

MME PLANNING SERVICES

Proposed demolition of existing buildings and construction of a three-storey building comprising 27no 1-bed apartments, with associated internal communal areas, secure cycle and bin storage, and hard and soft landscaping.

at

10-20, Marine Place, Worthing, West Sussex,
BN11 3DN

Statement of Community Involvement

March 2026

Version 1

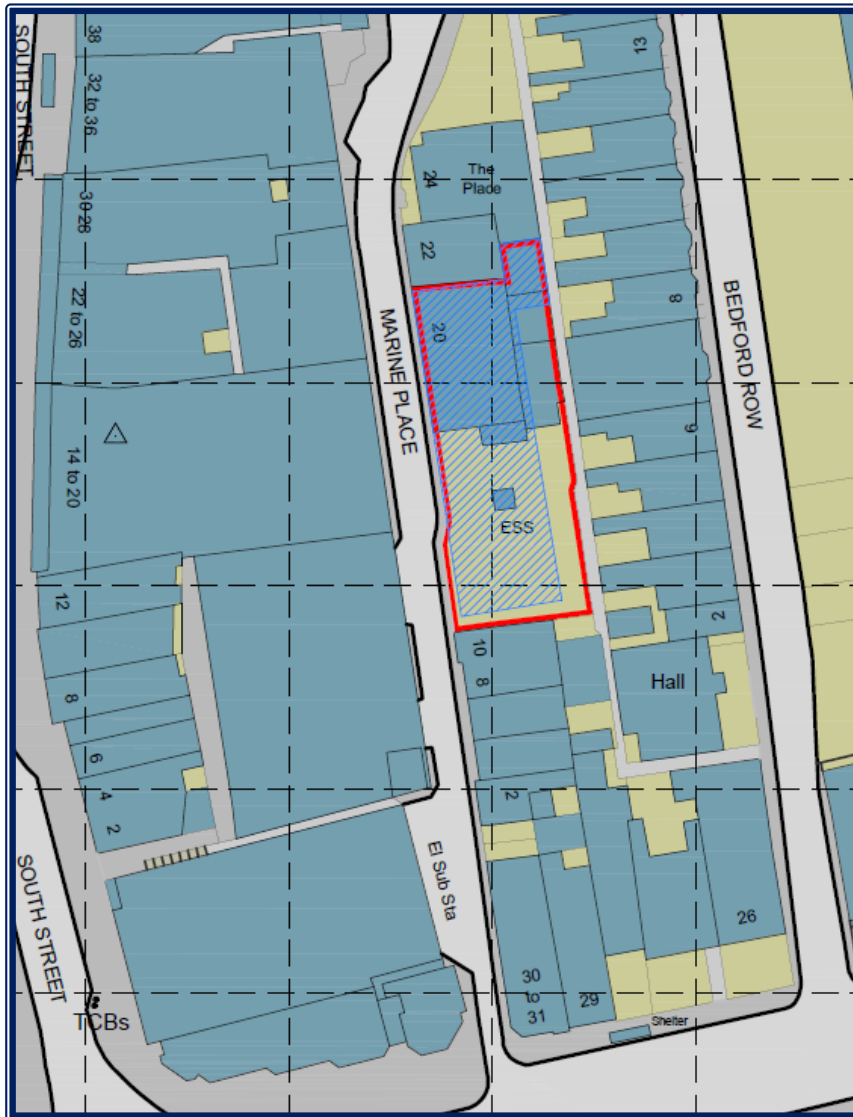


Figure 1: Site Location

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1. Introduction

- 1.1 This Statement of Community Involvement (SCI) provides a detailed record of engagement undertaken by the applicant in relation to the proposed development at 10-20, Marine Place, Worthing, West Sussex, BN11 3DN.
- 1.2 The SCI details the public consultation undertaken and should be read in conjunction with the other accompanying documents submitted with the planning application. The applicant has undertaken a period of pre-application consultation with the local community in order to meet the following objectives:
- To engage at the earliest opportunity with the community.
 - To use a range of engagement methods to ensure accessibility.
 - To provide feedback to stakeholders.
- 1.3 It is noted that the proposals were initially developed as a 'Co-Living' development providing 43 individual units with communal and shared facilities. A pre-application was submitted to the Council on this basis under reference PREAPP/0097/25. While no formal response has been received from the Council, following further discussions and consideration of the development, a fully residential (flatted) scheme was considered to be the most suitable development for the site.

