



WORTHING BOROUGH COUNCIL

10 September 2018

Worthing Planning Committee

Date: 19 September 2018

Time: 6:30pm

Venue: Gordon Room, Stoke Abbott Road, Worthing

Committee Membership: Councillors Paul Yallop (Chairman), Alex Harman (Vice-Chair), Noel Atkins, Jim Deen, Hazel Thorpe, Nicola Waight, Paul Westover and Steve Wills.

NOTE:

Anyone wishing to speak at this meeting on a planning application before the Committee should register by telephone (01903 221006) or e-mail heather.kingston@adur-worthing.gov.uk before noon on Tuesday 18 September 2018.

Agenda

Part A

1. Substitute Members

Any substitute members should declare their substitution.

2. Declarations of Interest

Members and Officers must declare any disclosable pecuniary interests in relation to any business on the agenda. Declarations should also be made at any stage such an interest becomes apparent during the meeting.

If in doubt contact the Legal or Democratic Services representative for this meeting.

Members and Officers may seek advice upon any relevant interest from the Monitoring Officer prior to the meeting.

3. Confirmation of Minutes

To approve the minutes of the Planning Committee meetings of the Committee held on Wednesday 22 August 2018, which have been emailed to Members.

4. Items Raised Under Urgency Provisions

To consider any items the Chair of the meeting considers urgent.

5. Planning Applications

To consider the reports by the Director for the Economy, attached as Item 5.

6. Public Question Time

So as to provide the best opportunity for the Committee to provide the public with the fullest answer, questions from the public should be submitted by 6.30pm on Monday 17 September 2018.

Where relevant notice of a question has not been given, the person presiding may either choose to give a response at the meeting or respond by undertaking to provide a written response within three working days.

Questions should be submitted to Democratic Services - democratic.services@adur-worthing.gov.uk

(**Note:** Public Question Time will last for a maximum of 30 minutes)

7. Draft Worthing Local Plan - Proposed Consultation

To consider the report by the Director for the Economy, attached as Item 7.

Part B - Not for publication - Exempt Information Reports

None

Recording of this meeting

The Council will be voice recording the meeting, including public question time. The recording will be available on the Council's website as soon as practicable after the meeting. The Council will not be recording any discussions in Part B of the agenda (where the press and public have been excluded).

For Democratic Services enquiries relating to this meeting please contact:	For Legal Services enquiries relating to this meeting please contact:
Heather Kingston Democratic Services Officer 01903 221006 heather.kingston@adur-worthing.gov.uk	Sally Drury-Smith Lawyer 01903 221086 sally.drury.smith@adur-worthing.gov.uk

Duration of the Meeting: Four hours after the commencement of the meeting the Chairperson will adjourn the meeting to consider if it wishes to continue. A vote will be taken and a simple majority in favour will be necessary for the meeting to continue.



**WORTHING BOROUGH
COUNCIL**

**Planning Committee
19 September 2018**

Agenda Item 5

Ward: ALL

Key Decision: ~~Yes~~ / No

Report by the Director for Economy

Planning Applications

1

**Application Number: AWDM/0530/18 Recommendation – Delegate to Approve
subject to completion of S106 agreement**

Site: Land South of Malthouse Way, Durrington

**Proposal: Installation of underground surface water pumping station and
associated manholes and above ground electrical cabinet (land South of
20-22 Malthouse Way).**

2

Application Number: AWDM/0123/18 Recommendation – Approve

Site: Chiltingtons, 127-131 Lyndhurst Road, Worthing

Proposal: Change of use from C2 Residential Institutions to C1 Hotels/Guest House.

3

Application Number: AWDM/0703/18 Recommendation – Refuse

Site: 6 New Street, Worthing

**Proposal: Variation of condition 3 of approved application WB/05/0225/Full for Food
Restaurant for permanent planning permission for opening hours 8am to
1am Monday to Saturday and 8am to 12 midnight Sundays and Bank
Holidays (as permitted temporarily under AWDM/0202/17).**

4

Application Number: AWDM/1003/18 Recommendation – Refuse

Site: 14 St Lawrence Avenue, Worthing

**Proposal: Detached single-storey two-bedroom bungalow with sedum roof fronting
Balcombe Avenue (in rear garden of 14 St Lawrence Avenue) with car
parking space and detached bike store.**

