

The West Sussex Growth Plan

West Sussex offers a significant growth opportunity. Gross Value Added (GVA) is currently below the South East average and we are determined that it should increase.

A number of partners are already investing significantly in West Sussex:

- The Local Economic Partnership (LEP) has secured Local Growth Funding (LGF) in excess of £100M for improvements in West Sussex
- West Sussex County Council has a Capital Programme in excess of £130M per annum that will be focussed on delivering growth
- District and Borough Councils also have their own investment programmes that will contribute to growth across the County

Delivery of Housing and Employment Space offers the opportunity to raise revenue that can support additional capital investment resulting in improved GVA performance

However, current relationships are complex – a range of stakeholders and services, sometimes with competing objectives, and access to Capital Funding that will be insufficient to meet all aspirations.

To maximise the value of investment in the County the County Council, working with partners, is developing Place Plans and a West Sussex Growth Plan (figure 1).

The objective of the Place Plans is to clearly identify the local economic growth offer. The Plans will identify the opportunities and support growth whilst protecting the special qualities and character of the environment in the County to:

- raise GVA per head in West Sussex
- deliver planned housing growth and the infrastructure required to facilitate it
- deliver proposals that attract high value jobs to West Sussex
- support the development of a high calibre workforce
- make West Sussex a place where people want to live and work, throughout their lives
- exploit the natural and cultural and heritage resources of the County
- Support young people to get the best possible start in life objective
- Support West Sussex residents to be independent in Later Life
- Support work with strategic partners including Surrey County Council, East Sussex County Council and the Local Enterprise Partnership

The Plans will identify priorities that will deliver higher GVA, jobs, homes and employment space and will:

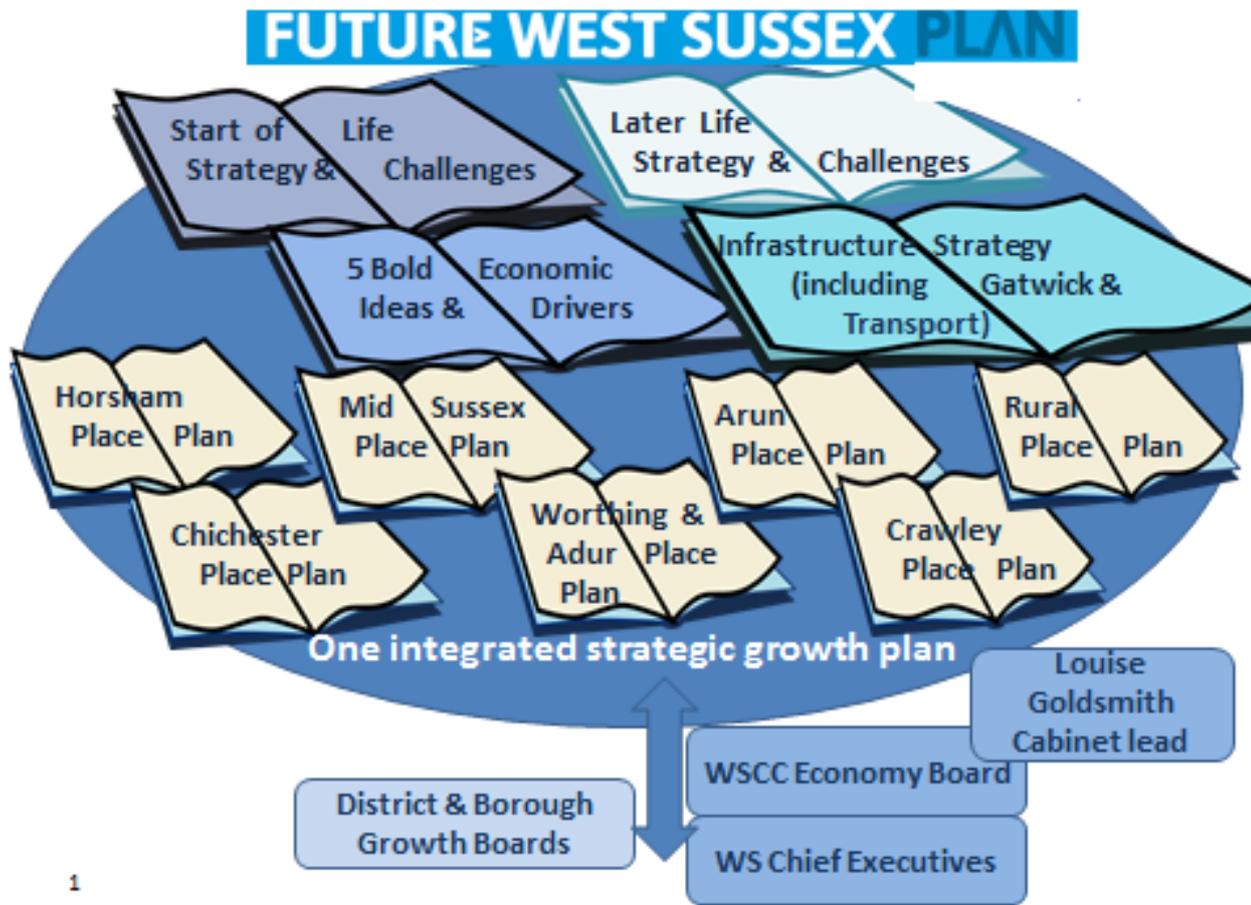
- Be developed with the Districts and Boroughs and other stakeholders – Growth Boards have been established to support the development of the plans (in Adur this is the Adur Major Projects Board)
- Build on a clear understanding of current and future demographics
- Support implementation of planned growth and identity further development opportunities and Economic Development Strategies
- Identify stakeholders and their engagement in the development of proposals
- Identify key places, buildings and services
- Identify key infrastructure requirements
- Identify planned and potential investment opportunities
- Identify Local Authority service proposals that will reduce infrastructure requirements
- Prioritise key issues
- Support the development of business cases to support investment proposals
- Support the development of a Local Authority Investment and Marketing Plan
- Support the development of a delivery programme