2. Development Site and Proposed Development

- 2.1 The application site comprises the former Debenhams department store services yard, parking area and storage / warehouse buildings, located on the eastern side of Marine Place, within the town centre of Worthing. The site is located within the South Street Conservation Area and Environment Agency (EA) Flood Zone 3. The surrounding area comprises a mix of commercial and residential properties. The site is located in close proximity to the seafront and Worthing Pier to the south of the site.
- 2.2 As detailed above, planning permission is sought for the demolition of the existing buildings on site and erection of a three-storey building containing 27no 1-bed apartments.
- 2.3 The proposals would closely mimic the design, scale and layout of the previous approval on site, under planning reference AWDM/1884/22, as well as the architectural features of surrounding buildings, particularly the former Debenhams building.



Figure 2: Proposed Elevations

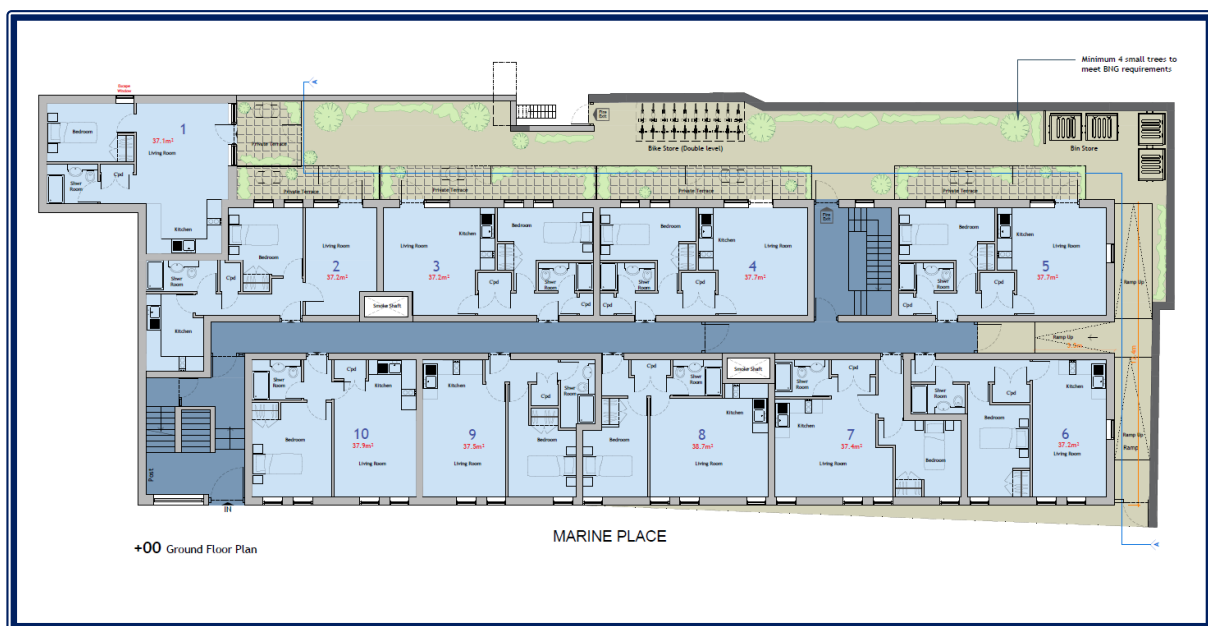


Figure 3: Proposed Ground Floor Plan / Layout Plan

3. Planning Policy Framework

3.1 The process of consultation undertaken has been in accordance with both national and local guidance on best practice for pre-application consultation. These are:

- The National Planning Policy Framework (NPPF) (2024)
- The Localism Act (2011)
- Adur and Worthing Councils Joint Statement of Community Involvement (2024)

National Planning Policy Framework (NPPF) (2024)

3.2 The NPPF sets out the Government's planning policies for England. The document states that applications which can demonstrate early, effective, and proactive engagement with communities and other interested parties should be viewed more favourably than those that cannot.