Application Number: AWDM/0530/18

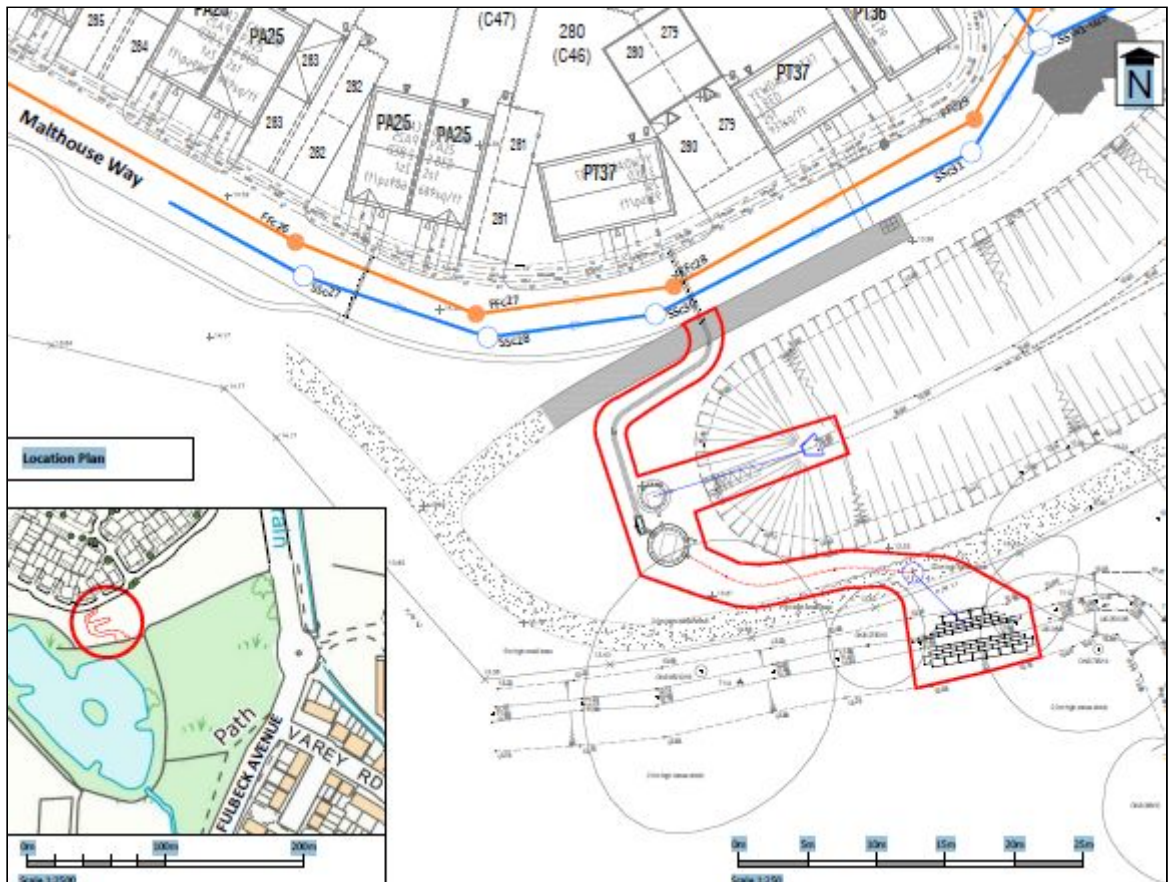
Recommendation – Delegate for S106 and Approval

Site: Land south of Malthouse Way, Durrington, Worthing

Proposal: Installation of underground surface water pumping station and associated manholes and above ground electrical cabinet (land South of 20-22 Malthouse Way).

Applicant: West Durrington Consortium
Case: Stephen Cantwell
Officer:

Ward: Northbrook



Not to Scale

Reproduced from applicant's red line application plan

Site and Surroundings

The site lies within an area of public open space at the western edge of a new drainage attenuation basin which is located at the south western edge of the West Durrington development. The site is approximately 0.023ha in area and adjoins the tapering western end of the basin, where an outlet pipe is designed to convey excess water from the basin into the pre-existing ditch which flows southwards immediately outside the boundary of the development area.

The area is currently uneven and incomplete, pending the completion of levelling and landscape planting. The pumping station, the subject of this application, has already

been partly constructed. It is approximately 18 – 25 metres to the south of the nearest new houses in Malthouse Way, all of which are occupied and which face towards the site and open space.

Proposal

The proposal is largely retrospective. It is for the installation of an underground water-pumping station which comprises two underground, concrete-lined chambers one metre apart. One of these is 3.5m deep, the other 4.5m. At the base of the deeper chamber a pair of water-pumps would be installed. One pump would be in service, the other would be a back-up in case of failure.

Each chamber is accessed via a manhole, set into a concrete surround at ground level. In between these chambers would be an above-ground electrical control cabinet, 1.1m high and 1.1m wide by 0.45m deep, on a slightly wider concrete slab. This would replace a slightly larger cabinet already installed.

The pumping station is needed to pump surface water (rainwater) from an adjoining attenuation basin, which comprises part of the public open space. The attenuation basin is part of the new and largely completed surface water drainage system, which serves the western side of the West Durrington development. The pump would operate when water levels in the basin rise after periods of rainfall. Water would be pumped out, into the ditch, which adjoins the south west of the West Durrington development site and which flows southward into the Ferring Rife system.

The application has been amended to include a spill-way at the south west end of the basin, just below its upper rim. The spillway is a concrete and stone-lined channel of approximately 35-50 centimetres depth, 1.5 metres width and 10 metres length. This would convey excess water from the basin to the ditch in the event of pump failure in a high rainfall event. It acts as an added safeguard.

The application is accompanied by:

- Proposed Surface Water [Location / Layout] Plan
- Detailed Design of Pumping Station
- Non-Technical Summary
- Noise Commentary and Noise Level Test
- Amended plans
- Management & maintenance documents.

Relevant Planning History

WB/11/0275/OUT – Outline application for development of land north of Fulbeck Avenue, West Durrington, for residential development (up to 700 units), recreation, community and education purposes; ground stabilisation; and speed management measures on Titnore Lane. Principal vehicular access and bus routing via Fulbeck Avenue, with Tasman Way providing vehicular access limited to the community facilities and bus routing, and Cherwell Road providing emergency vehicular access only.

STATUS: APP 27th April 2012

AWDM/0661/14 - Approval of Reserved Matters pursuant to Planning Permission WB/11/0275/OUT relating to the appearance, landscaping, layout and scale of 84 dwellings in Area 1c

STATUS: APP 10th December 2014

AWDM/0663/14 Approval of Reserved Matters, pursuant to the outline permission, relating to the Phase 1 area in respect of strategic roads, drainage, landscape and recreation areas outside the residential development parcels.

STATUS: APP 13th February 2015.

Consultations

West Sussex County Council - Drainage: Comment

The development cannot increase flood risk elsewhere. Any proposed discharge to the ditch over and above what was approved will require assessment of potential impacts downstream. A spillway in the event of pump failure is considered to be best practice according to the Environment Agency and presumably would only activate in the event of failure of both the primary and secondary pumps. The joint probability of this would be very low but the probability should be assessed.

Technical Services - Borough Engineer: Comment

The spillway design drawing is acceptable. The exceedance drawing confirms apparently that the houses will not flood up to the exceedance event / basin water level used in the modelling. The over-flows shown along the south of the basin (towards neighbouring land) are therefore incorrect if the spillway is in use.