The West Sussex Growth Plan will:

- Amalgamate the Place Plans to develop a clear, prioritised West Sussex Investment and Delivery Plan (enabling strategic investment decisions to be made that ensure that best return is achieved against investment)
- Ensure that cross county issues are addressed – e.g. strategic road, rail, transport, skills, utilities, NHS, SDNP
- Identify cross authority / stakeholder funding opportunities, priorities and proposals
- Provide a clear lobbying tool that will secure funding

Neither the Place Plans nor the Growth Plan will have status as a statutory planning document. However both will, build on the statutory Local Plan, relevant Economic Development strategies and support key investment decision making for WSCC and partners.

Figure 1:



1

DRAFT

Worthing Place Plan



Worthing
Borough
Council



west
sussex
county
council

Document Title	Worthing Place Plan
Version	V1_17.02.2016
Author	Chris Meeus – Growth Lead for Adur & Worthing, West Sussex County Council
Last Revision Date	22.02.2016
Status	Draft
Further Reviews Planned	Subject to further refinement.

DRAFT

Executive Summary

The population of West Sussex is expected to increase by more than 100,000 people in the next 20 years [1] with Worthing's population set to increase by 4500 [2].

Growth in Worthing is constrained by limitations on land availability for homes and employment space due to the South Downs National Park bordering most of the northern edge of the settlement areas and with the coast to the south.

The Worthing Core Strategy and emerging Local Plan identifies the need to accommodate over 3000 new homes and 58,180 sqm of new employment floor space [3] which could create up to 8,276 new jobs [4] over the next 15 to 10 years.

Ensuring funding and delivery of the infrastructure to support this growth is a key priority, and identifying and attracting high value businesses to take up the employment space is crucial to delivering jobs.

This Place Plan considers the forecasted demographic changes and brings together private investment opportunities, the delivery of the Worthing Core Strategy and development of the Worthing Local Plan, wider Local Authority service strategies and Local Growth funding opportunities to develop a clear growth offer.

Analysis across Worthing has identified that a package of measures concentrated around the Town Centre will provide the greatest opportunities to deliver growth (GVA, homes, employment space and jobs).

The Plan identifies significant opportunities for growth through town centre regeneration alongside the importance of delivering skills, digital connectivity and health and wellbeing services across the Borough.

The total growth offer for the Worthing Borough is:

Housing:	3,000 + (180 a year 2011-2031)
Employment Space:	58,180 sqm.
Jobs:	8,276

1. AECOM, (2015). West Sussex Draft Infrastructure Study
2. West Sussex County Council, (2015). Strategic Investment Planning - Population and Demographics –WORTHING
3. Worthing Borough Council, (2011). Core Strategy.
4. Method for Employee Density Guides (2010)/Industrial methodology from Northern West Sussex Economic Growth Assessment (2014) and Worthing Investment Prospectus (2016)

The Worthing Place Plan Priorities are:

Priority 1: Worthing Growth – Town Centre Regeneration

Focusing on town centre regeneration provides the opportunity to deliver; nearly 1000 new homes; 2,780 sqm of new employment space and other uses potentially creating over 1000 new jobs. Investment involves:

- **Revitalising key development sites and creating enhanced public spaces within the town centre:** to deliver the Worthing Investment Prospectus through a combined package of projects which include redeveloping the:
 - Teville Gate Site, Union Place Site, Grafton Site, Stagecoach Site, Aquarena Site and the Civic Site alongside the delivery of public realm improvements at:
 - A24/Teville Rd Junction, North Street/ High Street Junction, Marine Parade – Lido to Steyne Gardens, Montague Street, Worthing Railway Station Forecourt.
 - Bringing forward the employment site at Decoy Farm will help to facilitate the relocation of the Stagecoach depot and assist with the relocation of Shoreham Harbour businesses.

Priority 2: Skills

Ensuring that local people are well placed to secure high value jobs currently available within or attracted to the area a result of Growth across the South East Region. Investment involves:

- **A locally coordinated skills initiatives package** that target skills development to support high-value employment opportunities.

Priority 3: Digital Connectivity

Introducing an ultrafast (gigabit) speed pure fibre network in Worthing and Shoreham would provide the opportunity to boost public sector innovation, drive productivity and growth and make new consumer services available to homes. Investment involves:

- **Pure fibre network in Worthing/ Shoreham:** to deliver a core infrastructure connecting council buildings and schools, with extensions made to businesses and homes.

