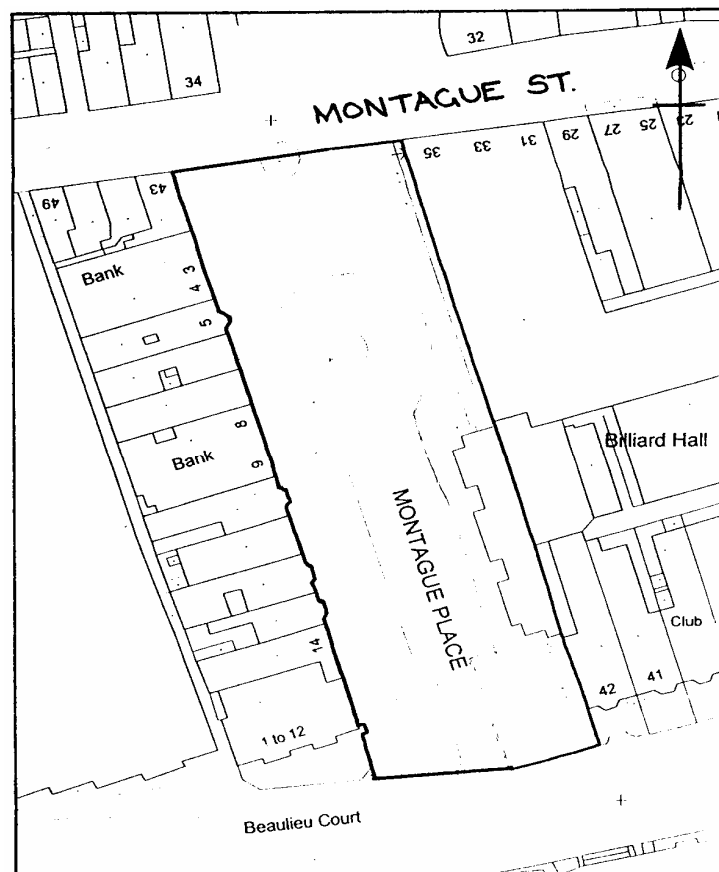
POLICY NUMBER :

SITE AREA : N/A

OWNERSHIP : Worthing Borough Council/West Sussex County Council/Private

COMMENTS : Text will need to be updated to reflect BE policy  
A townscape appraisal is to be undertaken to establish whether limited development on the east side of Montague Place would be an appropriate means of achieving environmental enhancement of the area. If, subsequently, development is considered acceptable, a design brief will be provided setting out the extent of any projection into Montague Place.

May need to change the boundary on this plan to reflect BE policy



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<b>SITE</b>	:	Northbrook College, Broadwater Road
<b>PROPOSED USE</b>	:	Housing or Business Use (Use Class B1) or A Mix of Both Uses
<b>POLICY NUMBER</b>	:	MS1 - Page No. 240
<b>SITE AREA</b>	:	3.7 Hectares
<b>OWNERSHIP</b>	:	Private
<b>COMMENTS</b>	:	The Borough Council has indicated housing and/or business use as its preferred option for this site. The requirements for development, including access and density, are complex and are set out in the supporting text. An archaeological evaluation will be required prior to determining any planning application.



<b>SITE</b>	:	Teville Gate Area
<b>PROPOSED USE</b>	:	Leisure Use or Non-food Retail Development or A mix of both
<b>POLICY NUMBER</b>	:	MS2 - Page No. 241
<b>SITE AREA</b>	:	1.58 Hectares
<b>OWNERSHIP</b>	:	Private
<b>COMMENTS</b> the	:	The site's prominent location and proximity to  main railway station require development to provide a bold architectural statement and enhance pedestrian links through the site. Existing public parking should be replaced with at least 150 spaces.