The amended kiosk has no hasp and padlock which was agreed to by the Consortium but it's possible the two locks would suffice.

The outfall safety grill drawing indicates the use of a 700mm diameter pipe but a correction is needed to the scale of the drawing in order to determine what this would look like on the correct diameter pipe and headwall. The landscape drawings also need to be amended to include the spillway and correct layout of the basin

Reinforcement is needed to the spillway / ditch to prevent scour and the path around the rim of the basin needs to be gently sloped into and out of the spillway so that walkers do not notice the reduction in levels, this is shown on one of the planning drawings and appears adequate. It will be an area which will require inspection to ensure no erosion by water / feet or vandalism has occurred.

By introducing a spillway there is a reduction in maximum storage capacity of the basin, therefore storage capacity should be re-checked, and confirmed.

I have read through the submitted maintenance documentation, if the maintenance follows this document and callout times are achieved, the pump should run and the drainage system function adequately for the foreseeable future.

Environmental Health Officer - public health: Comment

I have previously commented that I have concerns about noise and vibration of the pump causing disturbance for the nearest noise sensitive properties.

The information submitted gives no mention to vibration and the noise level submitted is not specific to the pump being proposed. The Noise Level Test submitted notes that a centrifugal pump is being proposed but it is not clear whether the noise level given is specific to the centrifugal pump or a propeller pump. The Noise Commentary highlights the fact that noise data is not available for the proposed pump, only for a significantly larger pump. To ensure the application is not held up longer than necessary I recommend the following condition:

Noise from the pumping station shall not exceed 45dB LAeq_{15mins} with no tonal components at the boundary of the nearest noise sensitive property. The vibration dose value (VDV) shall not exceed the 'low probability of adverse comment' level contained within BS6472:2008 inside the nearest property. A test or prediction of the noise levels and a test or estimation of the expected vibration environment to demonstrate compliance with the levels shall be undertaken within 3 months of the development being implemented.

Southern Water Services: No objection

It should be located no closer than 15m from habitable rooms, due to vibration, noise and potential odour. Council's technical staff should comment on the adequacy of the proposals to discharge to the watercourse. Any public sewer found during construction should be discussed further with Southern Water.

Representations

New West Durrington Residents Association (NWDRA)

The NWDRA originally provided a petition of approximately 150 signatures. Their comments following the amended plans are as follows:

Objection:

The NWDRA, whilst appreciating the need to prevent flooding, wish to defer approval of the application for the following reasons;

1. The original design for the approved Sustainable Drainage System (SUDS) (application AWD/0661/14 approved December 2014) makes no mention of any mechanical means to remove water from the balance ponds into existing watercourses. There has been no explanation as to why it would not have been possible to modify the land appropriately especially when the landscaping had to be redone again as it was not to specification.
2. The current application still has not provided the following details:
 - a. Any defined warranty period from the manufacturer
 - b. What level of maintenance will be provided during the warranty period

- c. What the full costs are for the maintenance contract that is now to be put in place that meets the requirements put forward by Council and Residents. This contract will have a financial impact to residents if they as WYG (the developer's technical consultant) states in their letter dated 21/Aug/2018 are expected to now fund for a West Durrington Consortium error.
- d. There is no breakdown of replacement parts or indication of repair call out costs that fall outside of the maintenance agreement
- e. There is no start date for the contract that is being put in place
- f. There is no mention of the West Durrington Consortium to provide assurances to the Council or Residents that they will provide a "sinking fund" with no financial impact to either parties to cover the Initial 3yr Maintenance and cover the repair costs during that maintenance period should a failure occur
- g. There is no confirmed hand over period defined between the West Durrington Consortium and Chamonix Estates (who today manage the Management Company for the West Durrington Consortium until it is handed over to residents when development is completed). This is important to residents as it defines the date they may reasonably be expected if required to pay for ongoing maintenance
- h. There is no schedule of maintenance or indication of skills required to be carried out by Chamonix or anyone else with regards to the 'Micro drainage' (*officer note: this is assumed to mean the proposed spillway*) which is the back stop in the event of total pump failure. Whilst the maintenance of these is required under the legal agreement for the swales etc., beginning with the Consortium and over time, passing to the management company. Due to the changes being implemented downstream of the pump, the immediate section of the neighbouring ditch is not defined and requires clarification to avoid confusion for the future.

Other individual letters from residents, in summary:

3 no Object:

- Pumps are due to design error and impose additional costs on residents
- Object for noise issues
- Work has already taken place which has not allowed residents to comment or appeal.

Relevant Planning Policies, Documents and Guidance

Worthing Core Strategy 2011: Policies 12, 14, 15, 16.

Worthing Local Plan 2003 (saved policies): RES12, BE1, H18, LR8

Supplementary Planning Document: Developer Contributions (2015)

National Planning Policy Framework (2018)

National Planning Practice Guidance: Floodrisk and Coastal Change (2014)

DEFRA: Sustainable Drainage Systems – Non Technical Standards (2015)

CIRIA: The SUDS Manual 753 (2015) (Sustainable Drainage)

The Development Plan comprises the Core Strategy and Saved Local Plan policies.

The National Planning Policy Framework (NPPF) has considerable status as a material consideration which can outweigh Development Plan provisions if policies are out of date or silent on a relevant matter. In such circumstances paragraph 11 of the recent NPPF, 2018 states that development should be approved unless: it would

cause adverse impacts which significantly and demonstrably outweigh benefits when assessed against NPPF policies overall; or if the NPPF affords particular protection to assets or areas of importance, (recent case law indicates approval of development which is contrary to the Development Plan will be the exception).

In assessing Development Plan policies relevant to this case alongside the recently published NPPF, it is considered that the following which are relevant to the current case are in conformity with it.

