



Durrington Gasworks (Elizabeth Square Phase 2) Worthing Bellway

Statement of Community Consultation

December 2025





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Published by the Community Consultation Partnership on behalf of Bellway.



1. Executive Summary

1.1. - This report provides details of the programme of community engagement undertaken by the Community Communications Partnership (the “CCP”) on behalf of Bellway (the “Applicant”) in relation to the proposed development of Durrington Gasworks, Martlets Way, Goring-by-Sea, Worthing (the “Site”) within the administrative boundary of Worthing Borough Council (the “Council”).

1.2. – The proposed development is for 123 homes of mixed sizes and tenures and commercial units with associated parking, landscaping, open space and drainage works. The site is set across approximately 4.18 hectares. This consultation served to inform local residents, community stakeholders and elected representatives about the reserved matters application and gain feedback.

1.3. - Paragraphs 39-47 of the National Planning Policy Framework (2024) encourage engagement between developers, local planning authorities and the local community. This is intended *“to improve the efficiency and effectiveness of the planning application system for all parties”*¹ and *“better coordination between public and private resources and improved outcomes for the community.”*

1.3.1. – In accordance with the Localism Act, developers are required to engage in effective public consultation at an early stage.

1.4. – Sections 4.9- 4.15 of the Council’s Statement of Community Involvement (2024) also encourage applicants to *“involve the local community and other stakeholders in the design of their proposals at a preliminary stage.”*²

1.4.1 - Further the council expects to see evidence that developers have *“engaged in community consultation”*³ prior to submitting a major planning application.

1.5. – The objectives of the consultation were to ensure that local residents, community stakeholders, and elected representatives were made fully aware of emerging development proposals and give them the opportunity to provide feedback and express ideas.

1.6. - The consultation comprised of the following elements:

1.6.1. - Engagement with politicians: The principle and scope of development on the site have been raised with both the council leadership and ward councillors in discussions back to the summer of 2025. There is ongoing engagement with the Goring ward councillors and relevant members of the Council’s cabinet who are being informed about the plans, who attended the public exhibition and who have provided feedback.

1.6.2. - Information Website: The Applicant hosted an information website⁴ to provide details of the development and information about the community drop-in consultation event. This was made live on 15th November.

1.6.3. - Social Media Campaign: A Facebook and Instagram advert directing viewers to the website was active from 15th November.

1.6.4. - Virtual Exhibition: a key feature of the information website, which members of the public were invited to read and ask about the development plans and give feedback. This exhibition was

¹ <https://www.gov.uk/guidance/national-planning-policy-framework/4-decision-making>

² <https://www.adur-worthing.gov.uk/media/Media,154637,smxx.pdf>

³ ibid

⁴ <https://elizabethsquarephase2.co.uk/>



launched on 15th November 2025 and will be publicly accessible throughout the planning application submission.

1.6.5. – Public exhibition: a drop-in exhibition was held on Monday 24th November in Worthing Leisure Centre, a well-known publicly accessible venue, ten-minute's walk from the site. The exhibition was promoted with local residents through a community newsletter drop conducted on 15th November.





2. Introduction

2.1 - This Statement of Community Involvement has been prepared by the Community Communications Partnership (the “CCP”) on behalf of Bellway (the “Applicant”) in support of a full planning application for up to 123 homes at Durrington Gasworks, Martlets Way, Goring-by-Sea, Worthing (‘the Site’), within the administrative boundary of Worthing Borough Council (the “Council”).

2.2 - This Statement provides details of the community consultation undertaken in relation to the Proposed Development of the Site and the comments and feedback received through this consultation.

3. Public Consultation

3.1. - Engagement with elected representatives and stakeholders.