**SITE** : Castle Goring, Arundel Road

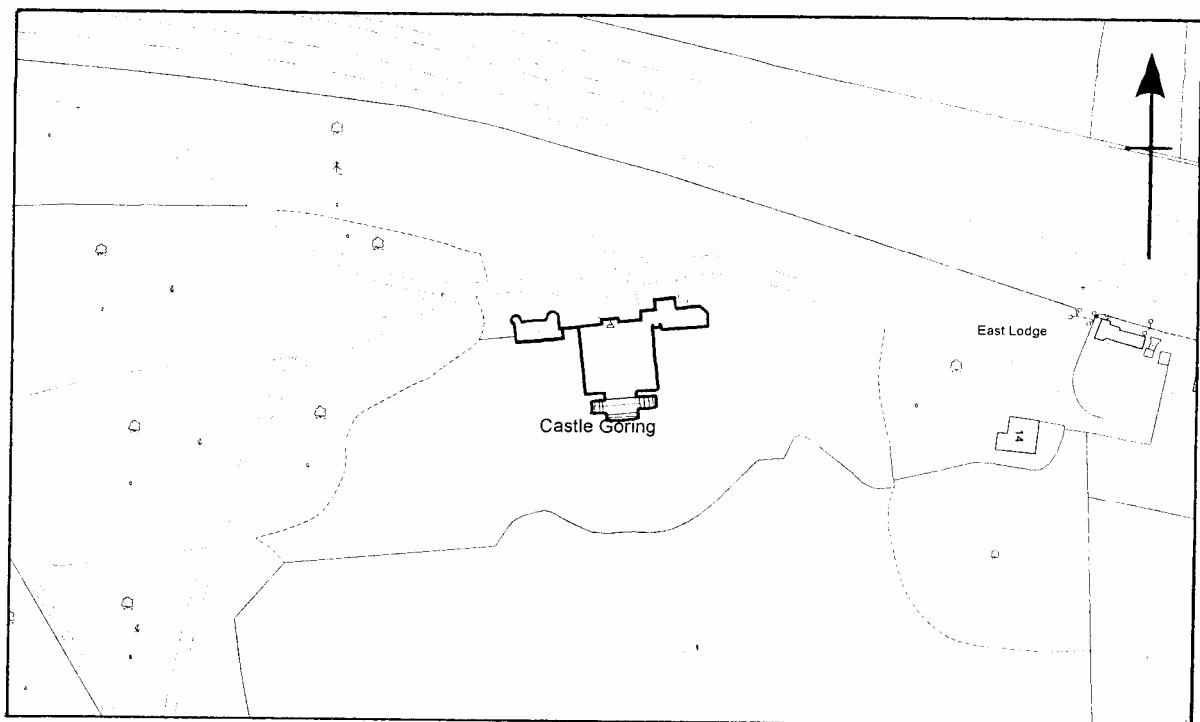
**PROPOSED USE** : Conference or Training Facility  
or  
Office Headquarters  
or  
Appropriate Leisure Use

**POLICY NUMBER** : MS3 - Page No. 243

**SITE AREA** : N/A

**OWNERSHIP** : Private

**COMMENTS** : This is a Grade I listed building. Whilst the Borough Council would support full use and refurbishment of the building, proposals must respect the unique character of Castle Goring and ensure its long term viability and maintenance.



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**SITE** : Grafton Site, Marine Parade

**PROPOSED USES** :

- (i) Hotel with ancillary recreation or leisure uses; or
- (ii) Residential flats with ancillary recreation or leisure uses; or
- (iii) A leisure related facility incorporating one or more of the following uses; cinema, sports hall, swimming pool, skating rink, gymnasium, health club, museum, art gallery or other appropriate indoor use.

**POLICY NUMBER** : MS4 - Page No. 244

**SITE AREA** : 0.13 Hectares (excluding the Grafton deck)

**OWNERSHIP** : Worthing Borough Council

**COMMENTS** : The range of potential uses and site requirements are explained fully in a development brief available from the Planning Section. Outline planning permission has been granted for all three options.

