

## **ADDENDUM TO PLANNING COMMITTEE AGENDA**

**MEETING DATE - 4<sup>th</sup> March 2020**

The following agenda item has various updates to the original Committee report.

**Application Number: AWDM/0325/19                      Recommendation – APPROVE**

**Site:                      Development Site At Former Teville Gate Car Park And Land To The West Teville Road, Worthing**

**Proposal:              Redevelopment with a mixed use scheme comprising three blocks of 378 residential units, 83-bedroom hotel (3,684 sqm), a foodstore (Use Class A1) (1,852 sqm), a gym (Use Class D2) (1,426 sqm), in addition to retail, restaurant and cafe uses (Use Classes A1, A2, A3, A4 & A5) (999sqm) and associated infrastructure including 307 parking spaces, 352 cycle parking spaces, service areas, public realm with associated hard and soft landscaping and private amenity spaces. The application is accompanied by an Environmental Impact Assessment.**

Applicant:              Mosaic Global Investments Ltd              Ward: Central  
Case Officer:          Gary Peck

### **Updates:**

#### **Additional Consultation Responses**

**Homes England** comments that,

*‘Homes England has been working closely with Worthing Borough Council and Mosaic Developments since 2017 to create a delivery framework which enables the development of this highly important strategic site comprising 485 new homes, over 10,000 sqm of new town centre commercial uses including a hotel, retail space and sport and leisure facilities including a new gym. The proposed project delivery plan will create a very significant step change in terms of positive economic impact on the local economy, not only for Worthing town centre but for the wider West Sussex coastal economy.*

*Homes England supports the project strategically as it directly helps to provide an immediately deliverable housing solution not only for the benefit of the local community where access to good quality housing is essential but also to help re-balance the local economy by providing homes in the town aligned to town centre jobs growth in the future. In addition, the project will be constructed using the latest technologies available under modern methods of off-site factory production which will*

*accelerate the pace of delivery very significantly compared with conventional construction techniques.*

*Homes England has worked with the Borough Council to reduce all aspects of the planning risk associated with delivering the project and it is very important that this process continues as the project moves forward for consideration and decision at the Planning Committee on 4<sup>th</sup> March 2020.*

*Homes England looks forward to continuing its very positive working relationship with the Borough Council and Mosaic Developments and to a credible project delivery and phased management strategy in the future.'*

### **Additional Representations**

4 further letters of objection on the following grounds:

- mass and height is out of keeping with the character of the area
- additional traffic
- increased pollution
- while pleased that development is taking place, concerned about lack of parking
- inadequate infrastructure exists to serve the development

### **Planning Assessment**

The support from Homes England for this project is essential and helps to ensure the delivery of a policy compliant scheme with 30% affordable housing. The applicant has confirmed that they are committed to deliver 116 affordable homes. This is in excess of the 30% requirement (which would be 113.4 dwellings) but the developers and nominated Registered Provider are committed to deliver this level of affordable housing.

In terms of the overall planning balance in this case the delivery of the affordable housing is a very important component of the overall public benefits of the scheme. On this basis it is considered important that, notwithstanding the viability concerns, that the s106 requires delivery of the affordable housing and the recent response from Homes England helps give comfort to the applicant and the Council that this can be secured.

The applicant has confirmed that the viability appraisal does not include the costs of the cyclepath improvements including the two new Toucan crossings. WSCC's position, as set out in its consultation response however, makes it clear that these improvements should be delivered as part of the development. Whilst, this can be delivered the applicant has indicated that this would affect the amount of s106 funding available. Unfortunately, the cyclepath improvement scheme has not been costed and therefore, at this stage, it is not clear how much of the £378k originally earmarked for s106 contributions would be left. Nevertheless, it would be important as a minimum to secure funding for the review of the CPZ (£60k) and a contribution to improve local parks and the delivery of the Travel Plan measures.

During the delegation period on the S106, detailed negotiations on the cost of the cyclepath works will have to be undertaken. If the essential S106 works cannot be secured, the matter would have to be reported back to Committee.

### **Recommendation**

As per recommendation in the Agenda with the following amendments to conditions and revised Heads of Terms for the legal agreement attached:

#### Amended Conditions

18. The development shall be served by a communal heating system (CHP) as indicated in the sustainability report and capable of connection to a District Heat Network (DHN) if a Network is subsequently available to serve the development.
33. To be amended to specify the highway works to include relocation of bus stop, provision of shelter, real time passenger information (RTPI), toucan crossing for Teville and Chapel Road and connecting cyclepath.
35. To be amended to relate to 'approved Phasing Plan'.

#### Additional Conditions

41. Prior to the first use of the multi-storey car park, details of the management of the 100 public car parking spaces shall be submitted to and approved in writing with the LPA. The submitted details shall include pricing structure and details of barrier controls and the development shall be completed in accordance with the approved details.

## Appendix 1

### Heads of Terms for s106 Agreement

s106 Terms - Development Contribution, Infrastructure Provision and/or Affordable Housing	Amount	Trigger for Payment
<p>Delivery of Affordable Housing.</p> <p><b>70% Shared Ownership:</b></p> <ul style="list-style-type: none"> <li>• 1 Bed - 45</li> <li>• 2 Bed - 36</li> </ul> <p>Total = 81 flats</p> <p><b>30% Rented:</b></p> <ul style="list-style-type: none"> <li>• Studio - 2</li> <li>• 1 Bed - 18</li> <li>• 2 Bed - 15</li> </ul> <p>Total = 35</p>	<p>30.7% Total - 116 (TBC).</p>	<p>In accordance with the approved phasing plan.</p> <p>Rent ideally based on Local Housing Allowance (LHA).</p>
<p>Highway Contribution</p> <ul style="list-style-type: none"> <li>• Survey Costs and implementation of extension to Controlled Parking Zone</li> <li>• Provision of cycle path and Toucan crossings south of the application site</li> </ul>	<p>£60k</p> <p>Development cost</p>	<p>Following the occupation of the 100th apartment.</p> <p>In accordance with the approved phasing plan.</p>
<p>Implementation of Travel Plan Measures and subsequent Monitoring.</p>	<p>Development Cost (approx £136k)</p>	<p>In accordance with the approved phasing plan.</p>
<p>Implementation of on site Air Quality Measures and/or contribution.</p>	<p>£160K</p>	<p>In accordance with the approved phasing plan or following completion of development if financial payment is due.</p>
<p>Off site recreational/leisure provision</p>	<p>£100k</p>	<p>Upon the occupation of the 100th apartment.</p>
<p>Public access through the site at all times. Provision of management company for areas of public realm and open space</p>	<p>N/A</p>	<p>Following completion of the development.</p>