Development plan policy 15 requires that all development should ensure there is no net increase in surface water run-off and that sustainable drainage should be used in specific locations, (including major development sites). Development should not result in unacceptable harm to residential amenity, according to policy H18. The delivery of high quality infrastructure to meet needs arising from development is supported by policies 12 and RES 12. This can include green infrastructure and open space, the provision of which is required by policies 14 & LR18 to meet the needs of communities and which may serve serves multiple functions (such as informal recreation and drainage). All development should demonstrate good quality design and landscaping, including well designed open spaces according to policies 16 and BE1.

The National Planning Policy Framework, 2018 (NPPF) also requires that new development should include appropriate sustainable drainage systems (SUDS). These should have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development. Their management should not lead to increased flood-risk elsewhere.

The non-technical national guidance of 2015 for SUDS states that pumps should only be used to facilitate drainage for those parts of the site where it is not reasonably practicable to drain water by gravity. Drainage components must be designed to ensure integrity of the system and anticipated loading, taking into account the requirement for reasonable levels of maintenance. CIRIA (2015) advises that the impact of blockage or failure of any key component should be assessed.

Other national planning guidance 'Floodrisk and Coastal Change' advises that planning authorities will want to be satisfied that the proposed minimum standards of operation are appropriate. Also there should be clear arrangements in place for ongoing [maintenance](#), using information no more than is necessary. CIRIA adds that initial cost estimates should be included in detailed planning applications.

The Council's Developer Contributions SPD states that where SUDS are provided arrangements must be put in place for their management and maintenance. Developers are expected to fund or contribute to measures, (such as SUDS), which mitigate the impact of development. If this cannot be ensured by use of a planning condition a legal agreement will be required. This can require specific operations or activities to be carried out (for instance, maintenance). The obligations of the agreement run with the land in perpetuity affecting those with a future interest in it (such as management companies).

Relevant Legislation

The Committee should consider the planning application in accordance with:

Section 70 of the Town and Country Planning Act 1990 (as amended) that provides the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations; and Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

Planning Assessment

The main issues raised by this proposal include:-

1. Principle of Development
2. Drainage and Flood Risk
3. Appearance and Open Space
4. Residential Amenity
5. Management and Maintenance

1. ***Principle of development***

- 1.1. Policies and national guidance support the provision of sustainable drainage systems (SUDS). Although many SUDS rely on gravity, national guidance acknowledges that pumping sometimes may be needed. In the current case the proposed pump is needed at the terminal point of the West Durrington SUDS system, in order to lift water from the final drainage basin, up to the height of the adjoining ditch, at the south western boundary. The pump would operate during periods of high rainfall, to pump away excess water. The spillway would convey water only if the pumping station fails and the basin fills close to its rim in a high rainfall event.
- 1.2. The original design of the West Durrington SUDS relied on gravity to convey excess water to the ditch through a single outlet pipe. However, the difference in land levels between the system and the off-site ditch has been found to be greater than had been expected at the original design stage. The pump ensures that excess the water will be conveyed into the ditch, rather than over-spilling from the southern edge of the basin, onto neighbouring land to the south.
- 1.3. It is noted that the installation of underground pumping stations and associated cabinets may be undertaken as a Permitted Development, when carried out by drainage bodies and statutory undertakers. Planning permission is needed in this case because the works are undertaken by the development Consortium and because the pumping station constitutes a variation of the originally approved SUDS drainage scheme.

2. ***Drainage and Flood Risk***

- 2.1. The SUDS drainage system, of which the pumping station is part, is designed to ensure that the rate at which surface water leaves the newly developed West Durrington site, is no greater than the natural rate which applied before development took place. Water is held in the series of recently constructed swales, ponds and basins. Some of this water soaks into the ground, the remainder flows gradually towards the pumping station.
- 2.2. When the amount of the water in the deepest part of the Malthouse Way basin, reaches approximately 1m depth the pumping station will begin to pump it out into the ditch. From here it will flow into the Ferring Rife system.
- 2.3. The importance of the pump is to ensure that new homes at West Durrington are protected against flooding from surface water which would otherwise accumulate in a high rainfall event. The severity of a high rainfall event is defined nationally as a '1:100 year' rainfall event.
- 2.4. The combination of the pumping station and the capacity of the drainage system ensures that sufficient water is stored and pumped away in this rainfall event. The system as approved includes 30 percent above the 1:00 year storage capacity. This addition was made in order to accord with Government predictions for future climate change and increased rainfall. Government has recently increased this national prediction to a factor of 40 percent.
- 2.5. Whilst this increased capacity cannot be applied retrospectively to SUDs which have already been approved, the opportunity was taken during recent repair works to the Malthouse Way basin during summer 2018, to increase its volume. The applicant has provided information regarding the resulting capacity, although the Borough Engineer has asked for clarification regarding any effect of including the proposed spillway close to its rim.
- 2.6. Subject to this information and the effective future operation of the pump, the SUDS drainage system is considered to meet national requirements for the storage and conveyance of water.
- 2.7. Mindful of national guidance (CIRIA 753), which recommends assessment of blockage or failure of key drainage components, such as pumps, the applicant has tested a pump failure scenario during severe rainfall event. This assessment identifies that excess water would eventually overflow from the basin onto the neighbouring land immediately to the south, which is owned by the Council. There is no information as to the speed and depth of this over-spillage, but it appears likely to affect much of this land which is largely a lower level than the basin.
- 2.8. National guidance (NPPF) states that the management of floodrisk in new developments should not lead to increased risk elsewhere. Accordingly there are two considerations in the current application: Firstly to ensure that the risk of pump failure is minimized, so that water is pumped into the ditch. Secondly to ensure that in the event of pump failure, the overflow is directed away from neighbouring land and into the ditch.

