

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

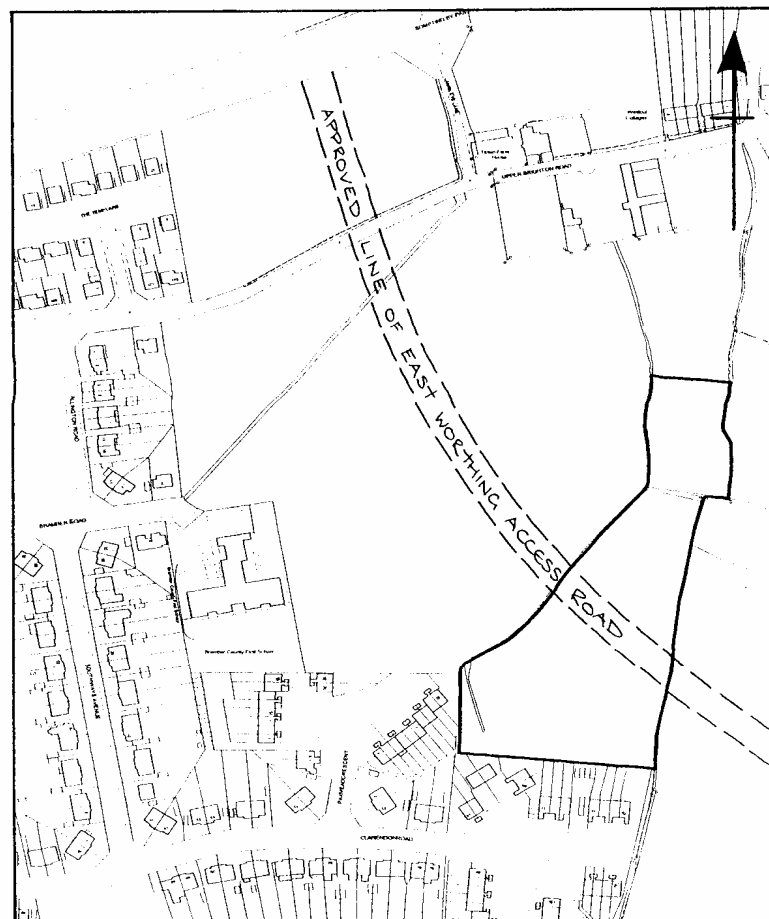
POLICY NUMBER : RES 6 - Page No. ??

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.



SITE : Land at Sea Place/Eirene Road

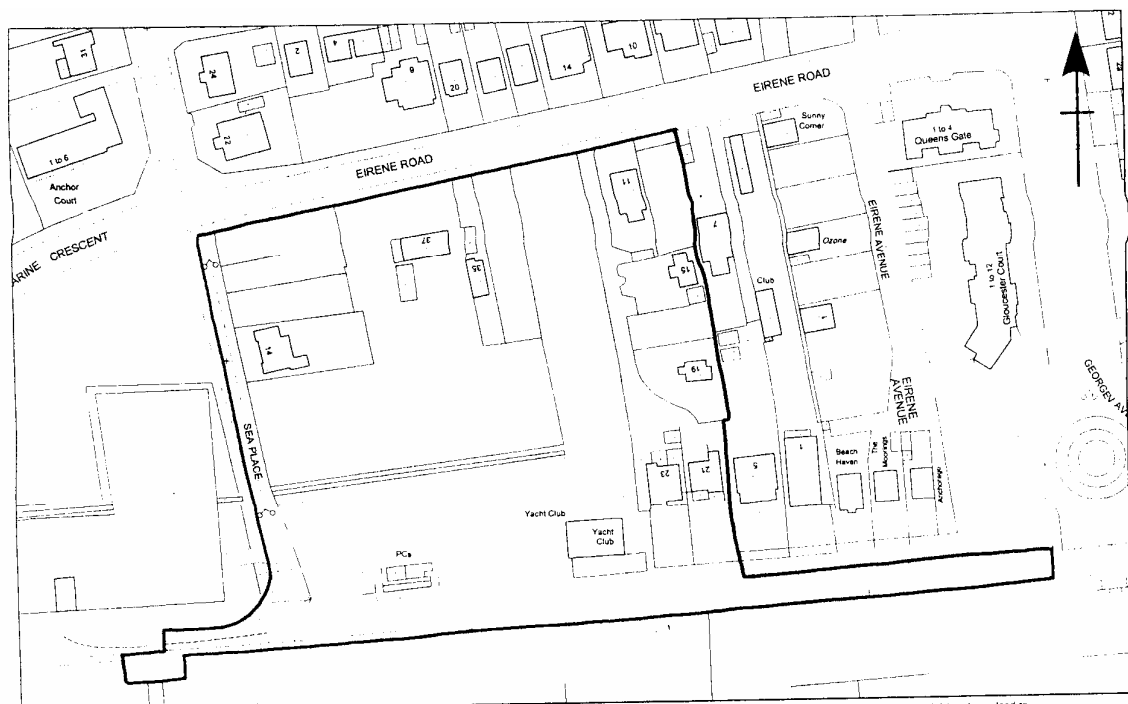
PROPOSED USE : Housing together with marine recreation and training with related ancillary uses and car parking

POLICY NUMBER : CT5 - Page No. ??

SITE AREA : 1.3 Hectare

OWNERSHIP : Worthing Borough Council

COMMENTS : 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.



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SITE : West Durrington

PROPOSED USE : Residential, Leisure, Social and Community Facilities

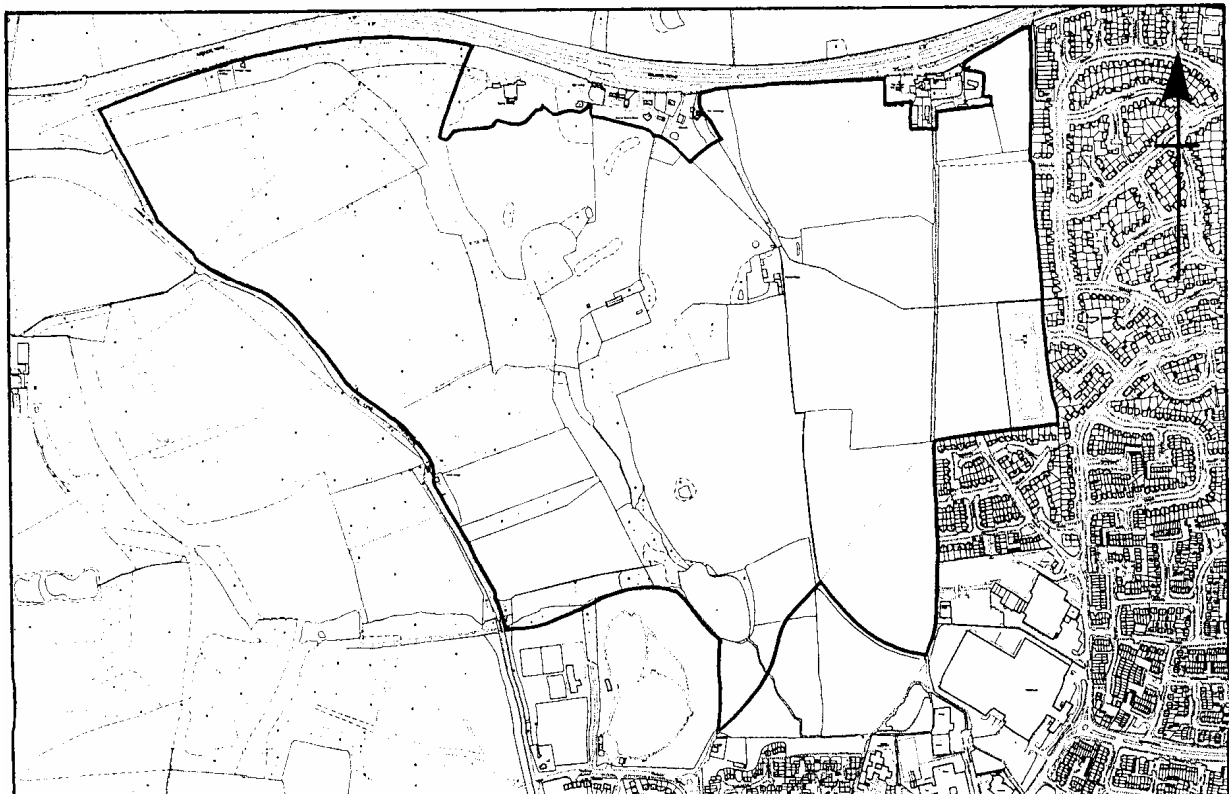
POLICY NUMBER : H4 - Page No. ??

