



WORTHING BOROUGH
COUNCIL

South side of Marine Parade, opposite Steyne Gardens
WORTHING PROMENADE



Application and
Information Pack

JUNE 2017

Application Enquiries:

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WORTHING BOROUGH COUNCIL

Exciting New Development Opportunity WORTHING PROMENADE

South side of Marine Parade, opposite Steyne Gardens

(subject to consents)



Introduction

Worthing is emerging as one of the most exciting destinations on the south coast and has a growing reputation as a place to live and work, as a new generation of investors, businesses and young families are discovering what makes Worthing great.

The development of this Shelter and a similar site at West Buildings, are part of the Council's commitment to furthering this reputation through a proactive approach to delivering the opportunities and vision set out in the Worthing Investment Prospectus, which was published in 2016 - <http://www.adur-worthing.gov.uk/worthing-investment-prospectus>

The Council is looking for innovative ideas that will bring quality, creativity and vibrancy to Worthing seafront, allowing applicants to capitalise on the growing number of people that choose to live, work and visit the town and help to grow Worthing's reputation as a destination of choice for quality and difference.

The purpose of this Pack is to provide background and current information for prospective developers to ensure the form and type of proposed developments are appropriate to the locality and the situation and in keeping with the Council's policies and plans. The Council is seeking a development that will make a positive and lasting contribution to the ongoing investment in Worthing and will appeal to residents and visitors alike.

We hope you will be interested in this exciting opportunity and look forward to receiving your application by our deadline of **10.00am on Monday 10 July 2017**. If you have any questions or would like to discuss your proposal in confidence then please contact us, using the details below:

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Background

Worthing is one of the largest towns in West Sussex, having a resident population of approximately 105,000 and an enviable location between coast and countryside (including the South Downs National Park to the north). The town has a growing reputation as a place to live and work, with a new generation of investors, businesses and young families moving in and contributing to the area's burgeoning creative and visitor economy.

The town centre and seafront are a little over 1 km from the central railway station and there is good connectivity by road and rail to the nearby centres of Brighton and Chichester, and further afield to Gatwick airport and London. Ease of access and collaborative marketing is helping to broaden the appeal of the area to London and international visitor markets, with Worthing's strengths in activity-based tourism, including water sports, walking and cycling, as well as its broader quality of life and cultural offer, creating a significant pull and attracting new visitors to the town.

A particular jewel in Worthing's crown is the magnificent seafront and promenade which stretches for over three miles along its coastline and provides a spectacular setting and backdrop for Worthing's exciting and growing programme of events.

Investor confidence in the town can be seen from the recent multi-million pound construction of the Splashpoint indoor swimming pool complex and new seafront residential and visitor accommodation at Beach Residences and Premier Inn. Further investments are set to follow as the Council pursues its ambitious plans for Worthing town centre and seafront.



Site Location and Description

The Steyne Gardens Shelter is located on the promenade to the east of Worthing Pier. The shelter benefits from a prime location on the seafront, with unspoilt views of the sea and is in close proximity to the town centre, visitor attractions and theatres, with thousands of residents and visitors drawn to the town's dynamic programme of cultural entertainment and events. It is also a short walk away from the Splashpoint indoor swimming pool complex and Active Beach Zone.

Marine Parade runs immediately to the north of the site, running parallel with the Promenade close to the connection with the A259 and beyond, providing good links to the neighbouring areas of Shoreham, Hove and Brighton and there is easy access to the A24 and A27 to the north. Whilst the site itself offers no parking, there is public parking nearby, both on the road and in the town centre public car parks.

The existing site area, including the shelter and canopied surround, is approximately 186 square metres (2,000 sq ft) and the internal area comprises approximately 56 square metres (600 sq ft).



Site Considerations

The Council is keen to consider uses for the shelter that will maximise and increase existing footfall and further enhance the area by providing a high quality, attractive food/drink, leisure or retail offer. In particular, this site offers significant potential to convert and develop the existing shelter and site (subject to necessary consents) and create a popular destination for residents and visitors to the town.

There is the opportunity to convert and enhance the existing structure (subject to consents) however any development of this nature must take account of the location risks such as flooding, overtopping and erosion. Full consideration of these risks and thoughtful, suitable design will be required to ensure that any new development is sustainable in this location. Flooding and construction enquiries can be sent to engineers@adur-worthing.gov.uk.

Applicants must satisfy themselves and the relevant authorities as to the ground conditions and connection to services.

The successful applicant will need to apply for planning permission, including any change of use required and ensure that the requirements of any relevant planning policies are appropriately addressed. It is recommended that adequate consultation is undertaken to help provide certainty that proposals will be supported. Pre-planning enquiries can be sent to planning@adur-worthing.gov.uk for initial comment, but please note there may be a charge should you require more detailed advice.