- 2.9. Minimising the risk of pump failure is considered at the Management and Maintenance Section below(section 5)
- 2.10. In order to direct overspill, the amended application includes the proposed 'spillway' channel (approximately 35cm – 50cm deep), which would set into the rim of the storage basin and connect the off-site ditch. The spillway would be stone-lined on a concrete base. It would act as a by-pass in the event of a pump failure during a high rainfall event. Excess water would find the spillway, rather than over-spilling onto the neighbouring land.
- 2.11. The spillway, which is 10m long, would cross the route of an approved amenity footpath, which will follows the southern edge of the basin, and which is yet to be constructed. Details are needed to show how the footpath would be amended in order to cross the spillway at a suitably shallow gradient (1:12), to cater for people of all abilities. Future inspections will need to check for wear and tear or damage and remediate accordingly.
- 2.12. Information has also been sought from the applicant to ensure that their section of the ditch will been have cleared before the pumps are commissioned, in order to allow water to flow freely downstream. The downstream section has been recently cleared by the Council as neighbouring landowner.
- 2.13. Subject to these remaining points, it is considered that the spillway will reduce the risk associated with pump failure. As stated by the Borough Engineer, this relies on effective future maintenance, which is discussed further below.

3. ***Appearance and Open Space***

- 3.1. The proposed cabinet would replace an existing one which was installed earlier this year. It would be 1.1m high and 1.1m wide by 0.45m deep. This is approximately 10cm shorter and 10cm narrower than the existing, but 5cm deeper. It would be similar in appearance comprising, a dark green metal box with plywood lined interior for additional strength. Unlike the existing cabinet it would have no external alert lamp (which protruded and was vulnerable to damage). It would include a double lock, for security, although the Borough Engineers initially recommended an additional hasp and padlock.
- 3.2. The cabinet and concrete surrounds to the manhole covers of the underground chambers, would be set among new shrub planting of golden dogwood and close to a cluster of wild cherry and maple trees in the open space at the western edge of the drainage basin. To the south is dense hedgerow. The cabinet would be seen among and against a backdrop of vegetation. The appearance and limited impact on the open space is considered to be acceptable. An amended landscaping plan is required to confirm this arrangement.
- 3.3. The proposed spillway would be lined and edged with stone bedded onto a concrete base. The adjustment to the approved pathway along the southern side of the basin is needed to ensure that all users can easily cross the spillway. This can also be provided with an amended landscape drawing.

3.4. In summary, the proposal is considered to be compatible with the multiple functions of the open space for public access and enjoyment, its visual and drainage function.

4. ***Residential amenity***

4.1. Policy H18 requires that development should not adversely impact neighbouring amenities. The residents of neighbouring houses, facing towards the pump and spillway will be able to see the above-ground cabinet and probably the spillway. However, as new planting matures it is considered that the visual impact is unlikely to be significant. (s.106 maintain new planting)

4.2. In consideration of the risk of noise and vibration, it is noted that the pumps are housed in an underground concrete chamber at a depth of approximately 4m. They are slightly further from neighbours than the 15m distance recommended by Southern Water. In order to assess risk to neighbouring amenities some noise information has been provided, although this is not specific to the particular model of pump but a larger one.

4.3. Further noise and vibration Information is required. The Environmental Health officer has recommended the use of a planning condition which sets the maximum noise limit and a low vibration value. This would be verified within three months of installation. It is recommended that this approach is adapted to ensure that of predicted levels are submitted before installation, with verification afterwards, including the opportunity to agree and implement remedial measures, if needed.

4.4. The submitted information regarding future maintenance includes checking for noise and vibration as part of routine regime, which is discussed in the following section.

5. ***Management and Maintenance***

5.1. The applicant states that it has appointed a management company to execute ongoing management and maintenance responsibilities, including the overseeing of a specialist contractor who will maintain and service the pump for the first three years. Thereafter it will be the responsibility of the management company to procure future maintenance contracts.

5.2. The maintenance schedule has been submitted with the application. It includes periodic inspections to check the pumps, electrical and warning systems and to clear the pump and inlet chambers. This will include checking for excessive noise and vibration, for example due to worn bearings. Post inspection reports will be issued to the Council.

5.3. This initial regime would comprise three inspections per year, which is more frequent than would normally be the case. This frequency is intended to ensure that the performance of the pumping station is kept under observation as the West Durrington development progresses and the drainage system enlarges and as CIRIA, the potential loading on the pumps increases. At the end of this

period a revised schedule, based on these observations will be submitted for approval.

- 5.4. The proposals also include an inlet grille of suitable gauge, across the inlet pipe which is located close to the base of the basin. This will reduce risk of litter and debris entering the pump chamber and affecting or clogging the pump; an amended plan is required to confirm the gauge of the inlet pipe itself.
- 5.5. Maintenance of the spillway should be added to the maintenance proposal already submitted. This to include checking and remediation of wear & tear and damage based on an amended plan which is needed to show the intersection of the spillway and footpath.
- 5.6. The above-ground cabinet will house telemetry apparatus; this comprises electrical equipment. It will monitor the pumps for any electrical or mechanical failure or for high levels of water in the chamber. Such events would trigger a phone alert (via internal antenna) to the contractor, who would then attend the site within six hours. In the event of mains power failure the telemetry system would remain active via battery back-up; if this were also to fail it would also trigger an alert to the contractor.
- 5.7. The overall risk of failure is considered to be reasonably low and is acceptable to both the County Drainage officers and Borough Drainage Engineer. The proposal includes a pair of pumps, one in service, and the other as a back-up. The maintenance regime and its review in the third year, will allow for observations to be made as the loading on the system increases to its ultimate level, and the maintenance regime to be adjusted accordingly. In the event of mechanical or electrical failure, the response time of six hours is considered suitable. The spillway provides a by-pass route to the ditch, if the pumps were to fail during a high rainfall event and water were to rise close to the rim of the basin.
- 5.8. In terms of ensuring effective management and maintenance of the pumping station and spillway, it is noted that the original legal agreement for West Durrington, includes the option that maintenance of open space areas which include parts of the SUDS, may be carried out by a private management body appointed by the owner, the West Durrington Consortium. However, that agreement does not include the proposed pumping station and spillway, which present particular on-going maintenance requirements and costs. The extent of the pumping station, telemetry and spillway system needs to be clearly defined in order to ensure that effective ongoing management is properly targeted.
- 5.9. Accordingly it is recommended that a new legal agreement or deed of variation be entered into to ensure:
 - i. Responsibilities are set out for the management and maintenance of the pumping station by the owner,
 - ii. The extent of the pumping station, telemetry and spillway system and their component parts, are clearly identified and defined,