Priority 4: Later Life and Health and Wellbeing Pressures

People are living longer and our population is getting older. Communities play a key role in supporting themselves but for some people public services are critical. Investment involves:

- **Progressing opportunities for joint public and private sector development proposals to deliver infrastructure in relation to:**
 - Affordable housing/ living wage homes to help attract people of a working age to the county including those who would work within the Health and Social Care Sector
 - Specialist adaptive housing which can be altered during the life span of the resident(s) to meet their specific needs to play a role in helping them to live independently which has a major impact on their health and wellbeing.
 - new and relocated medical facilities which support the delivery of services including:
 - Centenary House, Durrington, Worthing
 - Civic Site, Worthing (linked to the town centre regeneration proposals).

Content Page

Section 1: The Place

Section 2: Partnership Working and Stakeholder Engagement

Section 3: The Evidence

Section 4: Key Growth Locations

Section 5: The Priorities

DRAFT

Section 1: The Place

Worthing is located between the south coast and the Sussex Downs and benefits greatly from both in terms of providing an attractive offer to those that live and visit the town. However, these also present significant physical constraints in terms of identifying locations for new development.

Worthing has a population of 106,000, measures approximately 3,237 hectares and borders Arun District to the west, Horsham District to the North and Adur District to the east. Worthing is one of the largest towns in West Sussex [1].

The population is expected to grow by 4,500 over the next 20 years and will be generally aging. In terms of demographic profile the younger life population (0 to 18) will slightly decrease, the working age population (19 to 64) is also anticipated to decrease and the older population (65+) is expected to significantly increase [1].

Worthing forms part of the Coast to Capital Local Enterprise Partnership, covering Brighton and Hove, the London Borough of Croydon, Gatwick Diamond, Lewes and West Sussex and also forms part of the Coastal West Sussex Partnership and Greater Brighton Partnership areas.

The total growth offer for the Worthing Borough is:-

Housing:	3,000+ (200 a year 2011-2031)
Employment Space:	58,180 sqm
Jobs:	8,276

1. West Sussex County Council, (2015). *Strategic Investment Planning - Population and Demographics - WORTHING*

Section 2: Partnership Working and Stakeholder Engagement

A range of stakeholders have contributed to the development of this plan and others will be involved in supporting the progression of the identified priorities – these include:

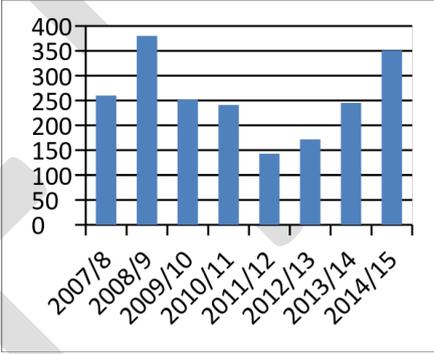
- The Growth Board (via The Worthing Major Project Board).
- Adur & Worthing Councils and West Sussex County Council (Officers & Members).
- Brighton & Hove Council.
- South Downs National Park.
- Northbrook College/ Worthing College.
- NHS Clinical Commissioning Group.
- Coastal West Sussex Partnership.
- Adur & Worthing Chamber of Commerce.
- Worthing Town Centre Initiative.
- Local Developers and Investors.

Current Engagement Activities (Undertaken and Planned to date):

- **10th July 2015** – WSCC Members Briefing on Growth Plans and introduction to Growth Leads
- **4th August** – Growth Inception Meeting
- **9th Sept 2015** – WSCC Corporate Leadership Team 'Walkthrough Session'
- **15th Sept 2015** – WSCC Cabinet Leadership Team 'Walkthrough Session'
- **September to November 2015** – Stakeholder Engagement
- **30th September** – Autumn Growth Plan Members Workshop - Worthing and Adur
- **6th October** – Presentation to Worthing Major Projects (potential Growth Board function).
- **19th November** – Adur & Worthing Growth Visit (Leaders).
- **17th November** – Worthing Major Projects Board
- **December 2015** – Collation of Place Plans into West Sussex Growth Plan
- **12th January 2016** – Worthing Major Projects Board
- **1st March** – Adur and Worthing Joint Strategic Committee – Approval of the Worthing Place Plan

