

WORTHING

GRAFTON SITE

DEVELOPMENT BRIEF



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1.0 INTRODUCTION

1.1 Background

The Grafton Site is a key seafront development site in Worthing. The site occupies a prime position close to Worthing's Town Centre and presents a unique opportunity to develop some 0.77 acres on one of the few remaining seafront sites on the South Coast.

Worthing Borough Council (the Council) is committed to the disposal of this site to a selected developer for redevelopment in accordance with this development brief. This brief respects the Council's preference for a development to be carried out by the selected developer.

It is the Council's objective to invite proposals and competitive tenders for the redevelopment of the Council- owned land.

1.2 The Purpose of the brief

The purposes of this brief are therefore to:

- Promote the development of the site.
- Outline the planning context affecting the site.
- Set out the opportunities and challenges for the development of the site.
- Provide a framework for local consultations.

1.3 Status of the brief

This brief has been prepared by Cushman & Wakefield Healey & Baker (CWHB) in consultation with the Council. The brief was issued for consultation and the representations received were reported to the meeting of the Executive Member for Planning and Economic Development on 13th April 2004. The brief was then amended and adopted as Supplementary Planning Guidance.

It should be noted that the brief is based upon the Council's Local Plan adopted in September 2003. A detailed development brief was prepared and approved by the Council for the Grafton Site in 1994. The brief proposed a range of options.

1. A hotel with recreational and entertainment facilities
2. A leisure related facility
3. Residential flats with ancillary recreational or entertainment uses

Outline planning consents were granted for schemes on this basis.

2.0 THE SITE

2.1 Location

The Grafton site is located on Worthing's seafront on Marine Parade opposite the Lido. The site comprises a small grass area of approximately 0.15 hectares (0.37 acres) and a raised deck to the east amounting to approximately 0.16 hectares (0.40 acres). A plan delineating the site boundaries is contained in Appendix I. The town centre's primary shopping street runs close to the site's northern boundary, and to the south of the site is Marine Parade, the main seafront road.

2.2 Ownership

The site is owned freehold by the Council.

2.3 Formal protection and designation

The site is adjacent to the Marine Parade and Hinterland Conservation Area and the South Street Conservation Area.

2.4 Public Utilities and Services

Information regarding drainage of the site and the provision of other services should be requested from the appropriate company/ authority. It should be noted that Seeboard have indicated one or more substations may be required within the curtilage of the development.

Southern Water Services Ltd will be important consultees regarding the location of sewers and rising mains around the site and other relevant matters.

2.5 Flood Risk

The site is located within an Environment Agency flood risk zone and the Council is responsible for the integrity of the coast defence structures in the area. The Council will be expecting any proposals to provide adequate flood protection and mitigation measures. The Environment Agency has commented that the site is within the indicative Tidal Floodplain according to maps held by the Agency. The Agency would therefore wish to ensure that prior to any development, the site is afforded adequate protection against the 1 in 200 surge tide level. The predicted 1 in 200 year surge level in the year 2060 for this area is 4.43 metres above Ordnance Datum. Wherever possible, floor levels for any development should be raised as high as possible to provide maximum protection.

3.0 POLICY CONTEXT

The Adopted Worthing Local Plan (September 2003), West Sussex Structure Plan (1993) and national policy guidance provide the context for planning policies for the site. The site is identified within the local plan under site specific policy MS4. This policy permits any of the following three uses for the site

1. A hotel with ancillary uses (recreation or entertainment, for example a public house or restaurant);
2. Residential flats with ancillary uses (recreation or entertainment, for example a public house or restaurant);
3. 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.

The Site is adjacent to two conservation areas and within The Town Centre and Sea Front Area. Policy BE24 requires that new development should preserve or enhance the conservation area. Access and parking considerations are set out in policies TR9, TR12 and TR13.

4.0 PROPOSED DEVELOPMENT

4.1 Acceptable Uses

This part of the sea front is characterised by blocks of residential flats, such as Augusta House to the west of the site. The Council considers similar high density residential development to be the most suitable form of development for this site but proposals for the other permitted uses as stated in the local plan will be considered on their merits.

Developers should consider the following policies in relation to the provision of residential on the site:

Policy H2 – “... proposals for development should :- 1) make the most efficient use of land; 2) provide a substantial proportion of dwellings to meet the need for small households; 3) provide an element of affordable housing in line with the requirement of Policy H3 to meet the identified local need.

Policy H3 - “... Within developments of 25 or more dwellings and residential sites of 1 hectare or more, irrespective of the number of dwellings, the Borough Council will seek to secure the provision of an element of affordable housing”.