- iii. Provision is made for a private management body to carry out future management and maintenance responsibilities and to let future maintenance contracts.
 - iv. Maintenance contract to be in place before the pumping station and spillway become operational and successive contracts thereafter,
 - v. Issuing of reports of maintenance for first three years, and review of maintenance to be agreed for year four onward
 - vi. Provision of a sinking fund to cover replacement costs of the pumps and electrical system.
- 5.10. A further requirement is to amend the red-line of the current planning application in order to ensure that the spillway is contained within it.
- 5.11. The New West Durrington Residents Association (NWDRA) has raised objections concerning the additional costs of the pumping station, which will need to be covered by increased contributions by the residents to the Consortium's appointed management company. It considers that this is an unreasonable imposition, especially given that the SUDs drainage was originally designed as a gravity system and that need for a pump is due to an error by the development Consortium.
- 5.12. NWDRA also comments a manufacturer's warranty should be obtained against the failure of the pumps; also that the Consortium should pay for installation costs and the first three years of operation. Furthermore that a financial non-performance bond should be lodged by the Consortium; this would provide funds for the local authority to step in and deal with a failure of the pumping station if the management company fails to do so.
- 5.13. In consideration of these points, planning guidance acknowledges that pumping can sometimes form part of a SUDS system. Whether or not this is due to an error would seem to have little weight in planning terms, but it is acknowledged that this is an unforeseen cost. The applicant has not provided a breakdown of these costs, which would give insight into the reasonable planning question of whether the pumping station is an affordable solution. The the NWDRA refers to a first year bill which has been received by residents for £4700. It is unclear whether this is for the proposed pump and whether it would cover installation and/or a 12-month maintenance cost. Clarification has been sought from the Consortium.
- 5.14. Subject to ascertaining that approximate installation and annual maintenance costs are affordable, it would not then be reasonable in the planning context, to prescribe that these costs should be borne by the developer, rather than passed onto a management company and residents. However, it may be reasonable to require, through the legal agreement, that a sinking fund is established, which would pay for replacement of the pumps and electrical system in the future. This would ensure that these costs are spread over several years of contributions, thus reducing the possibility of an extraordinary cost in any particular year.

- 5.15. Regarding bonds, CIRIA lists these among the possibilities for the financing of SUDS. However, the CIRIA guidance was written at a time when it was expected that SUDS would become the responsibility of new lead drainage authorities (such as Country Councils) who might then incur consequent costs. However, subsequently Government has indicated that these responsibilities will not pass to local authorities and it has not introduced the legal mechanism to do so. It is therefore very unlikely that the Borough or County Councils would step-in if other arrangements failed. Consequently it is particularly important that management responsibilities are made explicit and clear by means of a legal agreement.

6. **Summary**

- 6.1. In summary, the inclusion of a pumping station is considered acceptable in principle, and is within the scope of national guidance and policies. The proposal is considered to be compatible with the use and appearance of the public open space and neighbouring amenities. The visual impact and control of noise is capable of control by planning conditions for amended landscaping, including the spillway footpath crossing and reinforcement. Details of noise / acoustic performance and vibration are required and subsequent verification, before the pumping station becomes operational. An amended plan is also required for the gauge of the inlet pipe. The red line boundary plan of the site should also be amended to ensure that the spillway is fully included.
- 6.2. Confirmation of capacity of the Malthouse Way basin is also required, following the inclusion of the spillway in the proposals. The legal agreement is needed to ensure that all parts of the pumping station and spillway system are identified and maintained in perpetuity. Initial and annual maintenance costs are needed to ensure that the pumping station is affordable. A sinking fund via the legal agreement should cover subsequent replacement, in order to minimise risk of extraordinary costs.
- 6.3. A Grampian-type planning condition is required to ensure that the applicant has cleared the ditch, to ensure a continuous and efficient connection to the off-site network.

7. **Recommendation**

- 7.1. **It is recommended that authority be delegated to the Head of Planning to APPROVE the application, subject to the completion of a satisfactory legal agreement and/or deed of variation and subject to the following planning conditions:**

Conditions:

1. The development hereby approved shall be fully implemented within six months of the date of this notice of permission, unless another time period is first agreed in writing by the Local Planning Authority.
Reason: To ensure that the partially implemented development hereby approved, which is important in the overall drainage of the West Durrington development site,

is implemented expeditiously, in the interests of effective land drainage and floodrisk management.

