



FAQs

Frequently Asked Questions

1 [How many homes and how tall](#)

123. The majority of homes are two storey, apart from several 2.5 storey homes, and apartments which are 3 storey.

2 [What affordable housing is proposed](#)

3 [What green space is included](#)

4 [How can residents have their say?](#)

Downloads

- [News Letter \(PDF\)](#)

Contact

** indicates required fields

Name *

First

Last

Email *

Postcode *

Comments

Consent *

☐ I agree to be contacted about the proposals for Bellway Elizabeth Square Phase 2. We will keep your information on file until the



Bellway is a 5 Star Home Builder for customer satisfaction, and we will be delivering high quality homes for residents.

Who we are

Bellway began as a small family business in 1946 - with a passion for building exceptional quality homes in carefully selected locations, inspired by the needs of real families.

The Home Builders Federation (HBF) awards 5 stars for customer satisfaction to companies in England and Wales who receive a rating of at least 90% in its National New Homes Customer Satisfaction Survey. This means that over 90% of our customers, who completed the survey, would recommend us to a friend.



5.2. - Social Media Adverts



Sponsored · 

Bellway is proposing much-needed, high quality homes for Goring, on land east of the business park and north of Juno Close.

We are committed to working with local residents. Learn more and let us know what you think.



elizabethsquarephase2.co.uk

Elizabeth Square

This residential and empl...

[Learn more](#)



Like



Comment



Share

5.3. – Community Newsletter

Elizabeth Square Phase 2

Bellway

Have Your Say on Our Plans for New Homes in Worthing



Bellway is proposing up to 123 new homes and employment space on land east of Holm Oak Business Park and north of Juno Close. The residential development adjoins Phase 1 of Elizabeth Square to the east. A planning application is expected to be submitted to Worthing Borough Council before Christmas for the 4.18-hectare site.

PUBLIC EXHIBITION



Monday 24th November, 2–8 PM



Shaftesbury Room, Worthing Leisure Centre, Shaftesbury Ave, Goring-by-Sea, Worthing BN12 4ET



BUILDING FOR THE COMMUNITY

We want to hear your thoughts and questions.

Bellway is committed to working with local residents to create high-quality new homes that meet Worthing's needs.

Our plans include a variety of homes and apartments—ideal for families, first-time buyers, and downsizers—so people can stay in the area they love.

Our focus remains on:

- **Affordable housing**, with a mix of tenures and sizes
- **Respecting local character** while making the best use of land
- **Sustainable design** and **strong community connections**



Elizabeth Square Phase 2

Bellway

A SUSTAINABLE FUTURE

Close to local amenities, transport links, and the beach, the proposed development will integrate smoothly into Goring and Worthing.

We're working with the borough and county councils and local experts to deliver a peaceful neighbourhood with real community benefits.

Bellway is dedicated to protecting and enhancing the natural environment.

Our landscape design will:

- Retain mature trees and hedgerows where possible
- Add new native planting to support wildlife
- Boost biodiversity and link into the wider green infrastructure network



EXPERIENCE AND COMMITMENT

With over 75 years of experience and a 5-star customer satisfaction rating, Bellway is proud to build homes and communities that stand the test of time.

We're working closely with local councils and industry experts to deliver a well-designed development that blends naturally into Worthing and brings real benefits to the community.

We'd love to hear your thoughts. Visit elizabethsquarephase2.co.uk





5.4. – Public Exhibition Boards



Welcome from **Bellway**

The Bellway team welcomes you to this public exhibition. We are seeking your views on our draft proposals for up to 123 new homes and employment space on land east of Goring Business Park and north of Juno Close. The residential development adjoins Phase 1 of Elizabeth Square to the east.



We look forward to collaborating with the Goring community on this upcoming project. Bellway takes pride in its work to build a variety of homes and apartments — ideal for families, first-time buyers, and downsizers — so people can stay in the area they love. **Great care is taken in the design of proposals for an ambitious vision where communities will thrive.**



Our focus remains on:

- Affordable housing, with a mix of tenures and sizes
- Respecting local character while making the best use of land
- Sustainable design and strong community connections

Bellway



Indicative housing layout

With over seventy-five years of experience, and a five-star customer satisfaction rating, Bellway takes pride in building homes and communities that stand the test of time. This reflects our commitment to thoughtful design and genuine care for the communities we build in.