In assessing the appropriate level and type of provision, consideration will be given to:-

- (i) the accessibility of the site to local services and facilities and public transport; and
- (ii) the particular costs associated with development of the site; and
- (iii) whether the provision of affordable housing would prejudice the realisation of other planning objectives; and
- (iv) the need to achieve a successful housing development

The appropriate level and type of residential provision will be for negotiation between the Borough Council and the chosen developer, taking into account the identified local need. A target of 30% social housing together with an element of low cost housing will generally be sought however potential may exist for 'off-site' commuted payments and the provision of the affordable housing element at an alternative appropriate location in the Borough.

The Borough Council will use legal agreements to ensure the provision of the agreed affordable housing element within any scheme of development. The provision of social housing will normally be in conjunction with a Registered Social Landlord.

4.2 Scale and Massing

The site is adjacent to two conservation areas. Any development will need to take into account Policy BE24, where the height, massing, scale and proportion is compatible with its surroundings, contributes positively to the character of the Conservation Area and enhances the physical appearance of the locality. The development should be of the highest architectural quality.

The Council regards the development of this site as being able to deliver a number of key urban design and townscape objectives, as follows:

- The screening of existing facades
- The repair of physical fabric of the seafront to provide visual cohesion to this element of Marine Parade
- The introduction of quality buildings to complete and modulate the seafront
- The creation of a positive identity to this important pivotal location
- The delivery of a landmark building to provide a focal point.

In order to meet these objectives, any development must take into consideration the bulk and massing of the Grafton Multi-Storey car park. Development fronting onto Marine Parade will need to be of sufficient height to mask the car park. The development must pay proper regard to the existing built environment and to the privacy, amenities and scale of adjoining residential development. The development height should step down to respect sunlight and daylight to the residents Knightsbridge House.

A positive identity for this part of the Seafront could be created by increasing the height of the building towards the north of the site. This would act as a focus along

existing streets and create a varied sky line. It is anticipated that the development will respect existing street frontages and will thus provide almost total site cover, allowing for a clear interface with public realm. Existing levels of vehicular and pedestrian access across the site will need to be respected and accommodated within any development proposals.

The precise number of residential units and the amount of floor space to be provided will be determined by reference to the scale and massing and parking criteria set out within this Brief.

4.3 Design criteria

Developers will need to take into account the principles and advice given in the DETR documents “By Design- Urban Design in the Planning System: Towards Better Practice” and “By Design – Better Places to Live”. Planning applications must be accompanied by a design statement. The Council is seeking to encourage modern innovative design of a high standard and the following Local Plan Policies will be used to judge the suitability of planning applications:

Policy BE1 –

“Proposals for development or redevelopment will be permitted provided that;

- (i) the architectural composition, including external appearance and character, achieves a good standard of design and is compatible with the surroundings or enhances the appearance of the locality;
- (ii) the siting, layout, density, orientation, and prospect take full account of the characteristics of the site and its surroundings;
- (iii) the form and character including height massing and scale and proportions are compatible with its surroundings or enhance the appearance of the locality;
- (iv) the relationship between built form and the open spaces surrounding them is compatible with the character and appearance of the locality”.

Policy BE3 –

“Proposals for development of ...disused land or buildings will be permitted provided that:-

- (i) the development achieves significant environmental improvements and beneficial use of the land and/or buildings;
- (ii) the proposal complies with other relevant policies in the plan”.

The development shall be carried out to a high standard of architectural and landscape design, incorporating materials and finishes approved by the Council.

4.4 Crime Prevention

There has been a general acceptance that the design of the buildings and their surroundings are major factors affecting crime. It is recognised that certain elements in design can influence criminal behaviour for good or ill as well as the ability of citizens to exercise control over their environment. The implementation of such measures in the design stage is the most economical and effective way of reducing the likelihood of criminal attack.

Sussex Police, through their crime prevention advisors, have an agreement with the County Council and all Local Authority Planning Departments whereby they comment on all planning applications that exceed 10 or more dwellings or 1,000m² of commercial floor space from a crime prevention perspective. (Defined as large scale developments).

Crime Prevention Design Advisors offer advice using the principles of Crime Prevention through Environmental Design (CPTED), which includes Defensible Space, Natural Surveillance, Psychological Barriers and Specifications for Physical Security.

Government Circular 5/94 (Planning out crime) states that crime prevention is a material consideration to which regard must be given in development plans. Section 17(1) of the Crime and Disorder Act 1998 also requires local authorities, when exercising all of their functions, to consider the effect on crime and disorder. All development that falls within the criteria will be referred to Sussex Police for a risk assessment and comments.