Applicants should note that the Council holds possessory title to the land, details of which can be provided on request. Applicants will be required to obtain defective title indemnity insurance, if considered necessary.

Planning Context

The policy and guidance provided in this section are intended to assist applicants in considering the acceptability and suitability of re-development proposals. Although not intended to be exhaustive or replace the need for applicants to satisfy themselves that proposals are compliant, the Council will favour applications that demonstrate understanding and compliance with planning and conservation requirements.



The shelter is of importance to the heritage of Worthing and from a planning point of view there will always be the presumption to retain it in its current form with minimal changes to its external appearance. However, this will be balanced with the need to find a viable use for it which would maintain the structure whilst adding to the attraction of the seafront. Removal or replacement would be subject to making an overriding case in the interests of the greater benefits to the town and the amenities of the area without harm to heritage sensitivities.

Core Strategy 2011

The Worthing Core Strategy was adopted by the Council on 12th April 2011 and provides the current planning framework for the Borough.

Revitalising Worthing Town Centre and Seafront is a Strategic Objective (SO2) in the Core Strategy. In association with this, consideration should be given to the 2006 Town Centre and Seafront Masterplan which sets out a framework to guide the development, maintenance and management of the Seafront; complemented by the Worthing Seafront Strategy (2007) which sets out a number of specific objectives and key interventions, including proposals for the development of the Steyne Gardens Shelter.



The Core Strategy sets out a number of policies of relevance to the potential conversion or redevelopment of this seafront shelter, in addition to a number of saved policies from the 2003 Worthing Local Plan. These include the following:

Saved Policy CT3: Protection and Enhancement of Seafront Area

<http://www.adur-worthing.gov.uk/planning-policy/worthing-background-studies-and-info/archived-docs-and-reports/worthing-local-plan-2003/#maps> (Chapter – Coastal)

The Council will permit development that respects and, where possible, enhances the appearance and character of the seafront environment; has regard to existing sea views; and 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.

Core Strategy Policy 5: The Visitor Economy

The Council will positively support suitable new tourist and leisure facilities that have a particular focus on the town centre and seafront area. Proposals that enhance the visitor offer and support the regeneration of the town will be encouraged.

Core Strategy Policy 13: The Natural Environment and Landscape Character

Proposals will need to have regard to biodiversity and the natural environment, enhance the area and incorporate any measures needed to limit any adverse impacts on the coastal environment.

Core Strategy Policy 15: Flood Risk and Sustainable Water Management

Any new development will need to be assessed for flood risk and ensure adequate mitigation and resilience measures are in place, where required. Consideration should be given to any impacts on surface water run-off and/or measures needed to avoid water contamination and safeguard groundwater supply.

Core Strategy Policy 16: Built Environment and Design

The Council wishes to encourage good quality design and use of materials that take account of local physical, historical and environmental characteristics of the area. Innovative and contemporary design solutions will be encouraged.

Core Strategy Policy 17: Sustainable Construction

Proposals for all new developments (including conversions, extensions and changes of use) should contribute to making Worthing a more sustainable place to live and work and help ensure that the town is resilient to the impacts of climate change.

The shelter lies within the Steyne Gardens Conservation Area.
<https://www.adur-worthing.gov.uk/media/media,99429,en.pdf>

The site is also identified in the 2003 Worthing Local Interest Study as a Building of Local Interest (page 56).
<https://www.adur-worthing.gov.uk/media/media,99455,en.pdf>

Outline of Proposed Heads of Terms

- A long lease term is available, subject to negotiation.
- The demise to include the existing shelter but it may be possible to increase the extent of the demise, subject to negotiation.
- The scheme will proceed by way of an Agreement for Lease. Applicants will need to include a development programme showing timescales for building works, up to anticipated opening to the public.
- A guarantee or bond will be required in order to ensure completion of the development.
- Rental proposals to be exclusive of VAT, business rates and all other taxes and outgoings, which will be payable in addition.
- Rent review every 5 years on an upward only basis.
- Full repairing and insuring lease.
- Requirement to indemnify the Council against all third party claims and to hold public liability insurance in the minimum sum of not less than £10,000,000 for any one claim.
- Use to be agreed, depending on the successful applicant, however proposals for a high quality food/drink, leisure or retail offer are encouraged (subject to obtaining necessary consents).

Selection Criteria & Application Process

The Council reserves the right to select the successful applicant in the best interests of local residents and visitors, whilst having regard to:

- Details of the proposed use, quality of the development, visual appearance, and intended opening (seasonal or year round)
- The approach to preserving and enhancing the heritage and character of the site
- Financial commitment and ability to undertake the proposed scheme, including details of proposed funding
- Demonstrable track record of delivery of good quality previous developments and running of a comparable business
- Commercial return to the Council
- Development timetable

Applicants must:

- (a) provide a written Proposal addressing the above criteria and
- (b) complete and submit the Application and Status Enquiry Forms included in this Application Pack.