The CCP communicated with the following stakeholders:

Name	Position	Medium	Purpose	Date	Outcome
Cllrs Ian Davey and Claire Hunt	Green Party Ward Councillors, Worthing Borough Council	Email, Teams meeting. Bellway met the ward councillors at the public exhibition to understand their questions and concerns.	To primarily raise the principle of development with the councillors. This resulted in a Teams meeting the CCP conducted with the councillors. The councillors have raised ongoing concerns about Phase 1 with Bellway. Content of website flagged when available	22.10.25 23.10.25 14.11.25 18.11.25 26.11.25 11.12.25	Councillors have more information about the development scheme and have been able to flag their constituents concerns about phase 1.
Cllr Kevin Jenkins	Ward Councillor, Goring Ward and Leader of the Conservative Group Worthing Borough Council	Email	To primarily raise the principle of development and then to flag the public exhibition.	23.10.25 16.11.25 17.11.25	The councillor preferred to follow the application through the planning process.
Jan Alexander	Chair of the Goring Residents' Association	Email	To primarily raise the principle of development and then to flag the public exhibition.	18.11.25	There was no response to either the publicly available email address or an address that was subsequently discovered when the original email bounced.



Cllr Rita Garner	Cabinet Member for Regeneration, Worthing Borough Council Labour	Call, email, Teams and the councillor attended the public exhibition	To primarily raise the principle of development with the councillors. This resulted in a Teams meeting the CCP conducted with the councillors and a follow up call further to the public exhibition.	14.8.25 18.11.25 19.11.25 24.11.25 9.12.25	The councillor expressed understanding of the viability issues on the site; she expressed support for a meeting between Bellway and officers; as the portfolio lead offered insights, attended the drop-in exhibition and provided feedback about the proposals.
Cllr Sophie Cox	Leader, Worthing Borough Council Labour ward councillor for Castle ward	Email and the councillor attended the public exhibition	To primarily raise the principle of development and then to flag the public exhibition.	18.11.25 19.11.25 24.11.25	The councillor attended the drop-in exhibition and provided feedback about the proposals.
Cllr Odul Bozkurt	Cabinet member for housing, Worthing Borough Council Labour	Email and the councillor attended the public exhibition	To primarily raise the principle of development and then to flag the public exhibition.	18.11.25 19.11.25 24.11.25	The councillor attended the drop-in exhibition and provided feedback about the proposals.
Gary Peck	Head of Planning Worthing Borough Council	Email, phone call and Teams meeting	Primarily raise principle of development for phase 2, appraisal of viability and final tweaks for phase 1.	12.8.25 13.8.25 20.8.25	Sharing information with senior key officer of the local authority.
Jacob Allen	Caseworker for Dr Beccy Cooper MP	Phone call	Flag development for any concerns as constituency MP	14.8.25	Dr Cooper refers all such matters to local councillors, and will only comment to reiterate positions she held when Leader of Worthing.

NB Councillors asked questions and interrogated the scheme but at no stage did any of the councillors express pre-determination.



3.2. - Consultation Website

A website⁵ was commissioned to provide residents with details about the Proposed Development and a medium for them to offer comments about the proposals. This website includes pages about the following topics:

- Home
- Plans for the site
- Housing need
- Environment
- Movement
- Economy
- Have Your Say
- FAQs
- Who we are
- Downloads & contact

These pages are shown in Appendix 5.1.

This website was live from 15.11.25 until the present day. Up to 16.12.25, it had received a total of 1,129 unique visitors. It received its peak number of visitors of 66 on Saturday 22nd November. 'Unique visitors' refers to a person who has visited the website at least once and is counted only once in the reporting time period.

Page views over the same period (the number of times the pages of the website were opened, as referred from unique visitors) totalled 4,184.

The high incidence in visitors on 22nd November correlates with the upcoming public exhibition on 24th November.

A critical section of the website is the *Have Your Say* section. This had required fields for both contact details and feedback sections about what mattered most to visitors to the page. Twelve visitors have submitted feedback online while three visitors used paper feedback forms at the drop-in exhibition.