Developments within the definition of large scale development will only be granted planning permission for proposals where the applicant can demonstrate, clearly, how crime prevention measures have been incorporated into the layout and design. All such proposals will be assessed with reference to the crime prevention measure set out in the Association of Chief Police Officers publications "Secured by Design" and "Secured Car Parks"

Both these initiatives can be visited on the website www.securedbydesign.com

4.5 Infrastructure Requirements

Schools

The Director for Education and the Arts advises that the local first school, Heene First School, has sufficient capacity available to accommodate additional children generated by new housing. The designated middle school serving the area, Thomas A'Becket Middle School, is operating at its full capacity and would not be able to accommodate extra children arising from residential development; and that the Worthing secondary schools would be able to accommodate the additional children from new dwellings. Accordingly, the County Council would seek a financial

contribution from the developer towards the costs of providing the additional middle school infrastructure that would be required to serve its needs.

Library Service Infrastructure

The County Librarian advises that the area is served by Worthing Library and that the library would be able to adequately serve additional needs generated by new housing.

Fire & Rescue Service Infrastructure

The County Fire Officer advises that the proposed development may need to include the provision of fire hydrants connected to adequate supplies of water for fire fighting. It should also include suitable access for fire brigade vehicles and equipment.

Transport

The new County Supplementary Planning Guidance (SPG) was approved in November 2003 covering car and cycle parking and transport contributions. Covered cycle parking will be required as part of any development to accord with the standards contained within the SPG. Transport contributions would be required based on the Total Access Demand formula. Consideration of the accessibility of alternative modes of transport will be required.

4.6 Car Parking

In line with the Councils' Interim Parking Standards document (2003) the following maximum standards will apply to any new development:

| | Dwelling Type | Maximum Standard/dwelling |
|--------------------|----------------------------------|---------------------------|
| Residential Flats | 1 Bed and self contained studios | 1 car space |
| | 2 & 3 Bed | 1.5 car spaces |
| | 4+ Bed | 2 car spaces |
| Residential Houses | 1 Bed | 1 car space |
| | 2 & 3 Bed | 2 car spaces |
| | 4 Bed | 3 car spaces |
| | 5 + Bed | Assessed on own merits |

Given that this is a sustainable town centre location with good access to public transport there is no minimum standard for on-site parking. Developers should not provide more car parking than potential occupiers might want, nor provide off-street parking when there is no proven need.

4.7 Access and Servicing

Developers are encouraged to take advantage of the sunken service road at the North of the site which turns to run down the eastern boundary of the site. Service

and parking access could be taken direct from this service road into the site. Pedestrian access will be from Marine Parade and Augusta Place at ground floor level.

The developer will be required to ensure that the design and layout makes adequate provision for access to, and within, any new development for the disabled. All Building Regulation on this matter should be complied with. Advice on access for the disabled is set out in the Borough Council's booklet "Access For All" available free of charge from the Planning and Development Services Department.

4.8 The Coast

Along with PPG 25, the following Local Plan coastal policy should be considered

Policy CT1

"Applications for development will be refused which would:-

- (i) be detrimental to the integrity and continuity of coastal defences;
- (ii) inhibit the maintenance of existing coastal protection works;
- (iii) require enhanced coastal defences, unless adequate coastal defences are provided and maintained as part of the development".

Policy CT3

"Development will be permitted provided that it:

- (i) respects and, where possible, enhances the appearance and character of the seafront environment;
- (ii) has regard to existing sea views;
- (iii) is appropriate to its location in terms of density, scale, height, massing, appearance, orientation, layout and siting, both in itself and in relation to adjoining buildings, spaces and views to the sea.

The Borough Council's Shoreline Management Plan provides additional helpful advice and supports the Local Plan in dealing with development.

4.9 Development Constraints

4.9.1 The Deck Area

The deck area in front of the multi-storey car park constitutes the roof of a service road and part of the bowling alley. The Council wants to see the most efficient use of this site and wishes to promote development to screen the car park façade and the rear of the properties in Montague Street. The Council wishes to visually enhance the frontage and encourage activity at ground floor. It may be possible to renegotiate existing agreements to enable this area to be wholly redeveloped.

4.9.2 The Adjoining Multi-storey Car Park

There is a large multi-storey car park located to the North of the site. The detailed siting of any development would need to take account of the existing ventilation openings of the adjoining multi-storey car park. Developers should be aware that work will soon commence to extend the life span of this car park for 10-12 years. It is likely that the car park may be demolished and rebuilt at some time thereafter.

4.9.3 Agreements on the Site

There are a number of agreements relating to the site and the surrounding area. Further details can be provided on request.

A service road runs underneath the deck area. Marks and Spencer has a right of way to use the road and the occupants of units 61 – 77 Montague Street have been granted licence to use the service road. Developers will be encouraged to consult with neighbouring retailers to investigate the feasibility of rationalising existing servicing arrangements.

The developer will have to respect the Council's obligation in the lease of the bowling alley and all other leases and agreements which may affect the areas to be developed.