Applicants may also wish to provide a scaled drawing showing the proposed layout and/or an artist's impression of the finished scheme.

Applications should be submitted by completing the attached application form to be received no later than **10.00am on Monday 10 July 2017** and clearly marked or headed "**Confidential – Steyne Gardens Shelter**".

Applications can be submitted electronically to: propertyteam@adur-worthing.gov.uk and/or submitted in hard copy by sending to: **Place & Investment, Economy Directorate, Adur and Worthing Councils, Portland House, 44 Richmond Road, Worthing BN11 1HS**, for the attention of Bob Cliff.

Costs: The successful applicant will be responsible for meeting the Council's reasonable legal costs and surveyors' fees plus disbursements, arising from the grant of the proposed building agreement and ground lease whether or not the matter proceeds to completion. The applicant will also be required to meet the cost of a public notice advertising the loss of open space.

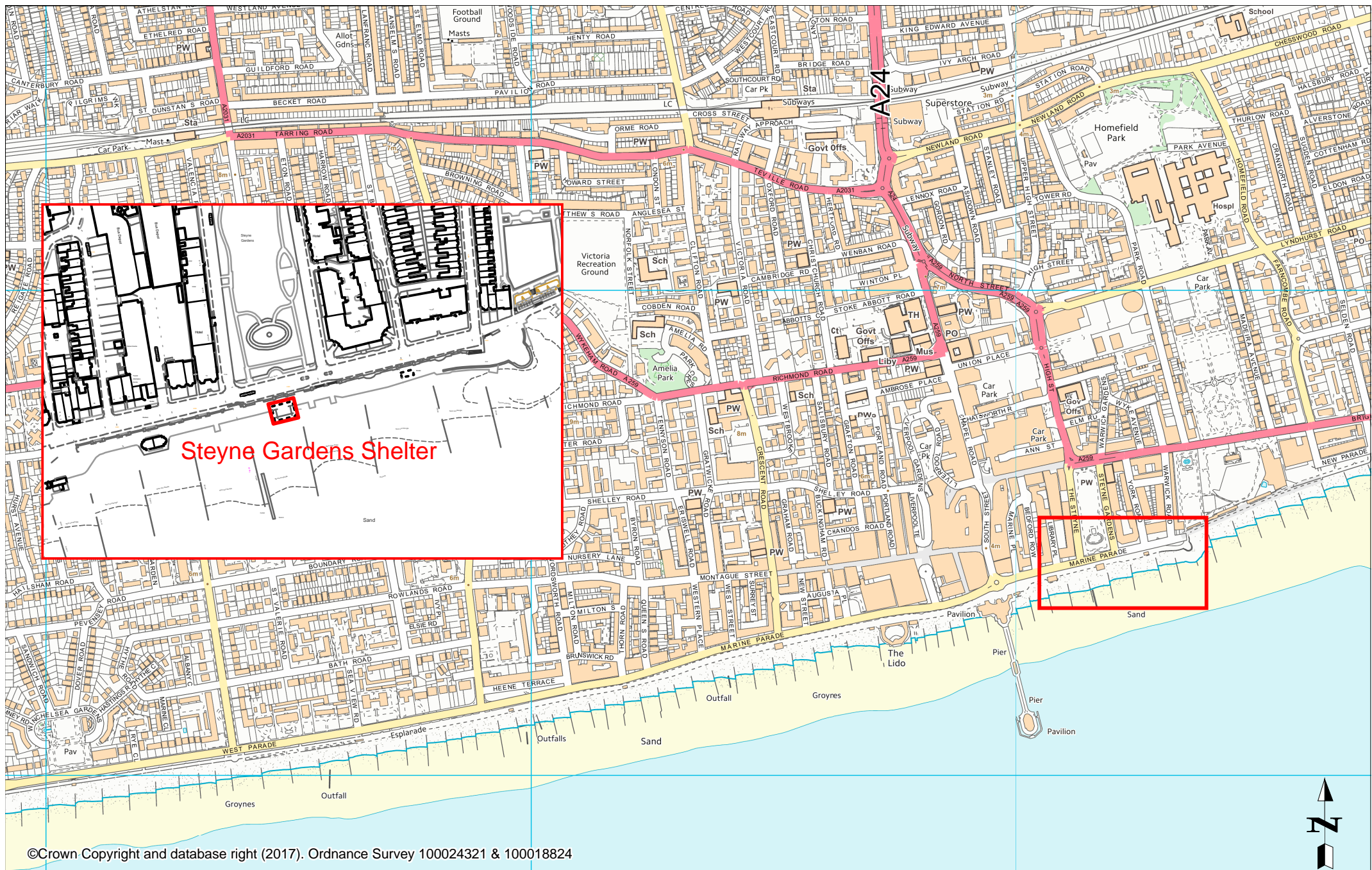
Viewings: The site and shelter can be viewed from the outside at any time. Internal viewings can be arranged on request. Viewing prior to submitting an application is strongly recommended.