Section 3: The Evidence

Table 3: 3.1 Demographic Pen Picture

<p>Population and Demographics</p> 	<table border="1"> <thead> <tr> <th></th> <th>1994</th> <th>2014</th> <th>2034</th> </tr> </thead> <tbody> <tr> <td>0-18</td> <td>19,589</td> <td>22,446</td> <td>21,505</td> </tr> <tr> <td>19-64</td> <td>50,978</td> <td>60,332</td> <td>55,490</td> </tr> <tr> <td>65+</td> <td>24,813</td> <td>23,571</td> <td>33,931</td> </tr> <tr> <td>Total</td> <td>95,380</td> <td>106,349</td> <td>110,926</td> </tr> </tbody> </table> <p>[Source:1]</p>		1994	2014	2034	0-18	19,589	22,446	21,505	19-64	50,978	60,332	55,490	65+	24,813	23,571	33,931	Total	95,380	106,349	110,926	<p>Start of Life Population</p> 	<table border="1"> <thead> <tr> <th></th> <th>1994</th> <th>2014</th> <th>2034</th> </tr> </thead> <tbody> <tr> <td>0-4</td> <td>5,531</td> <td>6,129</td> <td>5,409</td> </tr> <tr> <td>5-10</td> <td>6,237</td> <td>7,349</td> <td>6,710</td> </tr> <tr> <td>11-18</td> <td>7,821</td> <td>8,968</td> <td>9,386</td> </tr> <tr> <td>Total</td> <td>19,589</td> <td>22,446</td> <td>21,505</td> </tr> </tbody> </table> <p>[Source:1]</p>		1994	2014	2034	0-4	5,531	6,129	5,409	5-10	6,237	7,349	6,710	11-18	7,821	8,968	9,386	Total	19,589	22,446	21,505
	1994	2014	2034																																								
0-18	19,589	22,446	21,505																																								
19-64	50,978	60,332	55,490																																								
65+	24,813	23,571	33,931																																								
Total	95,380	106,349	110,926																																								
	1994	2014	2034																																								
0-4	5,531	6,129	5,409																																								
5-10	6,237	7,349	6,710																																								
11-18	7,821	8,968	9,386																																								
Total	19,589	22,446	21,505																																								
<p>Working Population</p> 	<table border="1"> <thead> <tr> <th></th> <th>1994</th> <th>2014</th> <th>2034</th> </tr> </thead> <tbody> <tr> <td>19-44</td> <td>30,607</td> <td>32,339</td> <td>28,422</td> </tr> <tr> <td>45- 54</td> <td>11,169</td> <td>15,811</td> <td>13,200</td> </tr> <tr> <td>55-64</td> <td>9,202</td> <td>12,182</td> <td>13,868</td> </tr> <tr> <td>Total</td> <td>50,978</td> <td>60,332</td> <td>55,590</td> </tr> </tbody> </table> <p>[Source:1]</p>		1994	2014	2034	19-44	30,607	32,339	28,422	45- 54	11,169	15,811	13,200	55-64	9,202	12,182	13,868	Total	50,978	60,332	55,590	<p>Later Life Population</p> 	<table border="1"> <thead> <tr> <th></th> <th>1994</th> <th>2014</th> <th>2034</th> </tr> </thead> <tbody> <tr> <td>65-74</td> <td>11,257</td> <td>11,560</td> <td>15,377</td> </tr> <tr> <td>75-84</td> <td>9,419</td> <td>7,829</td> <td>11,046</td> </tr> <tr> <td>85+</td> <td>4,137</td> <td>4,182</td> <td>7,508</td> </tr> <tr> <td>Total</td> <td>24,813</td> <td>23,571</td> <td>33,931</td> </tr> </tbody> </table> <p>[Source:1]</p>		1994	2014	2034	65-74	11,257	11,560	15,377	75-84	9,419	7,829	11,046	85+	4,137	4,182	7,508	Total	24,813	23,571	33,931
	1994	2014	2034																																								
19-44	30,607	32,339	28,422																																								
45- 54	11,169	15,811	13,200																																								
55-64	9,202	12,182	13,868																																								
Total	50,978	60,332	55,590																																								
	1994	2014	2034																																								
65-74	11,257	11,560	15,377																																								
75-84	9,419	7,829	11,046																																								
85+	4,137	4,182	7,508																																								
Total	24,813	23,571	33,931																																								
<p>GVA</p> 	<p>GVA per job</p> <p>Worthing = £54,589 Gatwick Diamond = £63,177 Coast 2 Capital area = £56,861</p> <p>Av Earnings Annual</p> <p>Resident 2012 = £26,620 Workplace 2012 = £22,032 Wst Sx Resident = £28,023 Wst Sx W'kplace = £26,827</p> <p>[Source:3]</p>	<p>Housing</p> 	<p>Housing Completions</p>  <p>[Source:2]</p>																																								
<p>School Place Projections</p> 	<p>Primary School Places (NOR)</p> <p>2014/15 8,839 2030 8,386 (-453)</p> <p>Secondary School Places (NOR)</p> <p>2014/15 4,583 2030 5,627 (+1,044)</p> <p>[Source:5]</p> <p>(The changes in the age of transfer impacted the above projection)</p>	<p>GP Capacity and Projections</p> 	<p>Worthing Patients List Size: No.112,215</p> <p>[Source:4]</p>																																								
<p>Educational Attainment</p> 	<p>Adults with No Qualifications -</p> <p>2011 = 21.3% West Sussex = 20% [WSL,p.59]</p> <p>GCSE Pass Rate (2013) 5 A*-C</p> <p>grade 2013 = 75.2% West Sussex = 79% [Source:3]</p>	<p>Digital Connectivity</p>	<p>All existing exchanges upgraded to fibre optic superfast broadband.</p> <p>[Source:4]</p>																																								

1. West Sussex County Council, (2015). *Strategic Investment Planning - Population and Demographics -WORTHING.*
2. Worthing Borough Council, (2015). *Annual Monitoring Report, 1st April 2014 — 31st March 2015.*
3. West Sussex County Council, (2014). *West Sussex Life.*
4. AECOM, (2015). *West Sussex Draft Infrastructure Study*
5. West Sussex County Council, (2015). *Planning School Places.* (Appreciate this is out of date but was never a true reflection of the school age population due to the change in the age of transfer in the schools in Worthing wef. Sept 2015 which should be noted)

3.2 Catching the Wave and Surfs Up (2015): Adur & Worthing Councils

The Adur and Worthing Council documents; 'Catching the Wave' and 'Surf's-Up' provide a clear political vision and set the strategic agenda for growth and improvement across Worthing (and Adur). The documents reflect the diverse communities which choose to live, work and spend time in the Borough by:

- 1). Supporting Wealth Generators.
- 2). Cultivating Enterprising Communities.
- 3). Becoming an Adaptive Local Council.

