

#### **14. NORTHBROOK COLLEGE SITE, BROADWATER ROAD**

- 14.1 Northbrook College occupies a number of sites throughout the Borough. As a result of proposals to rationalise this situation, the College has indicated that it might dispose of its Broadwater Road campus. This 3.7 hectare site is largely surrounded by housing and is suitable in principle, therefore, for residential development. As an alternative, its prominent location on the A24 and proximity to the Broadwater District Shopping Centre makes it suitable for B1 - business use. A mix of both uses might also be acceptable.
- 14.2 With regard to a residential scheme, density, scale and design should reflect that of the surrounding area, and should not exceed two-storeys in height and for a site of this size, a varied range of dwelling types, sizes and design should be included. As the site meets the criteria set out in Circular 6/98, the Borough Council will seek an element of affordable housing to meet identified need. This is a valuable opportunity to provide social housing on the east side of the Borough and close to community facilities and provision in the order of 30% social housing plus an element of low cost market housing will be sought. The precise amount, type and tenure of accommodation will be subject to negotiation.
- 14.3 Business development should also not exceed two-storeys in height, and should be of a scale and design in keeping with the character of the area. A good quality design, with well designed strategic landscaping, is required for this prominent site.
- 14.4 In respect of either use, a Transport Assessment will be required to establish the appropriate means of vehicular access to the site, and the need for any off-site highway works. Direct access for vehicles onto the A24, or via the Carnegie Road/A24 junction is unlikely to be acceptable. The issue of access will, therefore, need careful assessment. Consideration should be given to providing pedestrian and cycle links within the site to the Broadwater District Shopping Centre. The site is potentially of archaeological interest and should be subject to archaeological evaluation in accordance with the archaeological policies of this Plan, before any planning application affecting the site is determined. Any planning permission may be subject to a condition or legal obligation requiring a full investigation and recording to take place, including details of any appropriate measures to avoid damage to important archaeological remains prior to the commencement of development.

#### **POLICY MS1**

**Development for housing or B1 (business), or a mix of both uses will be permitted on the Northbrook College site, Broadwater Road, as shown on the Proposals Map, subject to:-**

- (i) **development not exceeding two-storeys in height and being of a scale and design fully in keeping with the character of the area;**

- (ii) any housing scheme being of a density sympathetic to that of the adjoining area;**
- (iii) any housing scheme including affordable housing provision in the order of 30% social housing and an element of low cost housing;**
- (iv) the submission of a Transport Assessment to confirm an acceptable means of vehicular access to the site, together with an assessment of the need for any off-site highway works; and**
- (v) the provision of appropriate pedestrian and cycle links within the site to the Broadwater district shopping centre.**

**No planning application will be determined until an archaeological evaluation of the site has been undertaken to assess the impact of any development on any features or remains of archaeological interest, in accordance with the policies in Chapter 6 of the Plan.**

### **THE TEVILLE GATE AREA**

- 14.5 This site occupies a gateway location at the entrance to the Town Centre, highly visible not only to those entering the Centre by road but also to travellers by rail. This proximity to road and rail routes also makes the site important because it is accessible by a wide choice of means of transport. For these reasons, the Borough Council wishes to see the site developed for uses which would enhance the vitality and viability of the Town Centre, could benefit from or encourage use of transport modes other than the private car and provide a prestigious and significant built form.
- 14.6 The preferred uses are leisure or non-food retail or a mix of both uses. An element of residential use may also be appropriate dependent on the mix of principal uses. Development must involve buildings along the Broadwater Road and Teville Road frontages, providing a bold architectural statement to this part of the town. Landscaping should also be substantially improved from the current site, with both hard and soft features.
- 14.7 The current site includes a wide pedestrian access from Railway Approach to Teville Road. This must be retained, although not necessarily on its current line. As a key connection between the main station and Town Centre this route must be wide, useable, pedestrian friendly, well lit and be provided with good signage. Consideration should be given to the inclusion of a dedicated cycle route as part of the link. In order to improve the overall environment around the station, any scheme should include proposals for improvements to Railway Approach between the station building and the site.
- 14.8 Vehicular access is not possible from Broadwater Road and should be principally from Teville Road, with servicing via Railway Approach. With regard to parking, operational requirements should be provided to standard on site. The existing public parking provided by the multi-storey car park, should be replaced with at least 150 spaces.