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.



SITE : West Worthing Waste Water and Inland Revenue Site
to rear of Barrington Road

PROPOSED USE : Housing

POLICY NUMBER : H6 - Page No. ???

SITE AREA : C 2.5 Hectares

OWNERSHIP : Private

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.

NEW PLAN TO REFLECT THAT ONLY TO SOUTH EAST SECTION IS UNDEVELOPED.



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SITE : Former Warnes Hotel, Marine Parade

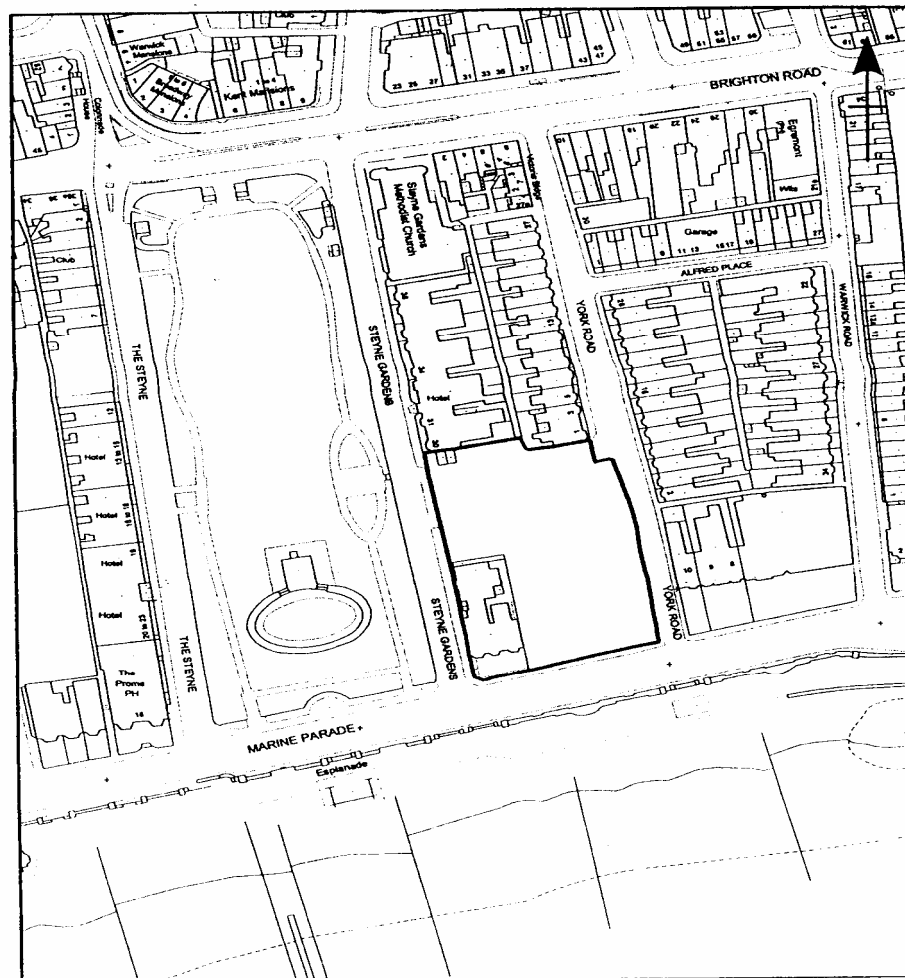
PROPOSED USE : Housing

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

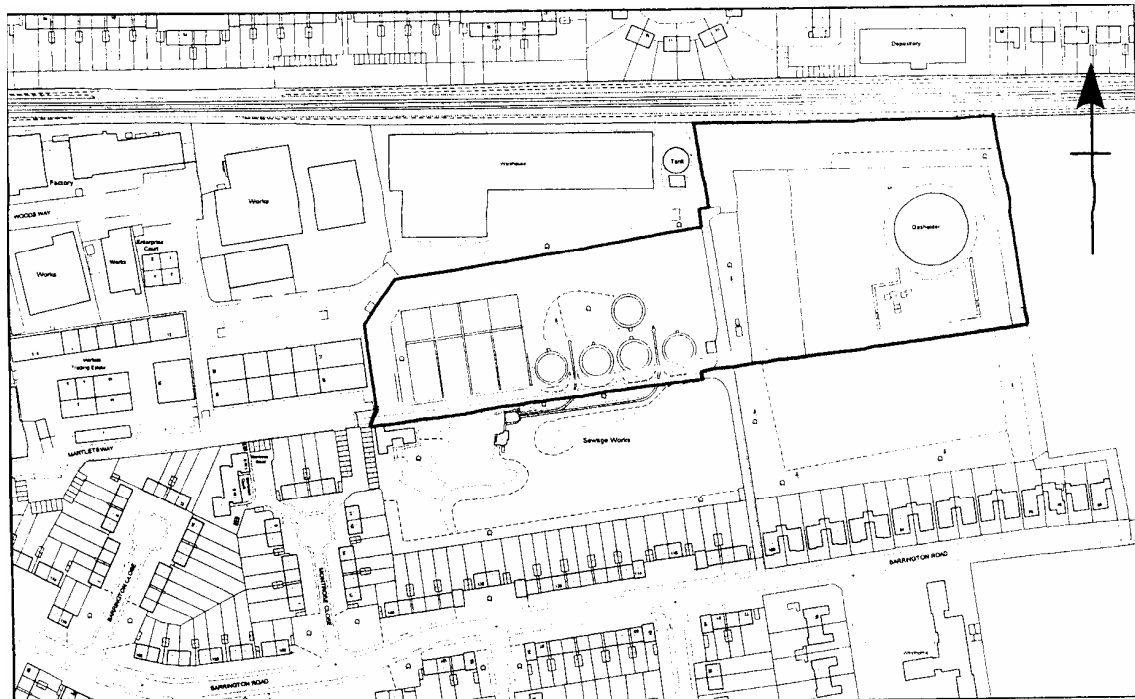
PROPOSED USE : Business Use (Use Class B1)

POLICY NUMBER : B2 - Page No. **xxx**

SITE AREA : 2.8 Hectares

OWNERSHIP : Private

COMMENTS : A number of detailed issues are set out in the supporting text. This includes the requirements that vehicular access to the whole site should be from Woods Way and/or Martletts Way and that development should not exceed two-storeys. The need for investigation into any existing contamination of land is also referred to.