3.3. – Community Newsletter

To inform local residents about the development at Durrington Gasworks, 1,000 community newsletters (see Appendix 5.3) were distributed to local residents in the immediate neighbourhood. This included

North of the railway line

- Avondale Close
- Burlington Rd
- Cavendish Close
- Chesterfield Rd
- Wavertree Road

South of the railway line

- Barrington Road
- Barrington Close
- Clive Avenue
- Elgin Road

⁵ <https://elizabethsquarephase2.co.uk/>



- Juno Close
- Martlets Way
- Montrose Close
- Melbourne Road
- Melbourne Way
- Melbourne Avenue
- Marlborough Road
- Palmerston Avenue
- Rosebery Avenue
- Walpole Avenue
- Wellesley Avenue

The number for newsletter deliveries uses the Office for National Statistics 2021 national census Super Output Areas to target 3,300 people. This has been rounded to the nearest 10 households, with population rounded up to the nearest 100 people.

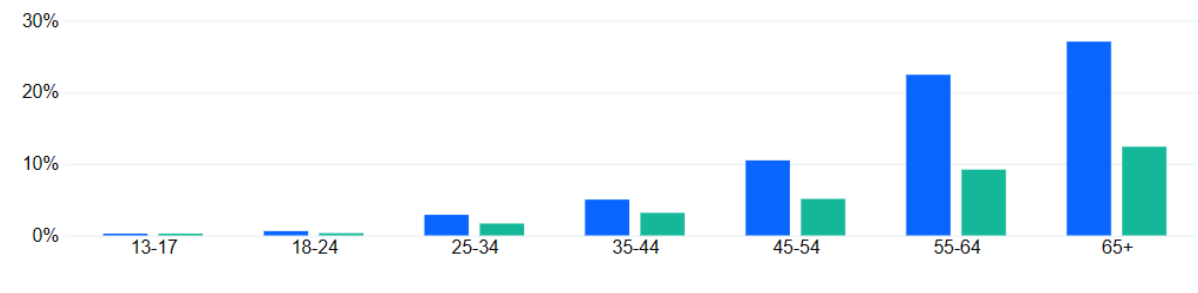
The newsletter outlined major features of the development and included a QR code that connected viewers to the consultation website with its feedback function, maximising opportunities for the Applicant to understand public responses.

3.4. - Social Media

From 14th November for 14 days, the CCP ran a social media campaign on Facebook and Instagram, serving to direct viewers to the website. The audience was set to include people of all ages above 18 years old and centered around the Site.

This social media campaign is targeting local residents within 17km of the site, the lowest setting for Meta. This social media campaign reached 8,655 people. This resulted in 16,010 views and 708 landing page views of the consultation website. The demographic breakdown of the social media audience is below.

68.3% Women 31.7% Men



The CCP has a healthy Click Through Rate which is above industry standards for advertisements in social media, with Instagram being usually 0.94% and Facebook 0.72%.

This advert is shown in Appendix 5.2.

3.5. – Drop-in Consultation and Exhibition



A public exhibition was held on Monday 24th November 2024 at the Shaftesbury Room, Worthing Leisure Centre, Shaftesbury Avenue, Goring-by-Sea, Worthing BN12 4ET between 14:00 and 20:00. To inform local residents of the proposal and this event, on 16.11.24, 1,000 fliers (see Appendix 5.3) were distributed to local residents in the immediate neighbourhood.

Eighteen guests attended the exhibition in person. Attendees were invited to sign in upon arrival and read the six interpretation boards. These detailed a Welcome Board, Indicative Housing Layout, Understanding the site, Movement, Environment and contamination remediation, Economy and community and Next Steps (see Appendix 5.4.) The boards were laid out to be interpreted in a clockwise fashion encouraging visitors to come on the planning journey with Bellway.

Representatives of the project team from: Bellway South London Division, ECE Planning, Ardent, MDD Architecture, SGN, Church Barn Group and the CCP attended the consultation. They welcomed residents to the consultation, answered their questions, listened to their comments and requested that they record their opinions on paper feedback forms (see Appendix 5.5) or on the website, using provided iPads. A QR code was provided on the final interpretation board for visitors to view and share the proposals in their own time.