The Localism Act (2011)

3.3 The Localism Act is intended to empower local communities to participate in the planning processes within their areas and the consultation process has accorded with the key principles established therein for consulting with the public.

Adur and Worthing Councils Joint Statement of Community Involvement (2024)

3.4 The Statement of Community Involvement provides the following advice:

"The public consultation process should be proportionate to the scale and impact of the scheme. This could include a combination of exhibitions, meetings, workshops, publicity in the local press, leaflet drops, questionnaires, etc. and it needs to include key stakeholders, amenity, business and other relevant groups. These applications, when submitted, will be expected to contain community involvement information on:

- the steps and processes used to secure community involvement, including the relevant dates;
- the extent of the area of consultation, including a list of properties and businesses contacted;
- a list of interest groups or other bodies and organisations contacted;
- a summary of all the comments received and issues raised;
- a clear description of amendments to the scheme as a result of the comments received and the reasons why the other comments have not resulted in changes".

4. Public Consultation Process

4.1 This section details the community consultation process which has been undertaken alongside engagement with the Council as set out below:

- Pre-application discussions have taken place between the applicant and the Council with a formal pre-application submitted in July 2025 under reference PREAPP/0097/25.
- Online Consultation;
- Letters sent in the post to properties within the vicinity;
- Media coverage through publications;
- Engagement with The Worthing Society;
- Public meeting organised on-site;
- Discussions with local estate agents.

4.2 The public consultation commenced on the 12 February . A consultation letter was initially sent by post to surrounding neighbouring properties which included a QR code and link to the consultation web page, as detailed at Figure 4 below.

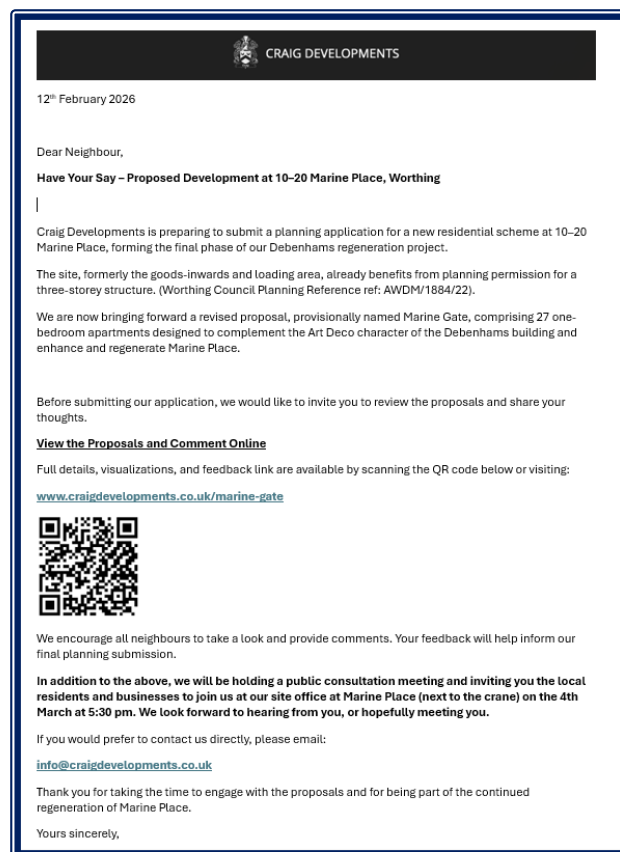


Figure 4: Neighbour Consultation Letter

- 4.3 An article was also published online via the Sussex World, both online and in hard copy, with extracts and a link provided below.