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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

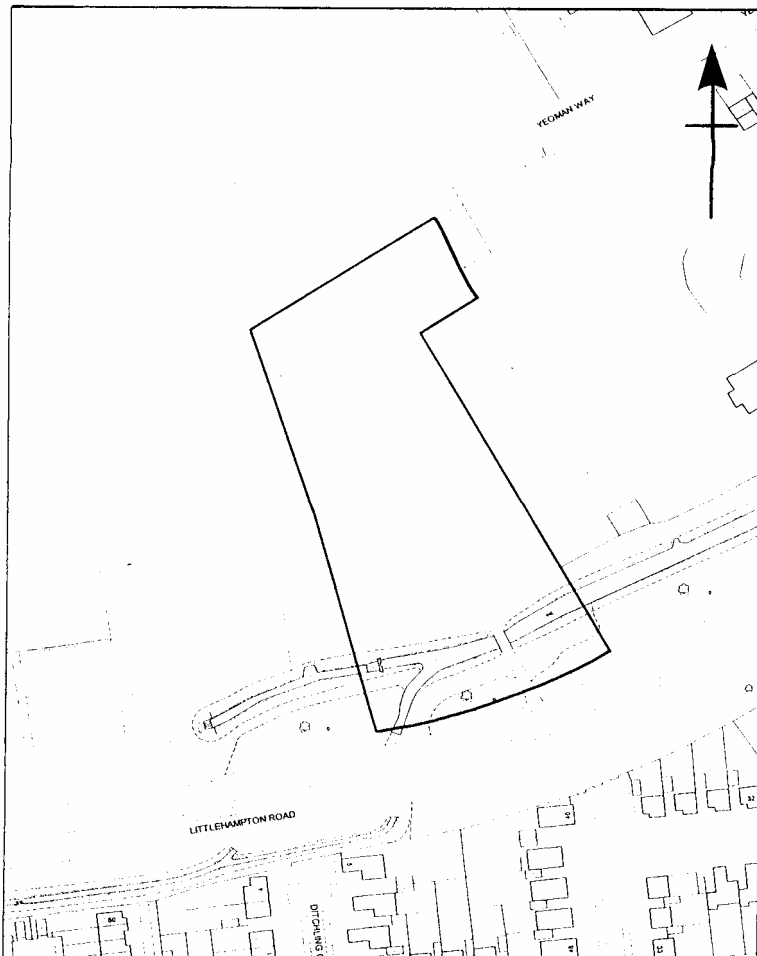
PROPOSED USE : Business Use (Use Class B1)
or
General Industry (Use Class B2)
or
Storage (Use Class B8)

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

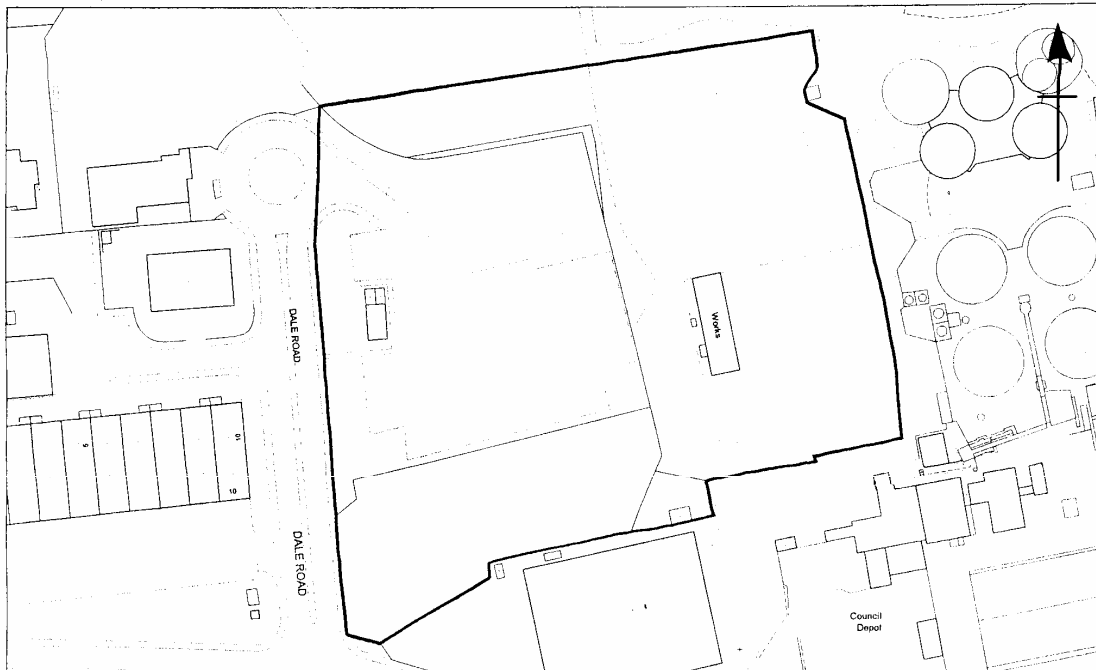
PROPOSED USE : Business Use (Use Class B1)
OR
General Industry (Use Class B2)
OR
Storage (Use Class B8)