2. Approved plans (to be listed)
3. Within three months of the date of this notice of permission, an amended landscaping plan, together with details of the intersection of the spillway and amenity footpath, (with sections and including reinforcements), and of plant, type, variety, size and number or planting density, shall be submitted to and approved in writing by the Local Planning Authority. All landscaping works, including any planting, shall be carried out during the next planting season following the approval of these details under this condition. Any tree, shrub or plant forming part of that approved scheme which dies, becomes diseased or is removed within five years of planting, shall be replaced by another of similar type and size, unless the Local Planning Authority gives prior written approval for any variation.
Reason: To ensure that drainage features are robust and compatible with the multi-functional and accessible open space and the amenities of the area.
4. Noise from the pumping station shall not exceed 45dB LAeq_{15mins} with no tonal components at the boundary of the nearest noise sensitive property. The vibration dose value (VDV) shall not exceed the 'low probability of adverse comment' level contained within BS6472:2008 inside the nearest property. Details of the predicted acoustic performance and vibration of the pumping station shall be submitted to and approved in writing by the Local Planning Authority, before the development first becomes operational. The pumps and associated apparatus shall only be installed in accordance with these details.
Reason: To control risk of noise and vibration and to safeguard the amenities of the area, including nearby residents.
5. A test of the actual noise levels and vibration environment to demonstrate compliance with the levels approved under condition 4 above, shall be undertaken within 3 months of the development first becomes operational and submitted to and agreed in writing by the Local Planning Authority. Any remedial action which is required by the Local Planning Authority shall be implemented within a further three month period, or such other period as may be mutually agreed in advance.
Reason: To control risk of noise and vibration and to safeguard the amenities of the area, including nearby residents.
6. The pumping station and spillway shall not become operational until the ditch adjoining the site has been cleared and dredged and after this has been verified by inspection by the Drainage Engineer of the Local Planning Authority.
Reason: In the interests of effective land drainage and floodrisk management.
7. The spillway shall be constructed in accordance with the approved plans, including those pursuant to condition 3 above, before the pumping station becomes operational, and it shall have been verified first by inspection by the Drainage Engineer of the Local Planning Authority and it shall be maintained permanently thereafter.
Reason: In the interests of effective land drainage and floodrisk management.

Application Number: AWDM/0123/18

Recommendation – APPROVE

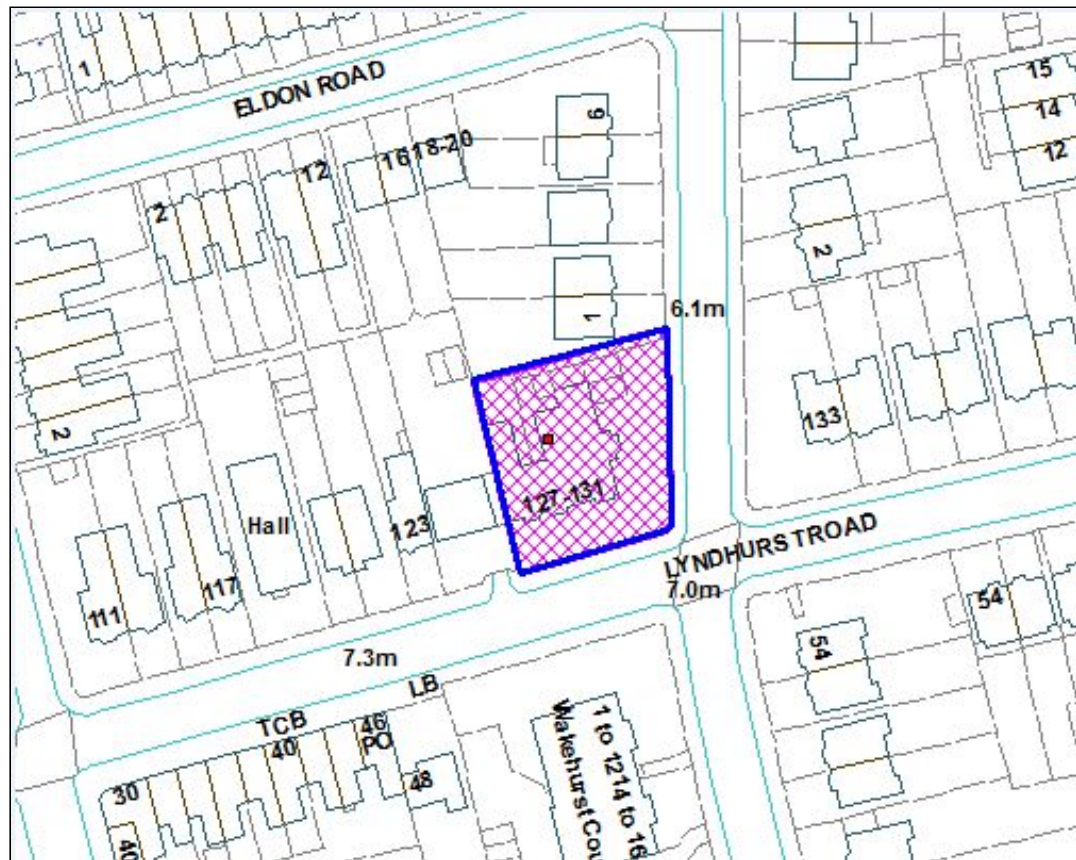
Site: Chiltingtons 127-131 Lyndhurst Road Worthing

Proposal: Change of use from C2 Residential Institution to C1 Hotel/Guest House

Applicant: Mr Sungur

Ward: Selden

Case Officer: Rebekah Smith



Not to Scale

Reproduced from OS Mapping with the permission of HMSO © Crown Copyright Licence number LA100024321

This application has been called in to the Planning Committee at the request of Councillor Keith Bickers.

Update

At the June meeting of the Committee, Members resolved to defer the application to seek further clarification from the applicant regarding the proposed use of the building. The previous committee report is appended.

Following the Committee, the applicant provided the following statement to support the application:

Statement of Intention

This statement has been prepared following the Committee meeting and the Case Officer's request for further clarification to support the application submitted under reference number AWDM/0123/18.

It appears that there was a misconception at the Committee meeting regarding the type of visitors intended by the applicant for the proposed guesthouse / hotel. The representative of the language course, who gave a speech at the meeting in order to support the application, focused on how they would use the proposed premises from their point of view. However, this does not at all mean that the premises would be used as a student accommodation.