3.3 The Worthing Core Strategy (adopted 2011) and Emerging Local Plan

The Worthing Core Strategy covers the period between 2011 to 2026. A total of 3,000+ homes are due to be provided by 2031 requiring an annual average build rate of 150 new homes per year.

Beyond the Core Strategy a total of 3,200 are due to be delivered by 2030, requiring an average annual build rate of 213 new homes per year between 2015 to 2030. This remains subject to the Objectively Assessed Need (OAN) review. These homes will primarily be delivered through strategic site allocations and number of both small identified sites and windfall sites.

A total of 58,180 sqm of new employment space is to be delivered contributing significantly to the opportunity to create around 8,276 new jobs.

The Worthing Core Strategy vision sees:

- The town centre as providing the impetus for regeneration to ensure that Worthing plays a leading role within the wider sub-region.
- The town centre and seafront becoming more accessible and thriving providing vibrant mix of commercial, retail, residential, cultural and leisure activities.
- Key sites outside of the town centre, including a strategic development at West Durrington, will have achieved balanced and sustainable growth across the town.
- The continued improvement in the quality of the town's natural, historical and built environment, mitigating against and adapting to the adverse impacts of climate change.

The Worthing Core Strategy is currently being reviewed in response to significant changes made to the planning system at the national level. The OAN review of Worthing takes into account the latest population projections, demographics, household formation rates, economic factors and local dynamics. The OAN for housing in the Borough (2013-2033) is 636 dwellings per annum. This is significantly more dwellings than are currently being delivered or that are planned for in the Core Strategy (200 dwellings per annum). However, it is important to note that the 636 dwelling OAN figure represents 'need' in the absence of development constraints – it is not automatically the housing target for the Borough. It is now the role of the Local Plan review to balance housing need alongside other evidence to assess what level of housing can be delivered in a sustainable manner when taking significant environmental and land availability constraints into account.

To support the Local Plan review further work is also being advanced to assess the local economy and a landscape and biodiversity study is being progressed which will assess sites that have been promoted for development around the Borough. The findings of these studies will be reported later this year and it is expected that the Borough Council will be in a position to consult with all interested parties in 2016.

The South Downs National Park Authority (SDNPA) took on full powers from April 2011. Over half of Adur District (53%) lies within the National Park boundary, although the population in this area is relatively low. The National Park Authority will produce its own Local

Development Framework and Local Plan in due course for all areas within the South Downs National Park boundary.

3.4 Coast-to-Capital Local Enterprise Partnership - Strategic Economic Plan (SEP) 2014

The Strategic Economic Plan (SEP) sets out ambitions for economic growth across the Coast-to-Capital (C2C) Local Enterprise Partnership (LEP) area and identifies Worthing as an important business location. In the longer-term, Worthing is anticipated to become a Growth Centre for creative and digital business.

3.5 The Greater Brighton and Coastal West Sussex Partnership areas

Worthing is situated in Greater Brighton Partnership area and the Coastal West Sussex Partnership area. Forecasts indicate continuing business expansion along the coast and Worthing is well positioned to play an important role in providing attractive conditions for both new business start-ups and existing maturing business seeking to expand and wishing to take up larger premises.

The vision of the Coastal West Sussex Partnership is to strengthen the coastal economy to deliver an exceptional experience for residents, businesses and visitors. A range of future opportunities and actions have been identified to collectively support the long-term growth in relation to the economy, housing market and transport.

Section 4: Key Growth Locations

The key growth locations are identified in the table below.

	New Homes	New Employment Space	New Leisure and Retail Space [1]	Jobs Estimate
Teville Gate	400	2,780	7,500	1,050 [1]
Union Place	200	0	9,500	
Grafton Site	200	0	12,000	
Stagecoach Site	40	0	3,500	
Aquarena Site	TBC	TBC	TBC	
Civic Site	TBC	TBC	TBC	
Decoy Farm	0	50,000	0	988 [1]
Marlets Way	0	5,400	0	514 [1]
Totals	840	58, 180	32,500	2,552

[Source:1] Homes and Communities Agency, (2010) / Industrial methodology from Northern West Sussex Economic Growth Assessment (2014) – based on B1a/B1b floor space (Sq.m) for Worthing town centre and B1c light industrial floorspace for Decoy farm and Martletts Way..

Worthing Town Centre

Worthing is a large vibrant town that supports a wide catchment area. It is a centre for culture, recreation, retail and business with attractive housing both new and old. Whilst, a number of high quality housing developments have significantly enhanced the seafront the town centre and retail offer could be improved. A number of key development sites present a great opportunity to enhance the night time economy and delivery further housing and employment floorspace. These sites together with improved public realm could transform Worthing Town Centre so that it can once again compete at a regional level.