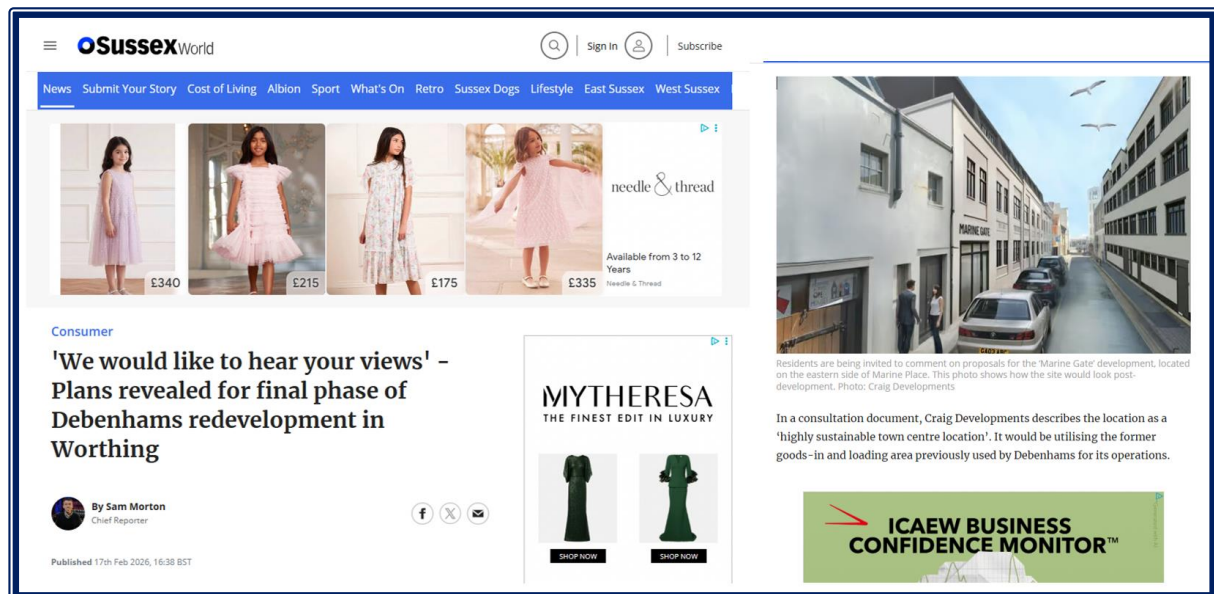


Figure 4: Extract From Sussex World. Link to article –

(<https://www.sussexexpress.co.uk/business/consumer/we-would-like-to-hear-your-views-plans-revealed-for-final-phase-of-debenhams-redevelopment-in-worthing-5601996>)



Figure 5: Extract from newspaper article

- 4.4 In addition to the above, an information board was displayed outside the application site with details of the scheme and a QR code to register interest in the public consultation, as shown at Figure 6 below.



Figure 6: Public Consultation Board

- 4.5 The public consultation was opened on the applicant's website (<https://craigconstructionservices.co.uk/portfolio/marine-gate>), allowing members of the public to comment on the application and engage with the developer / applicant. Plans and details of the proposals were included on the above website.