3.6. – Virtual Exhibition

An integral part of the consultation website is the virtual exhibition which was launched on 14th November. The film brings viewers through the key features of the development, using film and audio.

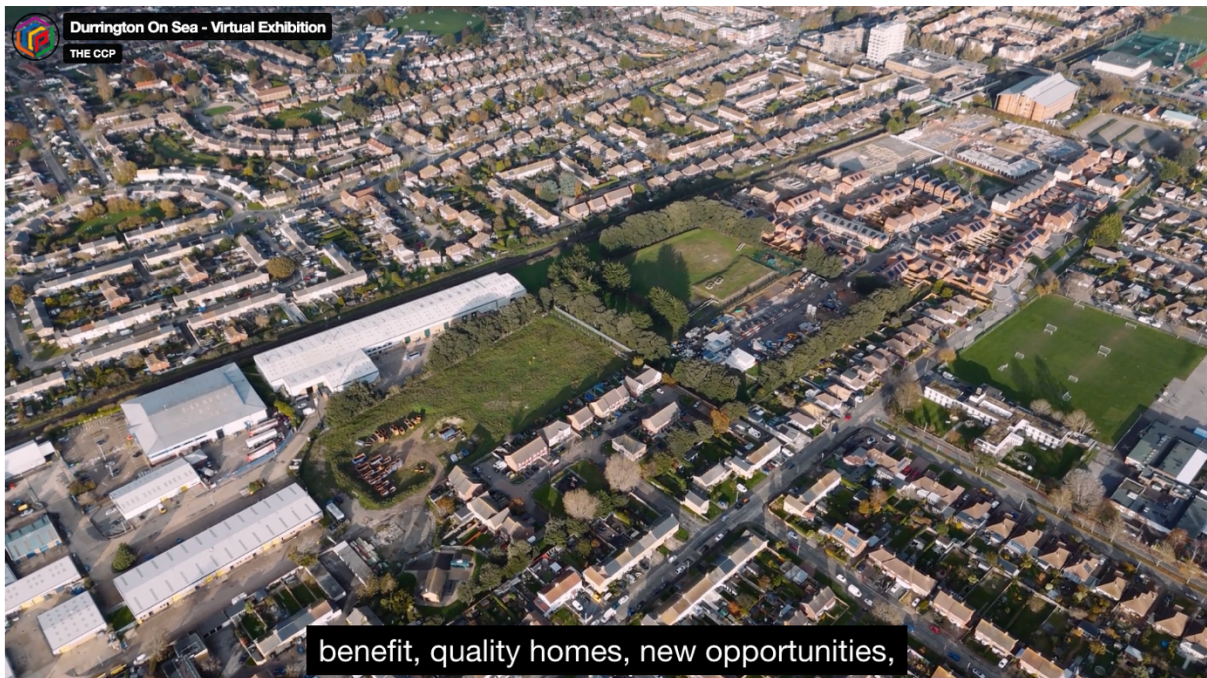
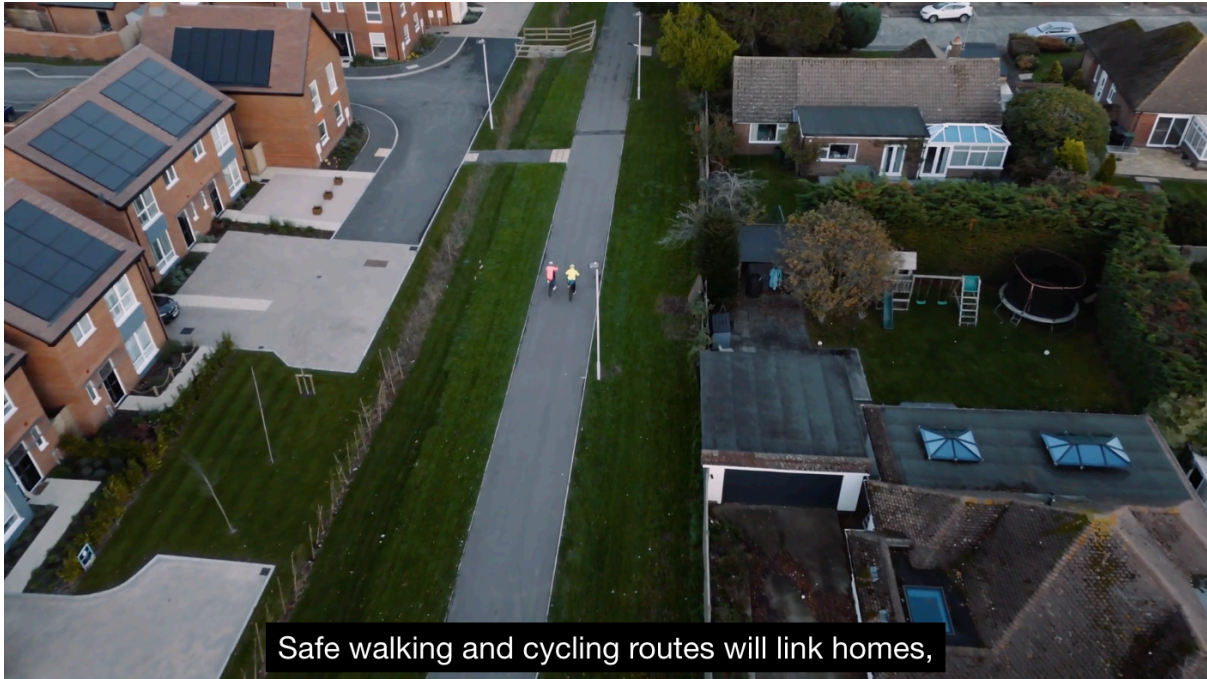
The virtual exhibition duration is 4 minutes 22 seconds, and the CCP uses a professional film producer and editor and deploys the skills of a professional voice actor explaining many of the features of the scheme.