Worthing Town Centre includes a number of opportunity sites which collectively provide a catalyst for growth in Worthing. The sites include:

- **Teville Gate** presents the opportunity to establish a Northern Town Centre Gateway and deliver up to 400 new homes with complimentary commercial and leisure uses including a University Technical College and 2,780 sqm of new employment floor space.
- **Union Place** presents the opportunity to deliver 200 new homes, 9,500 sqm of new leisure and retail space.
- **The Grafton Site** presents the opportunity to deliver 200 new seafront homes including affordable housing, 12,000 sqm new leisure and retail space. An improved public realm to link the main shopping street in the town and the continued use of the site for car parking would be carefully considered within proposals.
- **Other town centre sites** include the Aquarena Site, the Stagecoach site and Civic Site. The opportunities associated with these sites are explored in the Worthing Investment Prospectus.
- If the anticipated scale of housing development progresses, consideration would need to be given to solutions surrounding the provision of new primary school facilities in the town centre and contributions towards secondary school places.

The total growth offer of Worthing Town Centre is:

Housing:	840
Employment Space:	2,780 sqm
Jobs:	up to 3,000

Decoy Farm

- Located in east Worthing, the Dominion Business Park is a significant location for business activity. Decoy Farm represents one of only two sites with the potential to create new employment floor space across the whole of Worthing. The site provides the opportunity to create new small industrial units and support other employment sectors and presents the opportunity to delivery 50, 000 sqm new employment floor space and could create around 988 new jobs as well as promoting industrial uses, waste recycling, open storage facilities and the accommodation of relocated businesses in support of wider Growth outcomes (in particular those associated with Shoreham Harbour and Worthing town centre – Stagecoach relocation.)
- A range of issues require exploration to support the delivery of this site including land contamination and access.

The total growth offer of Decoy Farm is:

Housing:	0
Employment Space:	50,000 sqm
Jobs:	988

Martlets Way

- Located in the Goring Business Park, Martlets Way presents the opportunity to delivery 5,400 sqm employment floor space and could create 514 new Jobs.
- It is anticipated that development could involve a mix of small scale business units and some new homes. Land contamination and site access considerations will need to be explored.

The total growth offer of Martlets Way is:

Housing:	TBC
Employment Space:	5,400 sqm
Jobs:	514

West Durrington

- West Durrington is actively delivering 700 new homes with potential to deliver a further 300 homes
- Associated infrastructure includes leisure, social and community facilities, and provision for a new primary school.

The total growth offer of West Durrington is:

Housing:	700
Employment Space:	0
Jobs:	0

Future Strategic Site Allocations

- Future options for further key Strategic Sites supporting Growth will be assessed through the development of the Worthing Local Plan.
- Consideration will be given to supporting infrastructure requirements including, education provision, transport and connections across the A27 to improve access from the Worthing Town to the South Downs National Park.

Section 5: The Priorities

The priorities identified aim to support key areas of growth and are drawn from the evidence identified. Resources will be guided to support the progression of priorities although there are unlikely to be sufficient resources to support all priorities identified in each of the Place Plans. It is anticipated that a variety of public and private sector funding sources would be used, including developer funding (i.e. S.106 Contributions, Community Infrastructure Levy) and potential Local Growth Funding.

Priority 1: Worthing Growth – Town Centre Regeneration

This priority focuses on town centre regeneration provides the opportunity to deliver; nearly 1000 new homes; 2,780 sqm of new employment space and other uses potentially creating around up to 3000 new jobs.

The Worthing Investment Prospectus identifies a combined package of projects including redeveloping the:

- Teville Gate Site, Union Place Site, Grafton Site, Stagecoach Site, Aquarena Site and the Civic Centre Site alongside the delivery of public realm improvements at:
- Public realm schemes surrounding: A24/Teville Rd Junction, North Street/ High Street Junction, Marine Parade – Lido to Steyne Gardens, Montague Street, Worthing Railway Station Forecourt.

The development of these sites along with the delivery of the public realm improvements will be the catalyst for further investment in the town.

OUR PLAN



A major gateway for Worthing with shops, leisure uses and new homes creating streets linking through to the station.

TEVILLE GATE



CIVIC SITE

An attractive residential site which will help to repair existing streets and create safer and more attractive links.

UNION PLACE



A development to restore the High Street with active frontage including a new cinema for Worthing.

AQUARENA

An opportunity to create an attractive residential development on an important sea front site.

STAGECOACH



An opportunity to complement existing spaces with new pop-up buildings to create a vibrant space for Worthing's creative economy.

PUBLIC REALM



A series of public realm projects to improve the quality of routes and connections between the sites, the seafront and the train station.

GRAFTON



A new link to the seafront for retail and leisure development with residential and hotel above and re-provided parking.