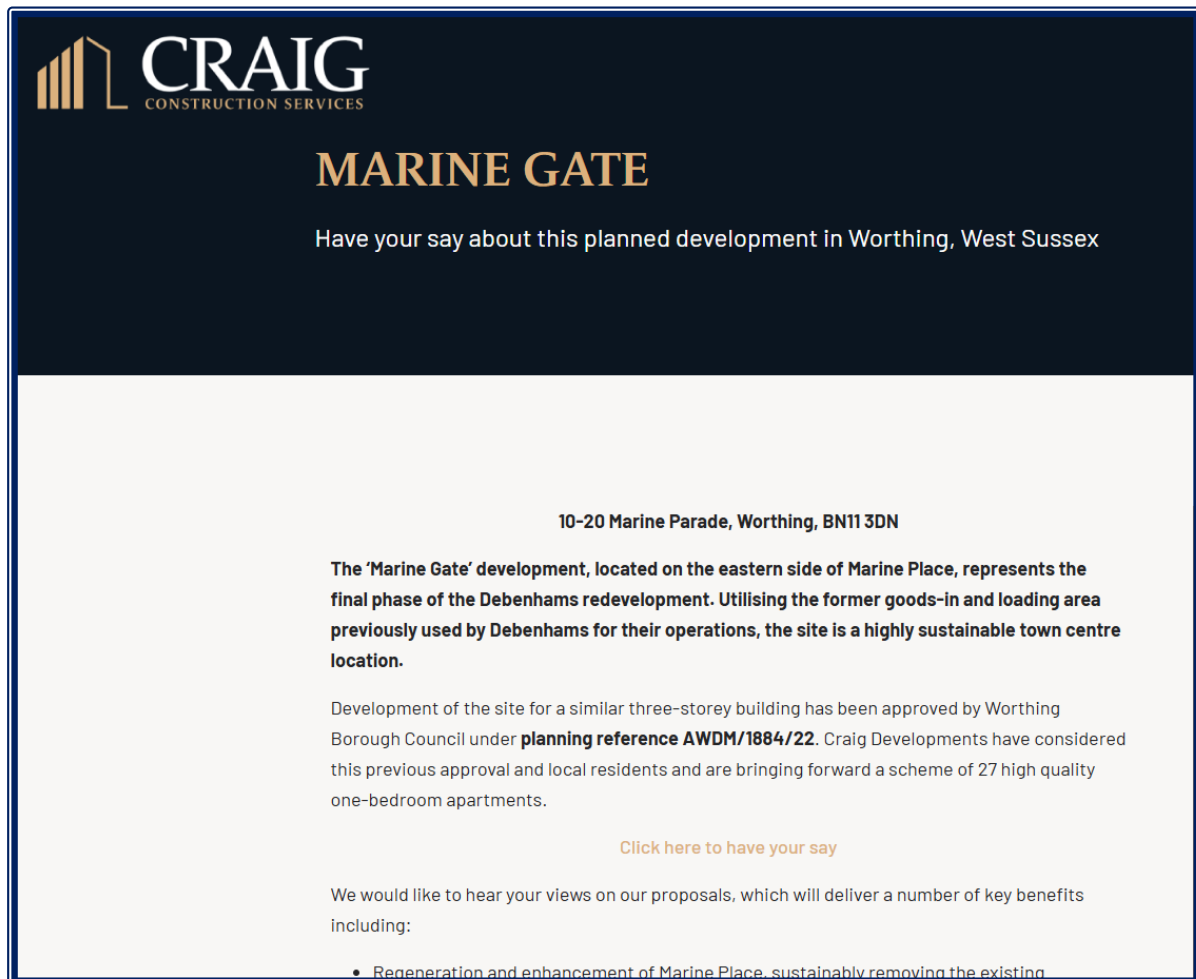


Figure 6: Screenshot from consultation page on applicant's / developer's website

- 4.6 A public meeting was organised on-site for the 4th March 2026 at 5:30pm allowing local residents and businesses to discuss the scheme with the developer / applicant.
- 4.7 The applicant also engaged with local estate agents to ascertain the appetite for the initial 'Co-Living' proposals and if this would be suitable and desirable in Worthing.
- 4.8 Lastly, the applicant has engaged extensively with The Worthing Society.

5. Public Consultation Responses and Consideration

Pre-Application Discussions with Worthing Borough Council

- 5.1 As detailed above, the applicant has engaged with the Council through a pre-application submission under reference PREAPP/0097/25. The initial pre-application submission was in relation to a very similar development forming Co-Living accommodation.
- 5.2 The main pre-application meeting between the applicant and Council took place via Teams in September 2025. Discussions took place regarding the proposals which can be summarised as follows:
- The management of the building / site;
 - The size of the units;
 - Facilities provided for occupiers and details of the Co-Living model;
 - Compliance with various Acts;
 - Layout of the proposals and locations of bin and bike stores;
 - The appearance of the building and its form within the street scene;
 - Neighbouring amenity;
 - Conservation matters including views of the Dome Theatre;
 - Encouraged to engage with the Worthing Society.
- 5.3 While no formal response has been received from the Council, following further discussions and consideration of the development and the comments and points raised by the Council, a fully residential (flatted) scheme was considered to be the most suitable development for the site.

Online Consultation and Public Meeting

- 5.4 As set out above, the key plans and details for the application were available to view on the consultation page of the developer's website. A total of two emails / comments were received during the consultation period. These comments can be summarised as follows:
- Feedback received in relation to the existing rear fire escape onto the rear alleyway highlighting a minor discrepancy on the plans.
 - Some concerns raised with regards to sunlight and overbearing impacts from the development.