POLICY NUMBER : B5 - Page No. xxx

SITE AREA : 2.86 Hectares

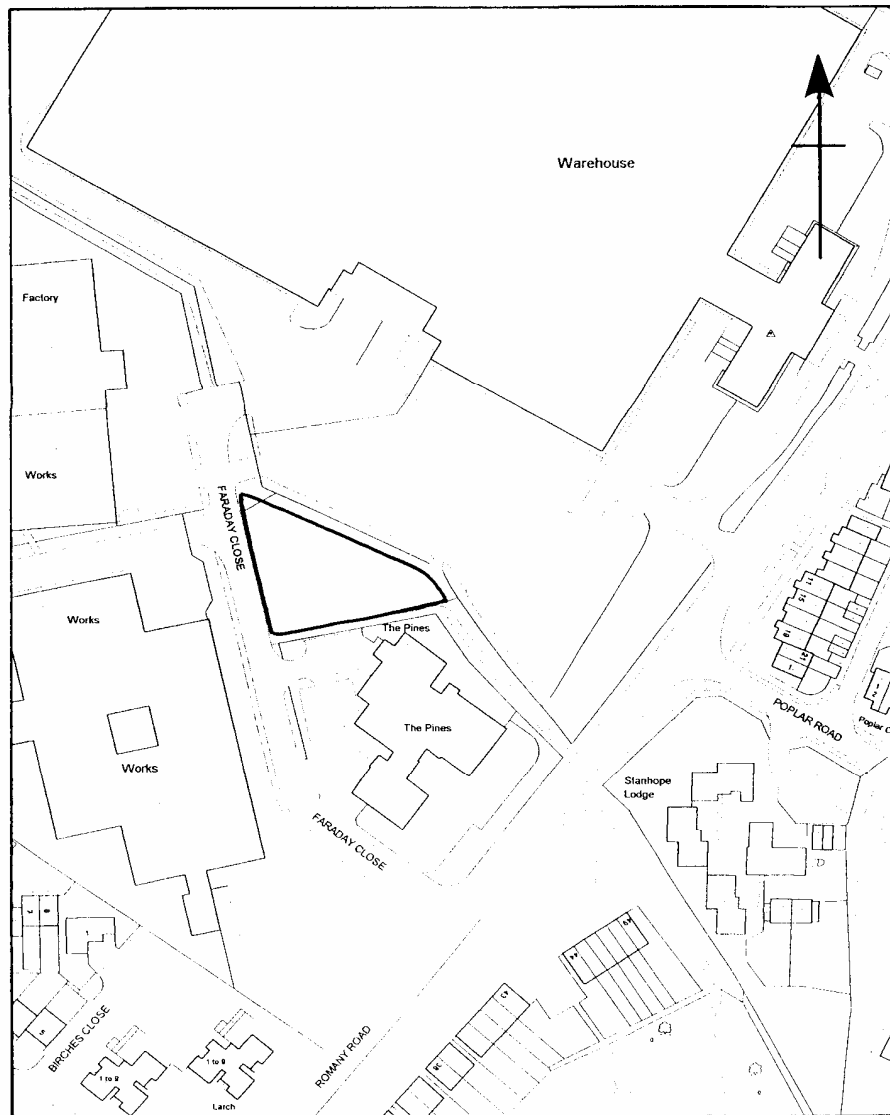
OWNERSHIP : Worthing Borough Council

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

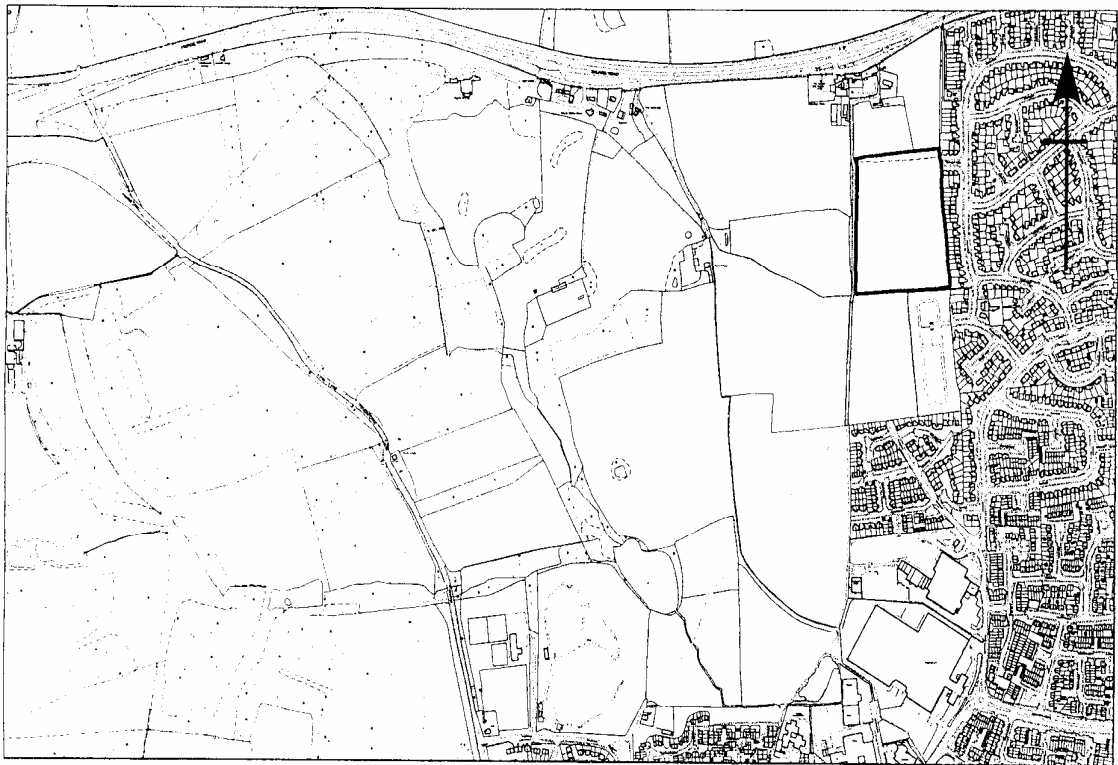
PROPOSED USE : Public Playing Fields

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

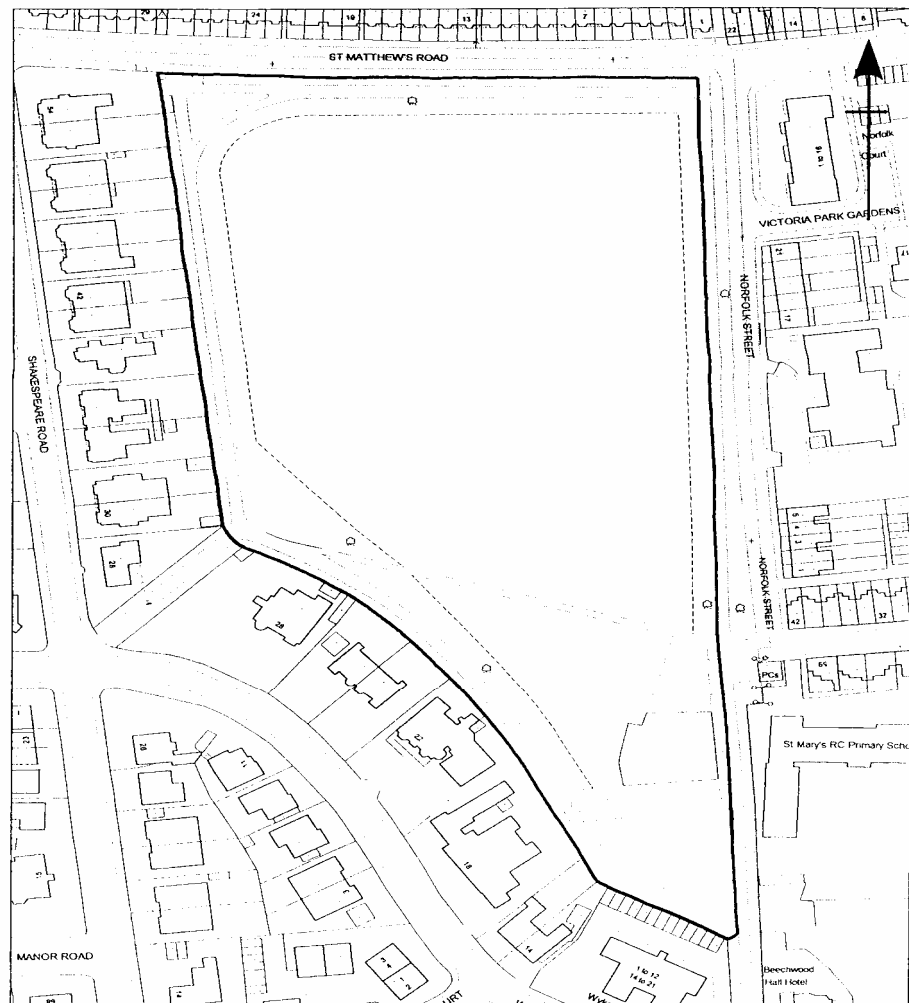
PROPOSED USE : Junior Soccer Centre

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.