Source: Nathaniel Lichfield & Partners et al, (2016). Worthing Investment Prospectus

Evidence -

- The Worthing Core Strategy has a strong focus on regeneration and acknowledges the role of the town centre in providing a catalyst for growth across Worthing more widely by intensifying and revitalising key development sites, including Teville Gate Site, Union Place Site, Grafton Site, Stagecoach Site, Aquarena Site and the Civic Centre Site.
- The Strategic Economic Plan anticipates that in the longer-term that Worthing is anticipated to become a Growth Centre for creative and digital businesses.
- The Worthing Investment Prospectus commissioned by Worthing Borough Council and West Sussex County Council provides a spatial blueprint to showcase and guide future development opportunities in Worthing. At the heart of the Prospectus is a portfolio of strategic projects that will help transform Worthing as a place to live, work and visit, while maintaining the town's unique personality and distinctiveness. The Prospectus:
 - Articulates what Worthing would look like on the ground in terms of its economic assets and infrastructure and identify the changes needed to get there;
 - Identifies actions the private and public sector can take to ensure that the plan is realised and establish a future project pipeline;
 - Promotes and encourages private sector and other public sector investment to give Worthing a significant competitive advantage.
 - Helps guide discussions about delivery options, including new Joint Ventures; and
 - Helps to inform future planning policies.

- The Prospectus identifies the following Vision for Worthing;

"Worthing will be recognised as a highly desirable place to live, work and visit, continuing to attract high calibre businesses and significant inward investment that will help the town's economy to grow and improve its regional competitiveness.

It will be a vibrant place where people can enjoy a high quality environment that combines the best of coast and countryside, a diverse cultural and leisure offer, modern infrastructure and economic opportunities."

Background - There has been significant investment in a number of town centre sites including:

- Splashpoint: £20M investment
- Aquarena Site (Potential): 100+ homes new homes / Restaurant/ Retail uses.
- GSK UK – GlaxoSmithKline: £100M Investment
- Roffey Homes -Beach Hotel (Complete): £120M, 76 Bed Hotel, 49 Homes, Restaurant, Spa facilities, parking.
- Montague Place Public Realm Improvement Scheme (2015/16) improves a key area of congregation within Worthing Town. Costing, £1.2M works are jointly between the LEP (£800K), WSCC (£280K) and S.106 (£120K).

Outcome - An increase in homes, jobs and GVA across Worthing supported through the delivery of town centre regeneration.

Activities – Worthing Borough Council and West Sussex County Councils will work with the local community, businesses, developers and investors to drive forward an ambitious and exciting programme of regeneration proposal identified within the Prospectus.

Priority 2: Skills

This priority seeks to ensure that local people are well placed to secure high value jobs currently available within or attracted to the area a result of Growth across the South East Region, through the development of a locally coordinated skills initiatives package that target skills development to support high-value employment opportunities.

The priority also acknowledges the role that skills play in developing and sustaining the health and social care workforce.

Evidence - Creative, Digital and Information Technology: -

- The C2C region has the fastest proportionate rate of jobs creation compared to other South East LEPs and 50% of C2C jobs are situated within the Greater Brighton and Coastal West Sussex (GBCWS) areas. There is potential to create 57,000 new jobs by 2031 and whilst many are anticipated to be located in the Brighton and Hove and Chichester areas, Adur and Worthing has to opportunity to benefit from this growth.
- The C2C region identifies Shoreham as a growth centre for environmental technologies and anticipates that Worthing will become a growth centre for creative, digital, and information technology in the longer-term.
- The Greater Brighton City region identifies a series of 'Growth Centres' in key locations which are to act as anchors for the growth of high-value businesses.

There are opportunities for creating an enterprise hub for a developing technology cluster and there is potential to expand the creative and cultural industries in both Adur and Worthing.

- The Adur and Worthing documents; 'Catching the Wave' and 'Surf's-Up commits to "Supporting Wealth Generation" by "raising the skills base of the local work force and providing the environment that embraces innovation and creativity amongst our entrepreneurs".

Evidence – Health and Wellbeing – Health and Social Care

- The C2C region acknowledges that; demographic changes are placing an increased demand on the care workforce particularly across the Coastal West Sussex area, with management and leadership skills key to sustaining high quality care and increasing productivity. There is also a growing need for specialist skills to support specific age-related illnesses. It is also acknowledged nationally, that employers concerns include poor basic employability skills and a key challenge is to improve the appeal of the sector to potential recruits (i.e. through enhancing working contracts and conditions and by establishing competitive career pathways).
- The West Sussex Joint Health and Wellbeing Strategy (2015-2018) highlights the importance that skills plays and includes a workforce priority outcome "to create a vibrant and motivated workforce with the right training and the right values to support a high quality health and care system".

Background - Skills gaps are understood to exist across Adur and Worthing area in relation to an increasing demand in the Creative, Digital and Information Technology and Health and Social Care sectors. Further work is required to develop a locally coordinated package of initiatives which enhance the alignment of skills to targeted employment opportunities in order to:

- Harness the potential for a progressive and modernising mix of employment activities arising from business sectors within the South East Region.
- Promote the health and social care work-force to prepare for health and wellbeing pressures arising from forecast demand.

Outcomes - Identify education and training requirements and targeted initiatives which align local skills to new employment opportunities

Activities - The preparation of the evidence base would seek to determine the skills demand and quantify growth and sector-based benefits. The development of initiatives may include enrichment programmes, supporting transition from school to college and in to jobs and also the training (and re-training) of older people.

Priority 3: Digital Connectivity

This priority supports the introduction on of an ultrafast (gigabit) speed digital pure fibre network in Shoreham and Worthing to provide the opportunity to boost public sector innovation, drive productivity and growth and make new consumer services available to homes. The Pure fibre network would seek to deliver a core infrastructure connecting council buildings and schools, with extensions made to businesses and homes.