The key benefit of a virtual exhibition is its accessibility and emphasis on inclusion: all communities can access the content at all times and the Applicant doesn't have a closed window of time for consultation more readily associated with an in-person exhibition. As the virtual exhibition is the first feature on the website, this means it will have had maximum exposure to the 1,129 visitors to the website.

Vimeo is used as the portal for the film which enables both a transcript and subtitles of the voiceover deployed in the film, so the content is as accessible as possible. The virtual exhibition is accessible via Vimeo's website too: <https://vimeo.com/1137044166/d0b4426898?fl=pl&fe=vl>

Social media, the newsletter and virtual exhibition were all mutually supportive of the key Applicant messages regarding the site.

Figure 1 The subtitles featured in the Durrington Gasworks virtual exhibition.



4. Public Response

4.1. - Data Sources

Data was compiled from the newsletter delivery, social media campaign and visitors to the website. The aim is to provide a sharper picture of the issues that matter to local stakeholders and residents.

We detail below the responses received on the online feedback.



4.2. – Consultation Website Feedback

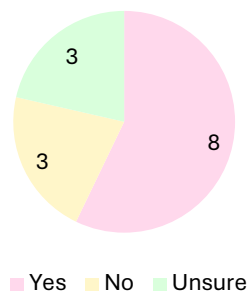
As well as detailed information about the development and Site, the *Have Your Say* section is a key way of gauging local opinion and deciphering the key issues. It is an important way to reiterate the Applicant's commitment to enhancing the area while clarifying that it is committed to helping mitigate for the development.

Of the views in the Feedback Form section (259), 4.2% of these converted into viewers submitting the feedback form which is consistent with positive industry standards.

2 comments sections are included which include the method to compile what matters most to viewers and any other comments they may have. There have been 11 comments submitted via the website which relate to trees, finish times for completion, parking, the commercial element, low quantity of affordable homes, wildflower element, transport mitigation, relocation of the SUDS, road access especially with regard to Sword Street (due to its tight bend), raising transport mitigation eg speed signs and double yellow lines, concerns about dust, construction traffic, need for quality homes. These augment the responses to the survey questions below.

