

Application Number: AWDM/0461/20	
Site:	Union Place Car Park, Union Place, Worthing, West Sussex
Proposal:	Application under Regulation 3 for Outline planning permission (with all matters reserved except for access) for the construction of mixed-use development comprising residential units, commercial floor space, hotel, cinema and associated car parking, cycle parking, public realm and landscaping.

An addendum and amended Design and Access Statement (DAS) had been shared with Committee Members since publication of the agenda.

The Head of Planning and Development introduced the Outline planning application and began his presentation by sharing aerial views of the site with Committee Members. Although Members were all familiar with the site, the Officer highlighted key areas on a number of photographs to assist them in making their decision.

The Officer advised the application had been received some months ago and had been subject to extensive pre-application discussions as to how best to accommodate a high density development on the site. An Illustrative Masterplan had been submitted, and much work had been undertaken to demonstrate how the site could accommodate the mix of uses and secure public realm improvements.

In response to consultations with Officers, Historic England and Design South East the illustrative scheme had been amended to improve a number of elements, which included public realm, a reduction of the scale of perimeter buildings and an increase in the height of the tallest element of the scheme to give more vertical emphasis. However, the general layout had remained the same.

Members were shown an Illustrative Plan of the scheme and the Officer highlighted areas which included the replaced Multi-Storey Car Park (MSCP); the larger areas of public realm either side of the car park; and opportunities for tree planting within the site and road frontage.

The Officer referred Members to the addendum and stated the Highway Authority were comfortable with the level of car parking subject to a detailed Travel Plan and felt that although the parking ratio was low, it was acceptable in a highly sustainable location.

A number of Computer Generated Images (CGIs) were shared with Committee Members to assist in their consideration of the scheme.

The Officer advised that a number of discussions had been held with Historic England about reducing the scale of the frontage buildings and whilst they still had concerns, they felt that the revised scheme had made significant improvements in responding to concerns about the setting of heritage assets.

The Officer outlined the Design Codes and parameter plans which provided detailed guidance in order for the future reserved matters applications to meet high design standards, although some refinement was necessary.

In concluding his presentation, the Officer referred Members to the amended Design and Access Statement (DAS), and commented that Officers and Historic England felt there was some harm due to the scale of the buildings in relation to the lower scale listed buildings around the site. However, it was felt the harm was less than substantial in National Planning Policy Framework (NPPF) terms and that there were significant public benefits to the scheme.

The meeting was adjourned at 19.10, and reconvened at 19.15 due to connectivity issues experienced by the Officer.

Members raised a number of questions for clarification with the Officer, which were answered in turn, and included:-

- West Sussex Coastal CCG/contribution for Worthing town centre;
- DAS - potential for green walls and roofs;
- fire access into the development site; and
- viability of the scheme.

The Officer confirmed that the design element would be dealt with at the reserved matters stage however, the Design Codes and parameter plans would need to guide any future reserved matters application. He advised that with refinement to the Design Codes, Officers could encourage high quality design, but ultimately it would be for the Committee to consider and agree when the reserved matters application was received.

There were further representations from two objectors and three supporters, who had all elected to join the remote meeting.

Before Members considered the proposal, Councillor Martin McCabe advised the British Standards quoted on Page 122 of the DAS were out of date and requested these be rectified for the future.

Following discussion, it was felt there were significant economic and regeneration benefits to developing the brownfield site, but due to its locality, careful consideration would be needed at the reserved matters stage.

The Committee Members unanimously voted to approve the outline planning application, with, at Councillor McCabe's request, the inclusion of an additional condition to provide a Changing Places Toilet that met the requirement of BS 8300-2018.

Recommendation

That the **APPROVAL** of outline planning permission be delegated to the Head of Planning and Development subject to the completion of a planning obligation and amendments to the submitted Design Codes as set out in the report and subject to the following conditions:

1. Standard Outline Permission - Application for approval of the reserved matters shall be made to the Local Planning Authority not later than 3 years from the date of this permission.
2. Reserved Matters - Details of the scale, appearance, layout (including internal roads and routes within the site) and landscaping, (hereinafter called "the Reserved Matters") shall be submitted to and approved in writing by the Local Planning Authority before any development takes place in that Development Parcel and this shall be carried out as approved.
3. The Reserved Matters' details to be submitted in accordance with condition [2] above shall be in broad accordance with the submitted Masterplan, Design Codes and Parameter Plans.
4. The overall height of the development shall not exceed 14 storeys and shall not exceed a total of 169 dwellings.
5. Prior to commencement of any works on site a phasing programme shall be submitted to and agreed by the Local Planning Authority. Development shall be implemented, and the details required under other conditions of this planning permission shall be submitted and approved, in accordance with that phasing programme.
6. Reserved Matters shall include submission of a Sustainability Plan incorporating the measures outlined in the submitted Energy and Sustainability Assessment. The Energy solution for the development shall be designed to allow future connection to a District Heat Network if a viable solution is implemented with 3 years of the completion of the development.
7. Submission of a Construction Management Plan including details of hours of working, and controls to limit disturbance from noise, vibration and dust and a communications strategy to engage with adjoining neighbours pre and post construction activities on site.
8. Landscaping Condition – requiring replacement of trees to be lost by the development to be replaced by heavy standard trees.
9. Submission of external lighting strategy and management plan
10. Archaeological Investigation and watching brief.
11. Existing and proposed levels relative to a nearby datum point.
12. Access in accordance with approved details

13. Parking and cycling to be provided in accordance with the approved phasing plan.
14. Provision of Electric Vehicle Charging Points
15. Submission of foul and surface water drainage solution
16. Submission of drainage verification drawings
17. Ground Contamination Survey and Remediation
18. Protection of existing surface water sewers (SWA)
19. Noise assessment and mitigation measures to be implemented to protect proposed dwellings from noise from Class E uses and existing night club.
20. Noise assessment and implementation of mitigation measures to protect adjoining residents from noise from the proposed multi-storey car park
21. Changing Places Toilet