Evidence –

- The Three Southern Counties (3SC), East Sussex, Surrey and West Sussex and the Greater Brighton Devolution propositions both include the need to secure gigabit connectivity in urban areas as a strategic aim, boosting economic growth and driving digital service innovation in the public sector.
- The SEP:
 - Includes a digital connectivity priority to drive growth with the opportunity to create ultrafast connections.
 - Identifies Shoreham as an important business location and growth centre for environmental technologies.
 - Identifies Worthing as a Growth Centre for creative and digital business in the longer-term.

Background - The County Council has invested £15m into a broadband programme which, in conjunction with the commercial rollout, will give 95% residents the option to purchase high speed broadband capability. The roll-out is complete in Adur and Worthing with BT Openreach having updated existing exchanges to fibre optic superfast broadband. Consideration is to be given to how new digital connectivity could further enhance network infrastructure.

Outcomes - Deliver an increase in GVA through growth of business and creation of jobs through improving the information technology infrastructure that businesses and local communities need to support economic growth.

Activities - Adur and Worthing Councils and West Sussex Council to consider options for bringing forward ultrafast digital and establish technical solutions in relation to:

- A core pure fibre network connecting council buildings and schools via the existing network services provider.
- Extension of the network to businesses via business internet service provider partners.
- Extension to homes through partnerships with residential internet service providers.

Priority 4: Later Life Health and Wellbeing Pressures

This priority acknowledges that people are living longer and the population is getting older. Communities play a key role in supporting themselves but for some people public services are critical.

The priority seeks to progress opportunities for joint public and private sector development proposals to deliver infrastructure in relation to:

- Affordable housing/ living wage homes to help attract people of a working age to the county including those who would work within the Health and Social Care Sector
- Specialist adaptive housing which can be altered during the life span of the resident(s) to meet their specific needs to play a role in helping them to live independently which has a major impact on their health and wellbeing.
- New and relocated medical facilities which support the delivery of services including:
 - Centenary House, Durrington, Worthing.
 - Civic Site, Worthing (linked to the town centre regeneration proposals).

Evidence –

- The West Sussex County Council, Strategic Investment Planning - Population and Demographics Pack (2015) indicates the population of Worthing is expected to grow by 4,500 (net) over the next 20 years and will involve a generally aging profile. In total the 64+ population is expected increase by 10,360 (65 to 74 yrs by 3,817 people, 75 to 84 yrs by 3,217 people and 85+ yrs by 3,326 people.)
- The West Sussex Joint Health and Wellbeing Strategy 2015-2018 priority 3 (of 3) states; "Workforce: Sufficient well trained and motivated workers will be critical to the sustainability of high quality services in future and will also make an important contribution to the economic prosperity of the county. Some excellent initiatives are being taken forward to develop staff in different sectors but this will not be enough without the infrastructure (e.g. affordable housing) to attract people of working age to the county. This is a key issue for the public, voluntary and business sectors and many organisations have a stake in developing solutions."
- The Coastal West Sussex Clinical Commissioning Group Local Estate Strategy will, on completion, identify opportunities to consider the role of the public sector estate.

Background - Taking a joined up approach to the way in which the public sector estate is used provides the opportunity to develop proposals which can contribute to securing living wage homes (including those for the health care workforce), securing specialist adaptive housing which can accommodate the needs of older people and provide modern medical facilities within the local community.

Outcome - Enable people to live independently for longer. Support deprivation reduction from the consequential benefits associated with new growth.

Activities –

- Pursue opportunities to progress, affordable/ specialist housing and relocated medical facilities in the Worthing area - consolidation of the public sector estate could include;
 - Centenary House, Durrington, Worthing
 - Civic Site, Worthing (linked to the town centre regeneration proposals).
- Consider the Coastal West Sussex Clinical Commissioning Group Local Estate Strategy.

References

[The full list of sources and associated references will be consolidated and confirmed on document completion.]

Nathaniel Lichfield & Partners et al,(2016). *Worthing Investment Prospectus*.

West Sussex County Council, (2015). *Strategic Investment Planning - Population and Demographics –WORTHING BOROUGH*.

Worthing Borough Council, (2011). *Core Strategy*.

Homes and Communities Agency, (2010). *Method for Employee Density Guides/ Nathaniel Lichfield & Partners,(2014). Industrial methodology from Northern West Sussex Economic Growth Assessment*.

West Sussex County Council, (2014). *West Sussex Life*.

AECOM, (2015). *West Sussex Draft Infrastructure Study*.

West Sussex County Council, (2015). *Planning School Places*.

Nathaniel Lichfield & Partners, (2015). *Greater Brighton and Coastal West Sussex Background Papers*.

Adur & Worthing Councils, (2015). *Catching the Wave and Surfs Up*.

Worthing Borough Council, (2015). *Annual Monitoring Report, 1st April 2014 – 31st March 2015*.

Coast to Capital Local Enterprise Partnership, (2014), *Strategic Economic Plan*.

The Coastal West Sussex Clinical Commissioning Group (2015), *Initial Draft - Local Estate Strategy*.

West Sussex County Council/ West Sussex Health and Wellbeing Board, (2015). *The West Sussex Joint Health and Wellbeing Strategy (2015-2018)*.