4.9.4 Neighbouring Residential Development

The site is bordered by residential developments - Augusta House to the West and Knightsbridge House to the East.

The residents of Augusta House were issued with a Certificate under Section 2 Notice of the Rights of Light Act 1959. Knightsbridge House was constructed in [1975] and some of the flats contain windows overlooking the deck area. Any proposals must show that consideration has been given to the amenities of these residential occupiers.

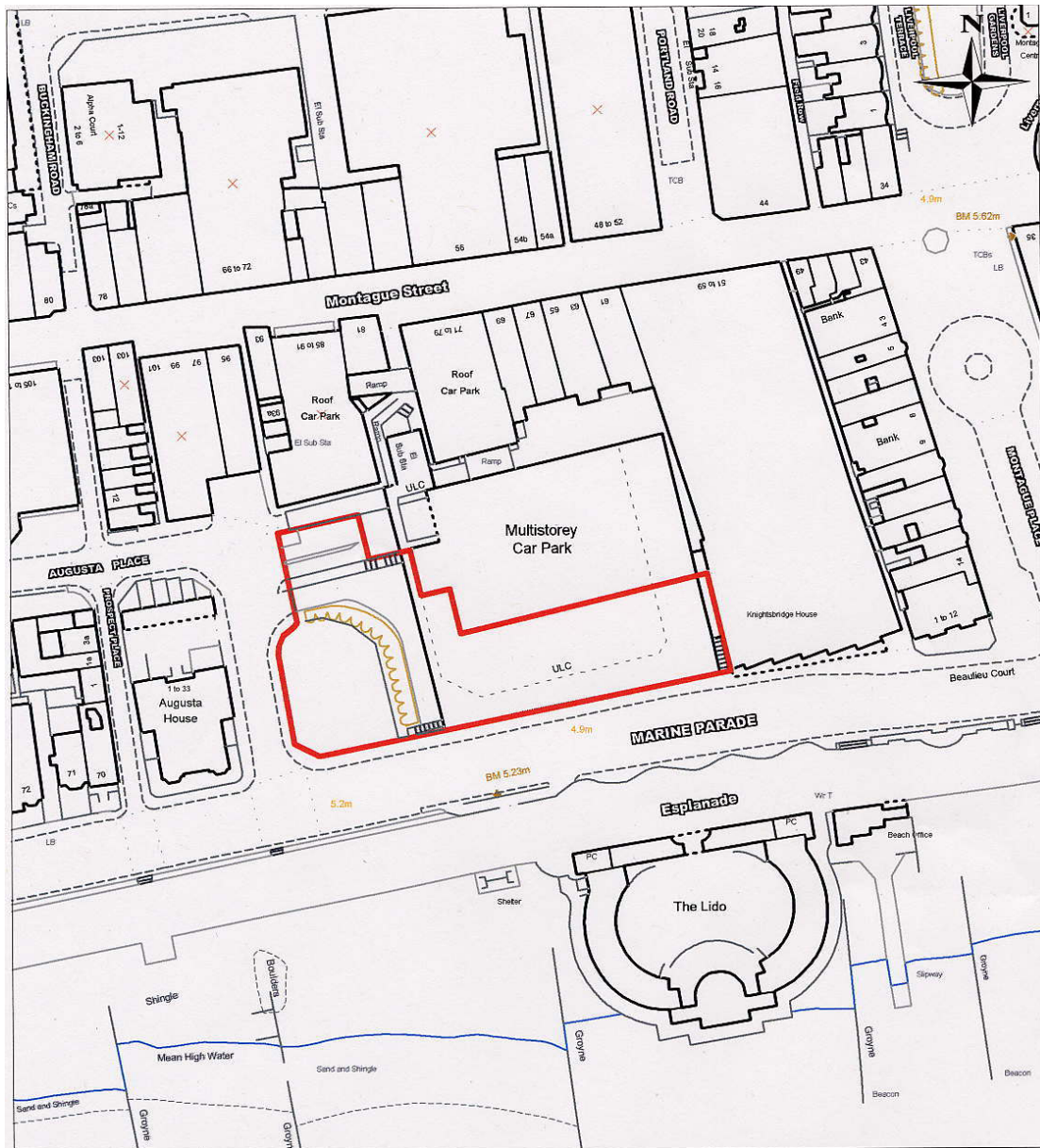
5.0 IMPLEMENTATION

The Council would prefer to see a planning application for the whole site that ensures development is undertaken on a comprehensive basis. The Council generally expects that any future planning applications shall be in detailed form

6.0 CONTACTS

Further planning advice and clarification of issues relating to the brief can be obtained by writing to the planning department at the following address.

Worthing Borough Council
Portland House
Richmond Road
Worthing
West Sussex
BN11 1HS



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