- 5.5 While there were a limited number of responses received, the plans have been updated to reflect the existing situation with regards to the rear fire escape. In terms of the other comment received, it is noted that a similarly designed and scaled scheme has been previously approved on site under planning reference AWDM/1884/22. As such, it is anticipated that the proposals would not raise any concerns in this regard. Indeed, it is highlighted that the overall height of the proposals have been reduced compared to the previous approval, so there would be less of an impact in this regard.
- 5.6 It is noted that there were no members of the public that attended the public consultation meeting organised for the 4 March 2026.

Engagement with the Worthing Society

- 5.7 The applicant has engaged extensively with The Worthing Society throughout the development of the proposals and were invited to consider the proposals and provide their views on the scheme. The Worthing Society are a local group who aim to conserve and preserve the architectural amenities of Worthing and the surrounding area.
- 5.8 Comments from The Worthing Society were received in October 2025 where initial comments were made in relation to the external detailing of the proposed building, specifically with regard to cornice and recess detailing, to mimic the architectural features of the Debenhams Store.

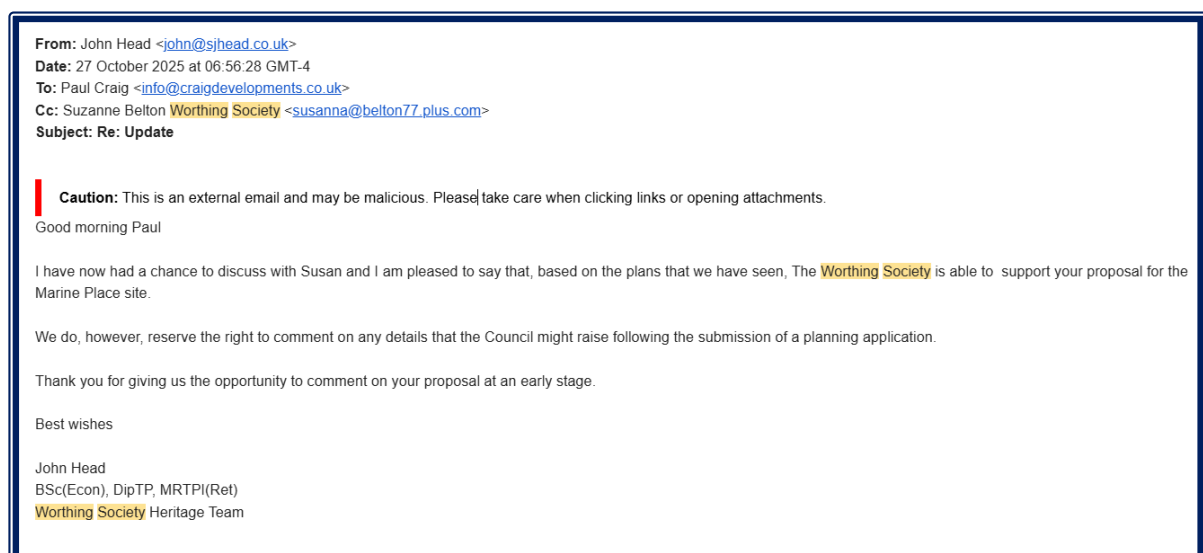


Figure 7: Screenshot of Worthing Society's email to the applicant confirming support for the proposals

- 5.9 Updates were made to the proposals and the Worthing Society confirmed their support for the proposals, as shown above at Figure 7. Importantly, no concerns have been raised by The Worthing Society with regard to the designs in relation to the omission of the angled southern elevation which formed part of the previous approval, under planning reference AWDM/1884/22.

Engagement with Local Estate Agents

- 5.10 The applicant has engaged extensively with three local estate agents regarding the demand for the initial Co-Living proposals. They highlighted that this was not an appropriate form of accommodation for Worthing, and that conventional residential units would be more sought after. This feedback was taken into account and has assisted in informing the current proposals.

6. Summary and Conclusion

- 6.1 As set out above, the applicant has undertaken appropriate consultation prior to the submission of the planning application. The consultation responses received and the views of various stakeholders, including Worthing Borough Council and The Worthing Society, have been taken into account and the proposals have been developed accordingly.
- 6.2 While responses to the overall consultation have been limited, which is considered to partly be due to the previously approved scheme on site, under reference AWDM/1884/22, the comments and views expressed have been generally positive in nature, and have not raised any concerns with the overall principle of development and regeneration of this site.