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

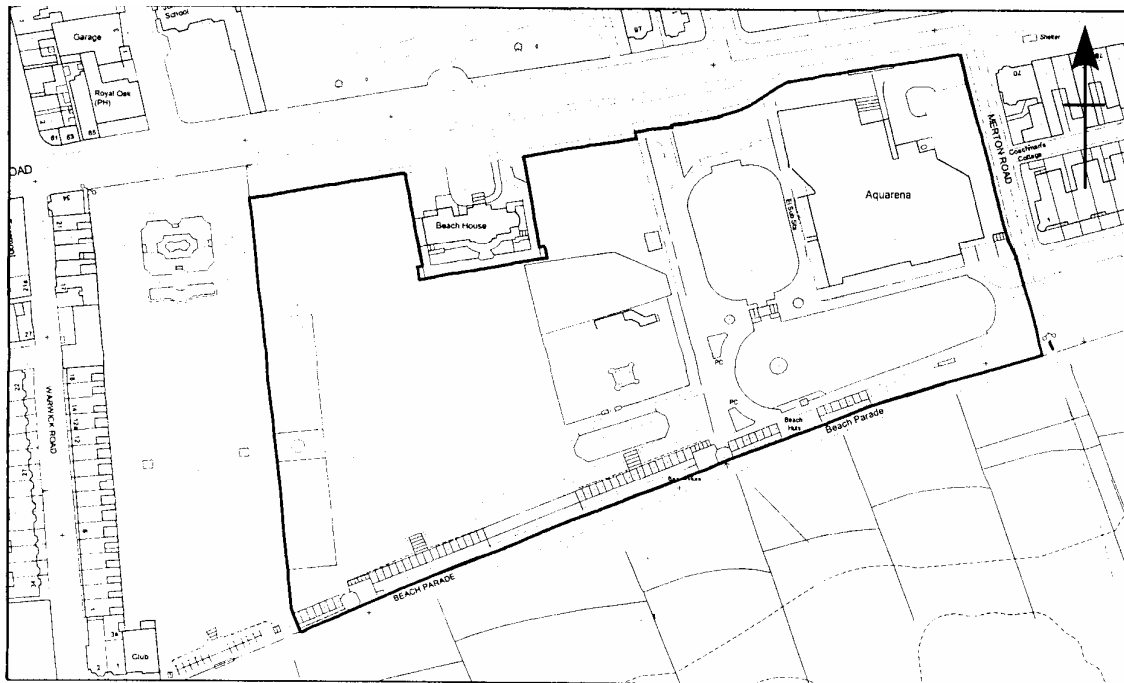
PROPOSED USE : Sports and leisure uses

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)