Redevelopment should include provision for appropriate replacement of the existing public toilets.

## **POLICY MS2**

**Development for leisure use or non-food retail or a mix of both uses will be permitted on the Teville Gate area, as shown on the proposals map, subject to:-**

- (i) any scheme providing a bold architectural statement to the Teville Road/Broadwater Road frontage. Buildings on this frontage should be significant in scale;**
- (ii) significant enhancement of the existing pedestrian access from the railway station through the site to Teville Road;**
- (iii) vehicular access being principally from Teville Road, with service access from Railway Approach;**
- (iv) the provision of replacement public parking and of operational parking to an appropriate standard;**
- (v) substantial hard and soft landscaping; and**
- (vi) the provision of replacement public toilets.**

**Consideration should be given to the inclusion of ancillary residential use within the development.**

- 14.9 Planning permission has been granted for two separate schemes on this site. One involves a multiplex cinema, associated leisure uses and non-food retail. The other is an outline application for a similar mix of leisure uses and a cinema.

## **CASTLE GORING**

- 14.10 Castle Goring is a Grade I Listed Building built about 1797-8. The building is of special note because of the different styles of the north and south elevations. The south front is in Palladian style, the north front Gothic, although both were built at the same time. The Palladian front was designed by Biagio Rebecca and is said to be a copy of a villa near Rome. The Gothic front is of flint and sandstone with a large recessed porch in the centre.
- 14.11 Castle Goring is currently partly occupied by a language school and partly vacant. It is important that it is brought fully into use in order to ensure its maintenance and retention. Alternative uses such as conference facilities and appropriate leisure uses would ensure full and effective use of the building, thereby retaining its historic and architectural importance. Any proposals for the change of use must respect the unique character of this building. As such, there is very limited scope for alterations to the existing building.

There is a need to retain important internal spaces, with no further subdivision. There is no possibility of extending the building without adversely affecting its unique character.

### **POLICY MS3**

**The change of use and refurbishment of Castle Goring to conference or training facilities, office headquarters or appropriate leisure uses will be permitted provided that:-**

- (i) the use can be accommodated with minimal alterations to the building;**
- (ii) the special architectural character and historic interest of the building are preserved;**
- (iii) the main characteristics of the historic landscape and its relationship with Castle Goring are preserved.**

**Any change of use must ensure the long term viability and maintenance of the building.**

### **THE GRAFTON SITE**

- 14.12 This site occupies a very prominent position on Worthing's seafront between the Grafton Deck and Augusta Place. Development of this site would improve the environment and enable better use to be made of the Grafton Deck. To achieve this aim, a detailed development brief was prepared and approved by the Borough Council in 1994.
- 14.13 The brief proposes a range of options. These are a hotel with recreational and entertainment facilities, or a leisure related facility or residential flats with ancillary recreational or entertainment uses. A leisure related facility could incorporate one or more of the following uses: cinema, sports hall, swimming pool, skating rink, gymnasium/health club, museum, art gallery, exhibition space or other appropriate indoor use. Outline planning consent has been granted for schemes on this basis.
- 14.14 Any scheme should give consideration to the enhancement of the deck area together with the possible provision of a lightweight single storey structure on the deck and/or its use in association with ancillary uses. Any building proposed for this site must be of high quality, with a character, which would bring some sense of identity to this particular part of the seafront. Consideration should also be given to including a pedestrian link from the Grafton Deck to the promenade over Marine Parade within any development scheme.
- 14.15 The site's central location close to the Town Centre and good public transport links makes it very suitable to meet local need for affordable housing. In the event that the residential element of any scheme yields 25 or more units, the Borough Council will, therefore, seek in the order of 30% social units plus an element of low cost units.

#### **POLICY MS4**

**Development of the Grafton site for the following uses will be permitted:-**

- (i) a hotel with ancillary uses (recreation or entertainment, for example a public house or restaurant);**
- (ii) residential flats with ancillary uses (recreation or entertainment, for example a public house or restaurant);**
- (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.**

**In any scheme, consideration should be given to the enhancement of the deck area together with the possible provision of a lightweight single storey structure on the deck and/or its use in association with ancillary uses. Consideration should also be given to including within any development a pedestrian link over Marine Parade from the Grafton deck to the promenade.**

**In the case of a residential flat scheme of appropriate size, affordable housing provision in the order of 30% social housing and an element of low cost housing will be required.**