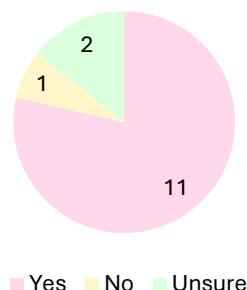
The CCP has answered queries both through this mechanism and from the email address provided on both the distributed newsletter and from the bespoke website.

4.2.1. Do you agree with the provision of affordable housing?



The principle of affordable housing on the site was received very positively. Of those surveyed a clear majority- eight- support affordable housing.

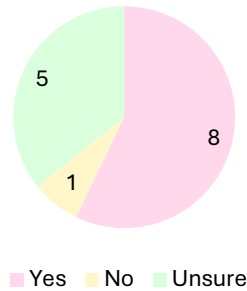
4.2.2. There will be smaller homes for those in the local community who are downsizing, as well as larger homes for families. Do you agree that this mixed approach is needed for Goring?



Local consultation supports a mixture of tenures for housing with Elizabeth Square Phase 2. There is an outright majority of consultees who recognise the value of the mixed approach.

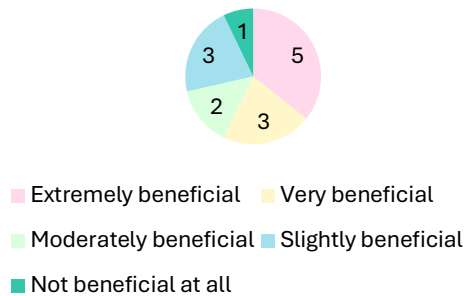


4.2.3. Do you agree with the amount of employment space provided?



Respondents considered that the provision of employment space provided was most beneficial for the area, despite it offering a lower level of space than that indicated in the Local Plan.

4.2.4. How beneficial do you think it would be to incorporate community facilities, such as a central park or areas for local events, into the development?



All but one of the consultees supports the principle of community facilities, with a clear majority indicating this would either be extremely beneficial or very beneficial.

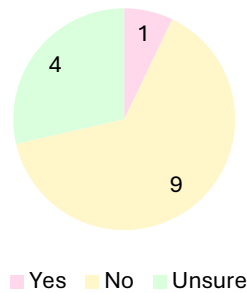
4.2.5. How important is it to you that the new development contributes to increasing biodiversity and green spaces?



An overwhelming majority believe that the new development must increase biodiversity and green spaces. Of interest, no one indicated that the provision of more biodiversity was not important.



4.2.6. Would you or someone you know be interested in one of the new homes in Elizabeth Square Phase 2?



As most of the respondents are living in the newly built homes in Phase 1, it can be no surprise that they aren't that interested in purchasing another new home.

4.3. - Summary

The Statement of Community Consultation lays out the multiple and successful methods used to effectively consult the community in relation to the development at Durrington Gasworks. These methods are above and beyond the statutory processes conducted by the local planning authority.

At all stages of the consultation, it was made clear that respondents can contact the CCP directly with questions and comments.