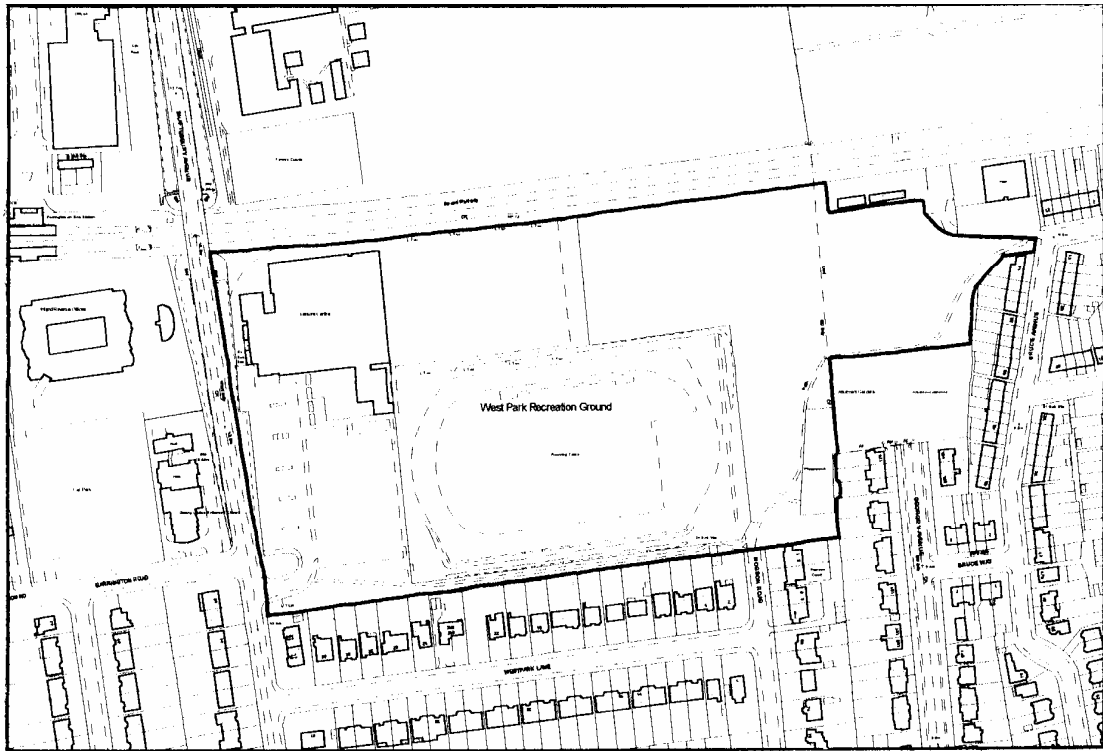
PROPOSED USE : Sports and Leisure Uses

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

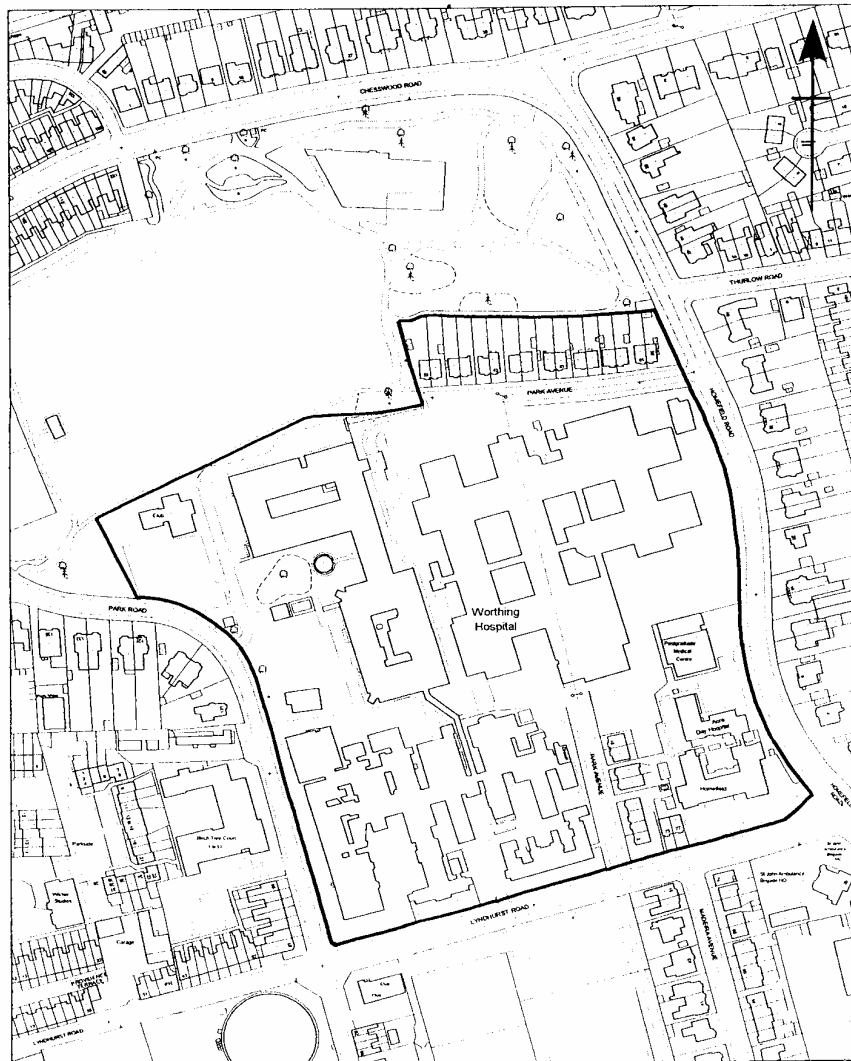
OWNERSHIP : West Sussex County Council

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

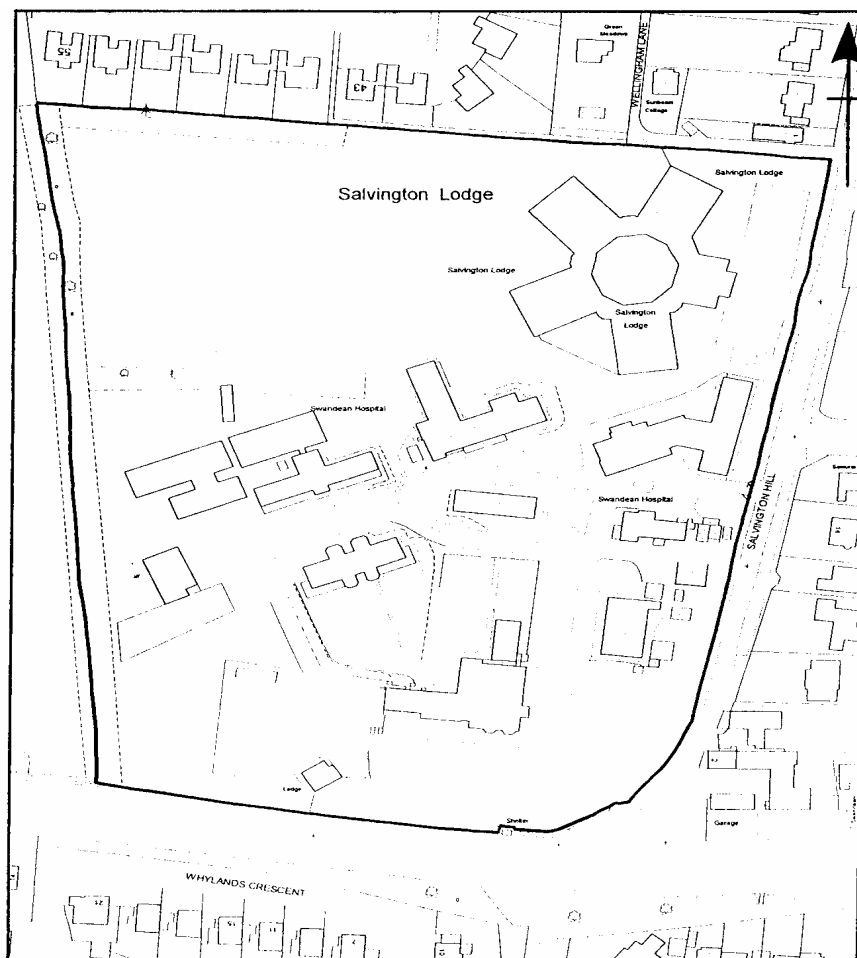
PROPOSED USE : Housing
OR
Healthcare
OR
Hotel

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

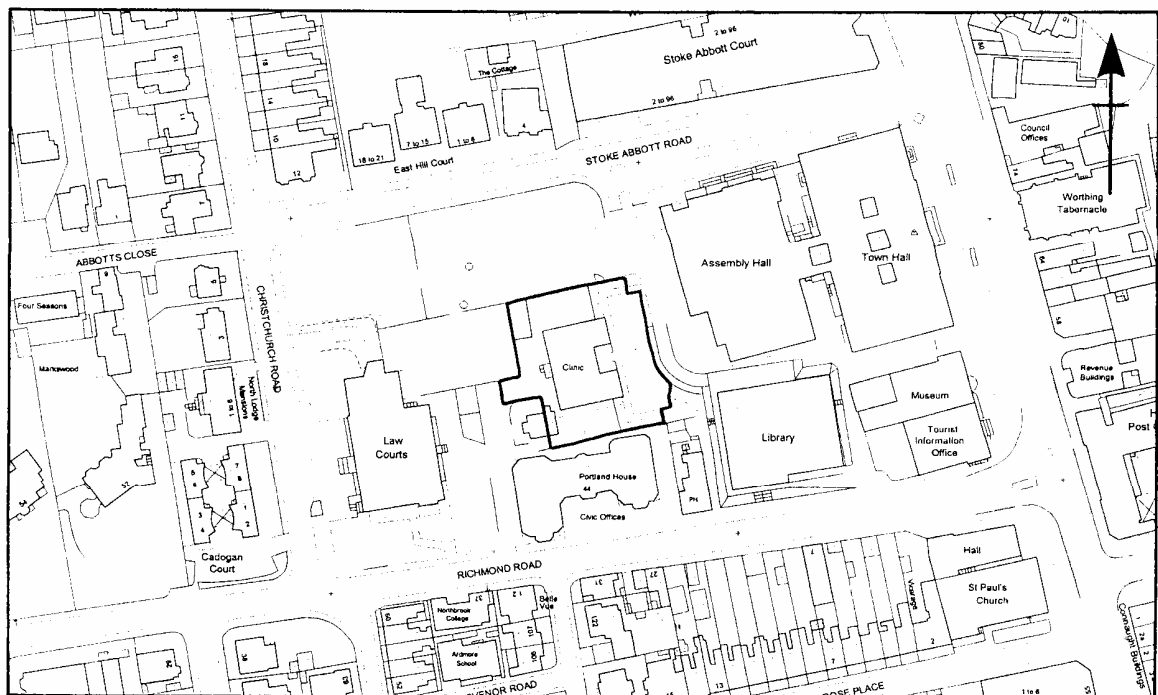
PROPOSED USE : Office Use (Use Class A2 or B1)
OR
Healthcare
OR
Other Uses Appropriate to the Civic Nature of the Site