The Council does not undertake to accept any application submitted and reserves the right to consider any application received after the closing date. Applications will be treated on merit and the Council retains absolute discretion when considering applications.

Misrepresentation Act 1967

These particulars are issued subject to formal contract. Neither Adur District Council or Worthing Borough Council nor any person in the two Councils' employ give any warranty in respect of statements contained in the particulars, and intending occupiers must verify all statements for themselves by inspection or otherwise
Subject to contract





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Steyne Gardens Shelter, Worthing Promenade

**STEYNE GARDENS SHELTER
MARINE PARADE, WORTHING**

Completed application forms, with completed status enquiry form(s) and the supporting information listed below can be submitted electronically to: propertyteam@adur-worthing.gov.uk and/or submitted in hard copy in an envelope clearly marked or headed “**Confidential - Steyne Gardens Shelter**”, but with no other identifying marks, and returned to: **Place & Investment, Economy Directorate, Adur and Worthing Councils, Portland House, 44 Richmond Road, Worthing BN11 1HS**, for the attention of Bob Cliff

Applicant's Full Name OR Company Name		
Applicant's National Insurance (NI) Number & date of birth OR Company Registration No		
Home Address OR Company Registered Address		
Contact details for applicant	Name of contact	
	Telephone number(s)	
	Email address	
If the applicant is a company please provide full names, addresses, dates of birth & NI numbers of two directors who will stand as guarantor	Guarantor 1	Guarantor 2
Rental offer (to be exclusive of VAT)	£ per annum exclusive of VAT	
Additional Information Please provide all the additional information listed	I have enclosed the following additional information (please tick each box to confirm)	
	<input type="checkbox"/>	Full detail of proposed use
	<input type="checkbox"/>	Proposals for works/alterations or facilities required to use the premises for the intended use
	<input type="checkbox"/>	Details of further lease terms required
	<input type="checkbox"/>	Confirmation and details of how the project will be funded.
	<input type="checkbox"/>	Anticipated timetable of project to opening the business to the public
	<input type="checkbox"/>	Details and evidence of previous relevant experience
<input type="checkbox"/>	Any other relevant supporting information (optional)	

Is this a new business?	Yes / No - How long has the business been established?	
References Please provide the following details for referees listed: <ul style="list-style-type: none"> • Full Name • Full Address • Telephone Number • Email Address 	Solicitor	
	Business Referee	
	Current / former landlord (preferably commercial)	
	Personal referee	
	Bank reference	Applicants must complete the yellow highlighted sections of the attached Status Enquiry Form and return it with the application. References will only be taken in respect of the successful applicant
Company applicant	Accounts	If the successful applicant is a company they will be required to provide the most recent 3 years' accounts
Guarantors	Bank reference	Each Guarantor will be required to complete a status enquiry form which should be submitted with the application

I have read the particulars and inspected the premises and submit my offer along with the completed status enquiry form and the information listed above	
Signed	
Print Name	
If a company state position in company (eg director)	
Dated	

The Council does not undertake to accept the highest or any application submitted and reserves the right to consider any application received after the closing date.
Applications will be treated on merit and the Council retains absolute discretion when considering applications.

REQUEST FOR A STATUS ENQUIRY			
Enquiry to	The Manager		
Bank name			
Branch			
Address			
Postcode		Bank sort code	
Enquiry From	WORTHING BOROUGH COUNCIL – Economy Directorate		
Address	Portland House 44 Richmond Road Worthing West Sussex		
Postcode	BN11 1HS	Tel No	01903 221412
Contact Name	Bob Cliff – Property & Regeneration		
Information Requested On			
Customer name			
Customer address			
Postcode		Customer a/c No	
Information requested			
Please supply your opinion as to the means of the above customer regarding the following commitment;			
Purpose (nature of commitment)			
Total amount pa			
Amount per payment			
Number & frequency of payments			
I understand that the Consent Section must be already signed and dated			
Signed		Dated	
CONSENT - To be signed by the customer who is the subject of the enquiry in accordance with the signing mandate held by the bank			
I/We (full name/s)			
Authorise	(Name of Bank) Bank plc		
to provide a status enquiry on me/us and to debit my/our account with their charge, if any, for providing this service.			
I/We understand that a copy of the Bank's reply can be sent to me/us upon request			
Signed		Date	