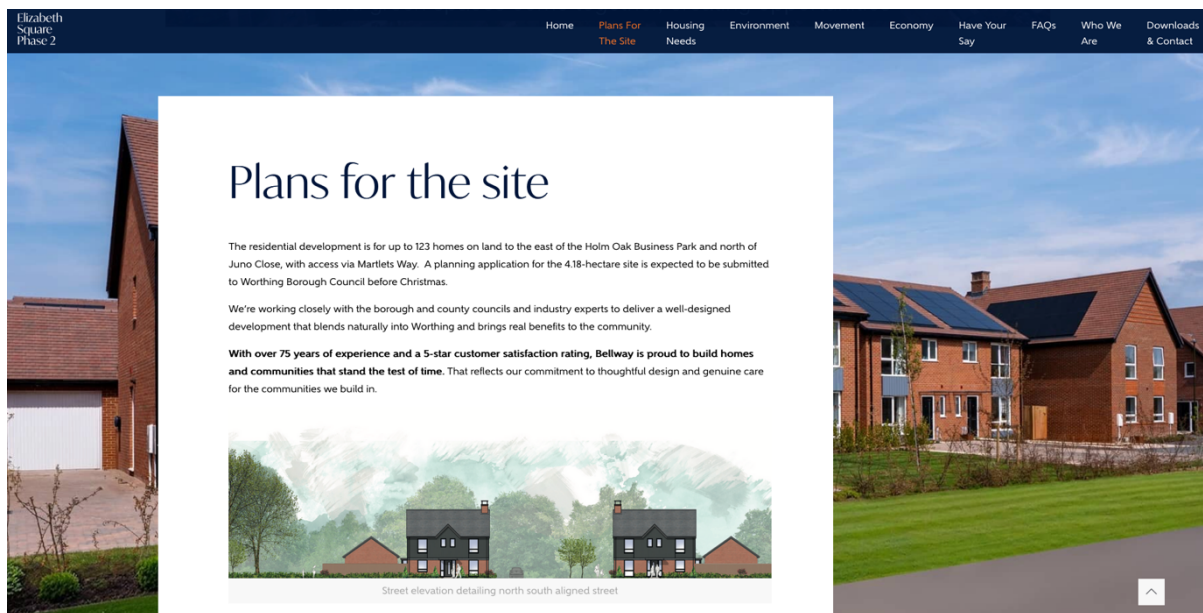
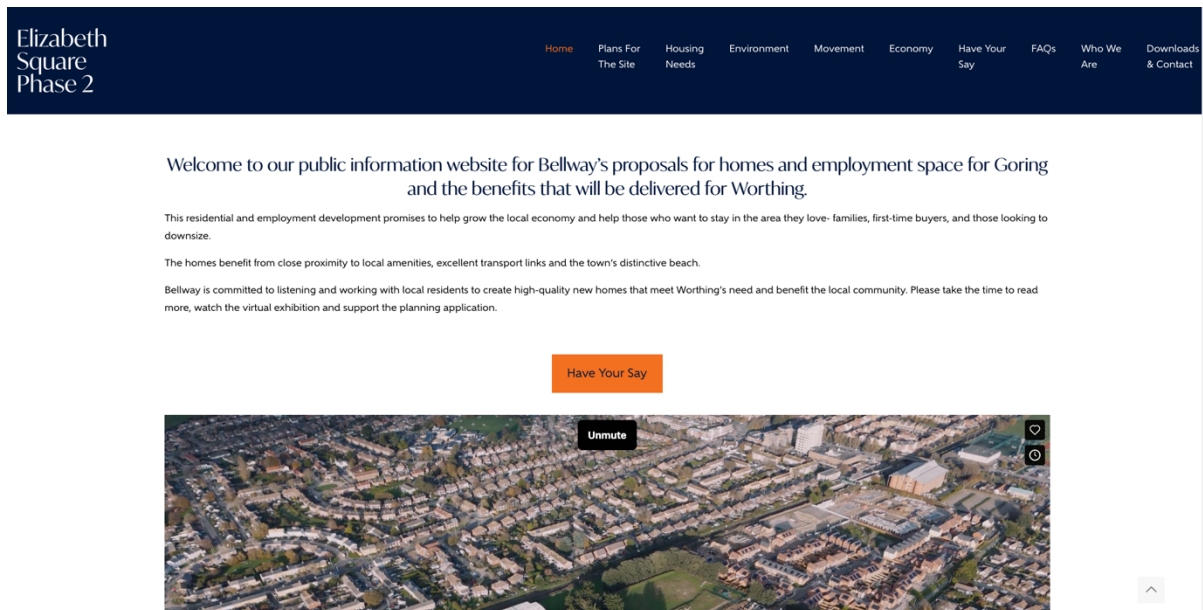
We lay out in 4.1 to 4.2 above the many means in which engaged members of the public were offered the opportunity to raise questions, ascertain their feeling about features of the development and to provide clarity regarding the local issues.