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

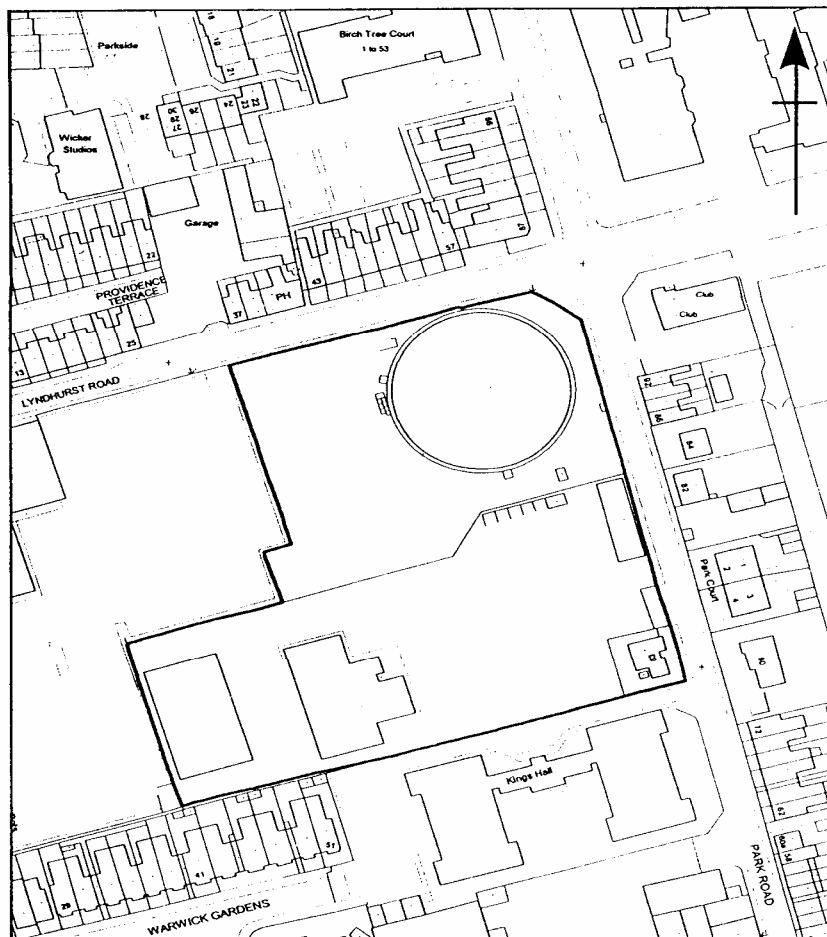
PROPOSED USE : Non-food Retail Development

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?

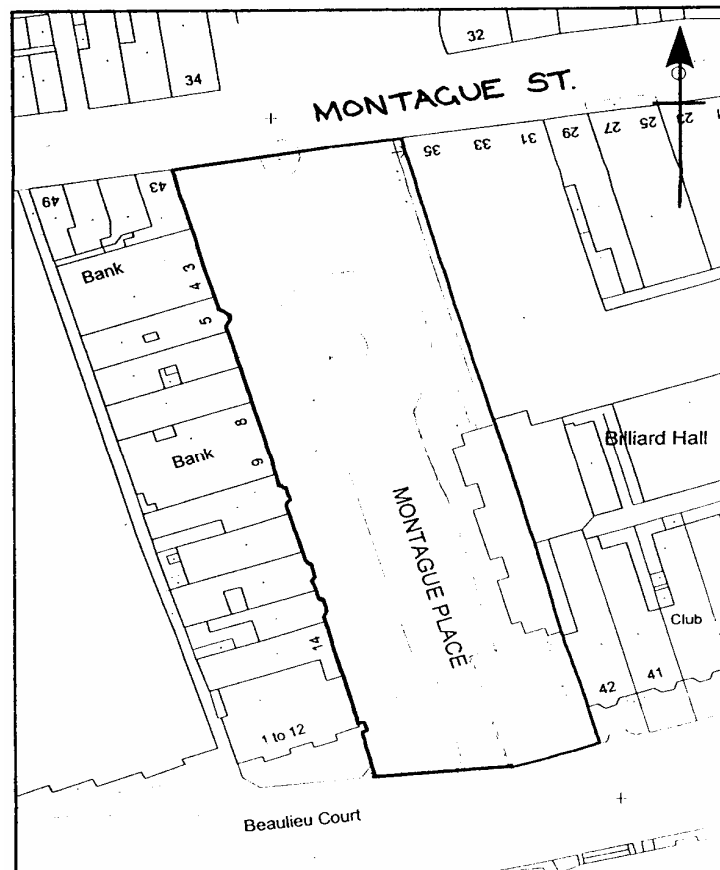
POLICY NUMBER :

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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SITE : Northbrook College, Broadwater Road

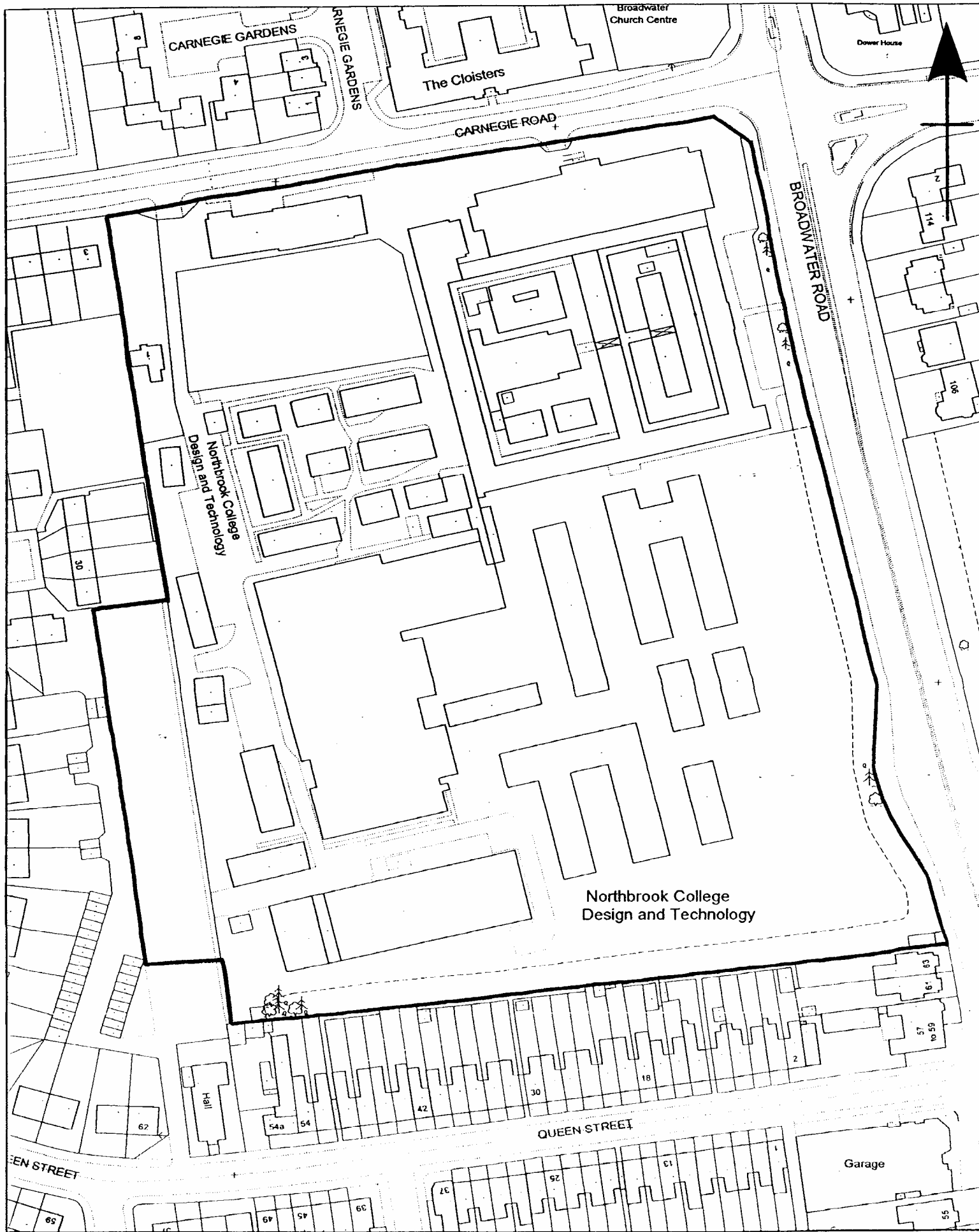
PROPOSED USE : Housing
or
Business Use (Use Class B1)
or
A Mix of Both Uses

POLICY NUMBER : MS1 - Page No. 240

SITE AREA : 3.7 Hectares

OWNERSHIP : Private

COMMENTS : 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.