The plan shows the draft location of up to 123 homes in the proposed development, including a range of homes and apartments, perfect for local residents and families who want to remain part of the vibrant Worthing community. 37 homes (30%) will be affordable, helping local families remain in the area they love. Most homes will be 2 to 2.5 storeys, reflecting the neighbourhood, with 2 storey apartments next to the Business Park and 3 storey blocks by the railway line.

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 will make a significant contribution to local housing and employment need.

Bellway



Understanding the Site

The site is approximately 4.18 hectares located further to the west of the existing Elizabeth Square development that is constructed with new homeowners moving in.



The existing site is made up of three now vacant parcels of land and was formerly used as a wastewater treatment plant and gasholder. These historic uses mean there are substantial challenges building so its allocation for employment and homes in **Worthing Borough Council Local Plan** mean the site should be redeveloped to bring community benefits.

The planning application extends housing onto the former SGN site from the railway line to the rear of the homes on Barrington Road and Juno Close. New commercial units will be incorporated into the north west of the development by the Goring Business Park.



Bellway



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. There will be ample secure cycle parking complying with West Sussex County Council minimum standards.

These measures will cut congestion, boost connectivity, and reduce car dependency. A travel plan will secure accessibility and sustainability of the site.





Environment and Contamination Remediation



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**.

Our ecologists are currently preparing detailed work on biodiversity and ecology, so the most up to date information is yet to be confirmed. But of the work done so far, we can high light

- High-quality hard landscaping: Concrete block paving for driveways, raised tables, and crossings — creating high quality, accessible public spaces.
- Local Area for Play for children and families.
- Public open spaces for relaxation and recreation.
- Sustainable Urban Drainage Systems will manage surface rainwater in a safe way, support biodiversity and provide an attractive feature for the development.
- Extensive tree planting throughout streets and green areas.
- New wildlife habitats to boost local ecology.
- As part of our 'Better with Bellway' initiatives we will provide hedgehog highways and bird boxes within our landscaping strategy.

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Economy & Community

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.



Bellway



Next steps

We value your input as we refine the plans for the Elizabeth Square Phase 2 development. Your feedback on housing types, design, green spaces, transport, jobs, and community facilities will help shape the final proposal.

The next step is to submit a planning application, once we have considered your feedback. We expect that to be before Christmas. Worthing Borough and West Sussex County Councils will then examine the application.

Anticipated Timeframes	
Description	Timing
Submission of full application	December 2025
Committee Date	September 2026
Start on Site	TBC / July 2027



SCAN ME FOR MORE INFORMATION

You can also see this information and give us feedback at:
<https://elizabethsquarephase2.co.uk/>

Please leave your feedback by completing one of the forms or on one of the iPads.

Thank you for attending, and we hope you have found this event helpful and informative. We welcome all feedback.

Bellway



5.5. - Public Exhibition Feedback Form



Feedback Form Drop in Exhibition 24 November 2025

Name

First: _____
Last: _____

Email: _____

Postcode: _____

Relationship to the Area (tick all that apply)

- ☐ Live locally
☐ Work locally
☐ Provide care locally
☐ Other: _____

Please circle or select your responses below

1. Do you support the provision of affordable housing within the development?

YES NO UNSURE



2. The proposals include a mix of smaller homes for those wishing to downsize and larger homes for families. Do you agree that this balanced approach is needed for Goring?
YES NO UNSURE

3. Do you agree with the amount of employment space proposed?
YES NO UNSURE

4. How beneficial would it be to incorporate community facilities—such as a central park or areas for local events—into the development?
☐ Extremely beneficial
☐ Very beneficial
☐ Moderately beneficial
☐ Slightly beneficial
☐ Not beneficial at all

5. How important is it to you that the new development contributes to increasing biodiversity and green spaces?
☐ Extremely important
☐ Very important
☐ Moderately important
☐ Slightly important
☐ Not important at all

6. Would you or someone you know be interested in a new home in Elizabeth Square Phase 2?
YES NO UNSURE

Additional Comments

(Please use the space below to raise any other issues or feedback.)