We illustrate in the Appendices 5.1 to 5.5 below the format of much of this engagement. The website, social media, virtual exhibition and the online feedback fed a rich picture of overwhelmingly positive comments.



5. Appendices

5.1. - Website





Housing Need

Land is a scarce resource in Worthing and this former industrial site is a prime opportunity to create homes for the future. The site is allocated in the Worthing Local Plan for both work space and housing. With the 2023 plan setting a target of 276 new homes each year, this development plays a key role in meeting local needs.

Bellway is committed to helping Worthing Borough Council deliver high-quality homes, with a strong focus on affordability, variety, and design that fits the local character. The aim is to make the best use of land while keeping Worthing's distinctive feel.

Housing: The proposals feature a mix of houses and apartments designed for local people and families who want to stay part of the vibrant Worthing community. Around 37 homes (30%) will be affordable, helping local families remain in the area. Most homes will be 2 to 2.5 storeys, with 2-storey apartments next to the Business Park and 3-storey blocks by the railway line.



Environment

As a recent winner of the **Best Sustainability Initiative** at the Housebuilder Awards, at **Bellway**, we're committed to protecting and enhancing the natural environment wherever we build. We're retaining as many **mature trees and hedgerows** as possible. The existing **tree belt along the southern and western boundaries** will remain, safeguarding the privacy of residents on **Barrington Road and Juno Close** while connecting to the **Borough's wider green infrastructure network**.

Because the site was formerly a **wastewater treatment plant and gasholder**, there will be comprehensive assessments of any contaminated land. This is a controlled and carefully monitored process to ensure this is a safe and usable environment



Movement

Bellway will build the homes within walking distance of local amenities including convenience stores, public houses and post office. Bus stops and Durrington-on-Sea (Southern Railway) train station offer local connections to Worthing, Brighton, central London and beyond.

The centre of Worthing is 5 minutes via train and 17 minutes cycle away.

Access to the employment area will be via Martlets Way, with residential access via Phase 1 of Elizabeth Square to the east.

The exact information for parking provision is 215 parking spaces, broken down as:

- Parking Residential Spaces Total = 190
- Visitor Spaces = 25

This complies with West Sussex County Council standards. EV charging points for electric vehicles are required for 20% of all parking spaces. These measures will cut congestion, boost connectivity, and reduce car dependency.

A travel plan will secure accessibility and sustainability of the site. Cycle parking standards will comply with West Sussex County Council minimum standards.





Economy

The proposed development includes 10 new commercial units, providing circa 1,400sqm of space for local employment uses. These will be flexibly designed so they can support a wide range of small and medium-sized businesses. At present, there are very few available employment sites in the area, so this new space will help meet local demand and complement the existing Goring Business Park to the west of the site.

The commercial units will support around 60 jobs, while the redevelopment of the site will also bring wider benefits, including investment in the local area and job opportunities during the construction phase.

When the Worthing Local Plan was prepared, the site was expected to deliver up to 10,000sqm of employment space. However, marketing exercises and financial assessments have also shown that a development comprising this level of employment floorspace would not be financially viable without residential development to support it, given the substantial costs associated with the site including the remediation of the land from the previous use as a gasworks.

To ensure that employment space can still be delivered on the site, a larger proportion of housing is now required to help fund the commercial units. The planning application will include detailed viability evidence explaining why this balanced approach is necessary and how it allows employment space to come forward where it otherwise would not.



Worthing Local Plan 2023

Have Your Say

Consultation form:

* indicates required fields

Name *

First

Last

Email *

Postcode *

Relationship to area *

- ☐ Live locally
☐ Work locally
☐ Care locally
☐ Other

Other

Do you agree with the provision of affordable housing?

- ☐ Yes
☐ No



Site layout including the new work space to the west of the site and new residential next to Phase 1