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SITE : Teville Gate Area

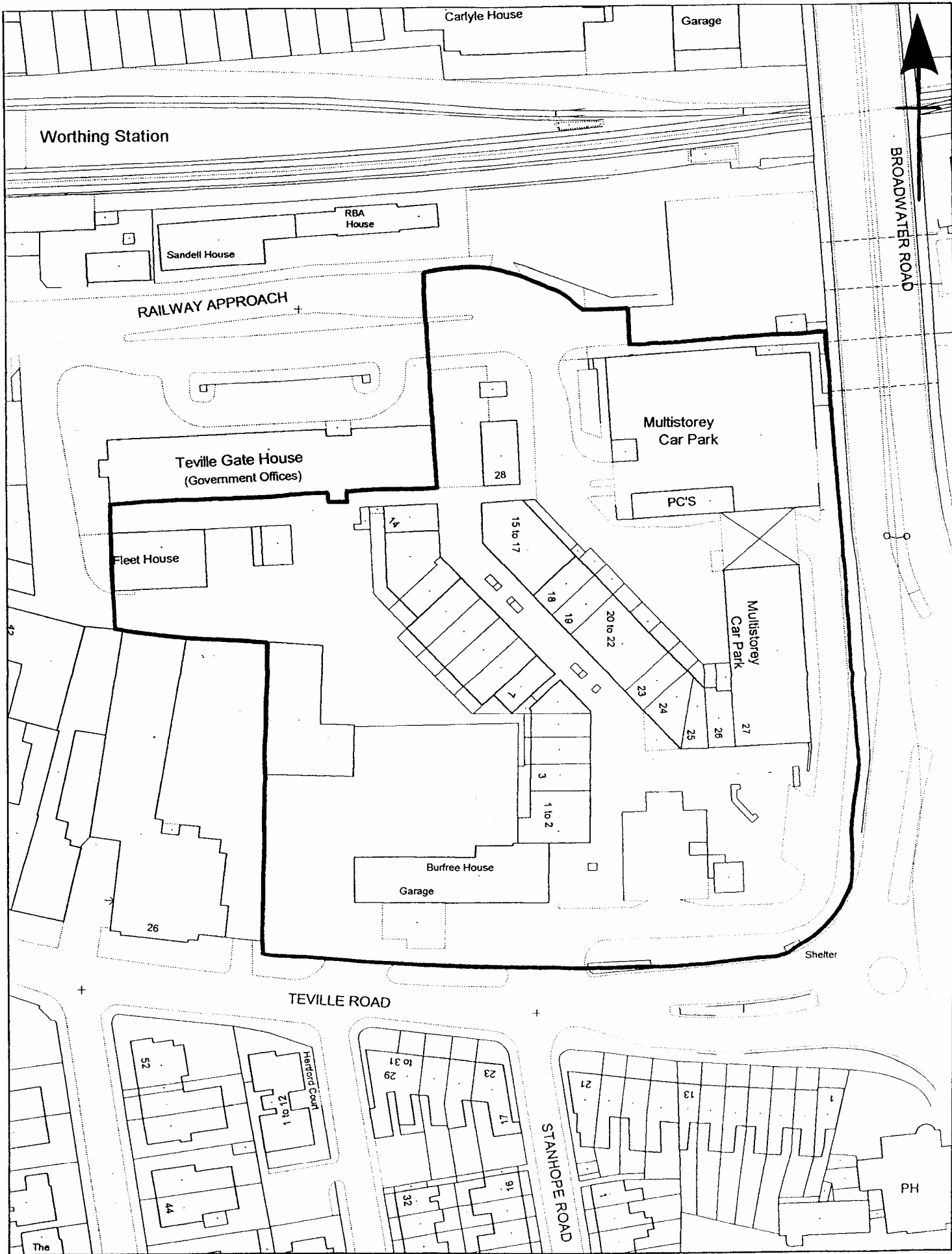
PROPOSED USE : Leisure Use
or
Non-food Retail Development
or
A mix of both

POLICY NUMBER : MS2 - Page No. 241

SITE AREA : 1.58 Hectares

OWNERSHIP : Private

COMMENTS : The site's prominent location and proximity to the
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.



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SITE : Castle Goring, Arundel Road

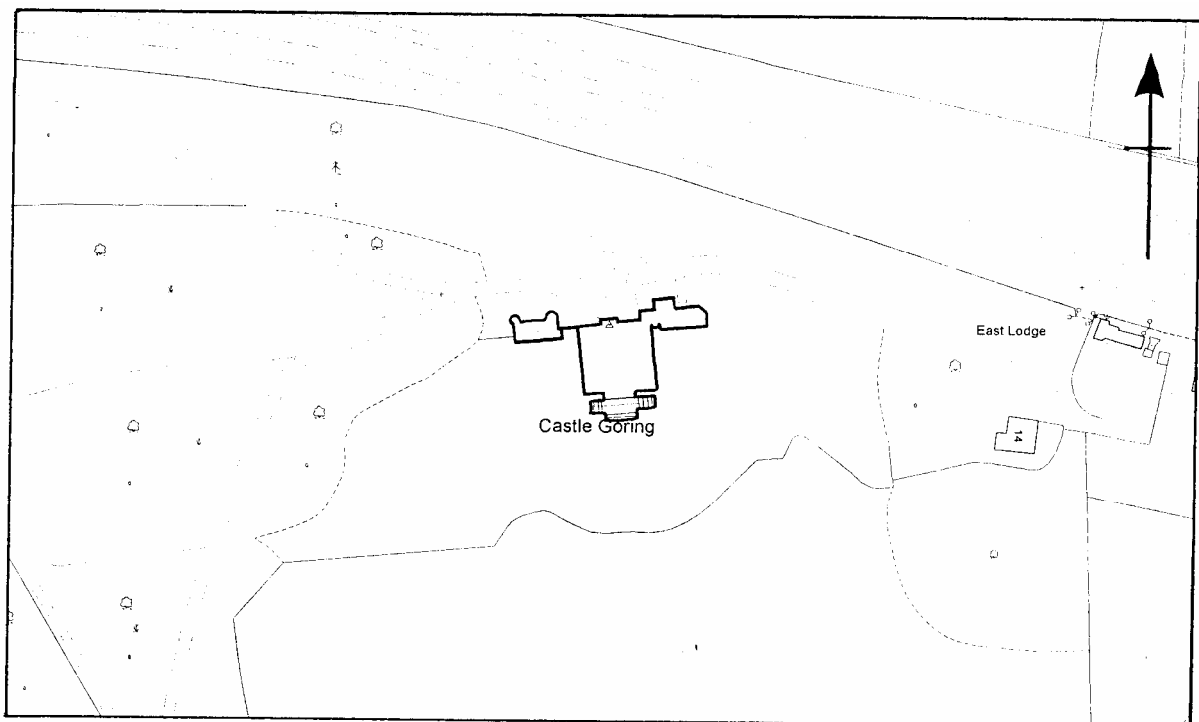
PROPOSED USE : Conference or Training Facility
or
Office Headquarters
or
Appropriate Leisure Use

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.