In actuality, the applicant's main intention is and always has been to attract visitors in the area for business, local tourist attractions such as many of the National Trust sites nearby, Worthing Sailing Club, aviation clubs at Goodwood, Shoreham Airports, people visiting the patients at the local hospital, and the families of national and international students throughout the year. Also, as the Highway Authority mentioned in their report, the site is on National Cycle Route 2, so it can be used as stopover accommodation by the cyclists as well.

The services to be provided as standard throughout the year for all visitors would include serving breakfast only (no other meal) by a member of staff, cleaning occupied rooms and communal areas on a daily basis, providing fresh towels and toiletries for each room, a 24 hour staffed reception for assisting visitors.

In light of the comments made by the Members at the previous meeting, it was considered that further clarification was still required and as a result, the following additional response provided:

The language school would like to use the proposed hotel/ guest house accommodation mainly for their mature students who are usually working professionals, coming to the UK for a short term (3 to 6 weeks) intense language courses. These students are most likely to be independent adults and would not be comfortable staying with host families.

For example, 12 solicitors are coming from Turkey in November to attend 'English and Law' course, a special programme organised by an educational agency that the school has connection with.

In May 2018, 13 teachers from Switzerland came for 'English for Teachers' course and they are due to come again in September.

Furthermore, the language school have international connections with travel agencies and educational consultants from all over the world. Several times a year some of them visit the school either as small or big groups. For instance, group of 14 people coming from Japan to visit the school for 4 days from 25th October.

These are only a few examples of what type of people the applicant expecting from the school. All these people need some sort of accommodation at a reasonable cost during their visit. Although, the applicant would be keen to work with the school as they would give the opportunity to generate business, the guest house would not be exclusively limited to that type of clientele. Peak times for demand from the school would be March, July and August months.

I hope this information sufficient for further clarification.

Assessment

This application has proven difficult to determine given the application as originally submitted appeared to simply propose a standard hotel/guest house use. During representations at the June meeting, it became clear that the proposed use was not just for conventional tourists as such. Members will also recall from the last report that a number of residents had raised objections, some of which were regarding the intended use of the premises.

The application as submitted proposes a change of use to C1 use. Unless there is evidence to the contrary, then the application must be assessed on that basis and, as outlined in the previous report, such a use complies with Core Strategy policy and similarly there is no objection to the loss of the C2 use. While there may be concern as to the viability of the proposal, this is not a reason in itself to resist the proposal.

The definition of a C1 use is *Hotels, boarding and guest houses where no significant element of care is provided (excludes hostels)*.

The definition of a hostel use, which is sui generis (no use class) can provide more problematic but ordinarily, a hostel use would include occupiers who reside in the premises permanently or those who would no other home to go to.

The additional information submitted by the applicant does not suggest that this will be the case and, therefore, your officers are satisfied that the application can be assessed as originally described.

However, in light of the information that has been provided during the determination of the application, it is considered that more stringent conditions should be applied than may otherwise be the case for an application of this sort. Most particularly, it is considered that a management plan should be submitted prior to the change of use taking place with, in particular, controls on the maximum length of stay by an occupier (for example no longer than 6 weeks as stated in the supporting information, and only by occupiers such as students whose primary residence remains elsewhere).

A condition is also proposed limiting the use to hotel/guest house only, which would prevent any further changes under permitted development. Any use as a hostel would require planning permission irrespective of the condition is imposed, but nonetheless it is felt important to provide clarity on the approved use in the decision notice.

Recommendation

APPROVE

Subject to Conditions:

1. Approved Plans
2. Standard 3 year time limit
3. Use limited to hotel/guest house only
4. Management plan to be submitted prior to commencement of development
5. Standard hours of demolition/construction/works
6. Storage of refuse/recycling to be agreed
7. Cycle storage to be agreed
8. Travel Plan Statement to be agreed

19th September 2018

APPENDIX – PREVIOUS COMMITTEE REPORT

Proposal, Site and Surroundings

The application site relates to a vacant two storey building located on the north side of Lyndhurst Road on the corner at its junction with Ladydell Road formerly in use as 'Chiltingtons' residential care home. The building appears to be formed of a terrace of three dwellings (that would have originally continued westwards) that have been amalgamated to form one large detached building. The main pedestrian entrance is on the south side of the building with access from Lyndhurst Road and with a garage and hardstanding with vehicular access onto Ladydell Road to the east. The site is enclosed by a low brick wall and with hedges screening the corner garden area to its frontage. The building has previously been used as a residential care home with 19 bedrooms and communal lounge and dining facilities. Residential uses surround the site.

Permission is sought to change the use of the existing vacant care home (class C2) to a hotel/guest house (class C1). No external alterations are proposed. Internal modifications would be made to include en-suite shower/wc rooms, accessible ground floor bedroom with wet room, removal of the lift, consolidating rooms to form a larger dining room and installing a new office. The hotel/guest house would comprise 19 bedrooms, one of which is indicated to be for staff use only. Four car parking spaces are indicated on the plans including the existing garage which are served by the existing dropped kerb. Covered bicycle storage is proposed within the rear (north/west) yard. Five full time equivalent staff would be employed.

Extracts from the Applicants supporting statement:

This proposal seeks planning permission for the change of use of the existing property from C2 (Residential Institution Use to C1 use (Guest House/Hotel).

The application site is located within the Built-up Area Boundary of Worthing where in accordance with paragraph 14 of the NPPF, there is a presumption in favour of sustainable development unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

The proposal would involve no changes to the external façade of the building.

Some minor changes and re-configuration to the internal layout are proposed as part of the development. It is our view that these would not detract from the character of the building or surrounding area, which is mixed in character.

The building has been in use as a residential care home that provided accommodation for up to 18 residents in 16 single and 1 shared rooms. The site was formerly a private owned care that was registered to provide care for persons who are of old age, and/or suffering from Dementia, physical disability, and Sensory Impairment. However, this use ceased, and the premises are vacant.

The proposed Guest House/Hotel would provide 19 No. bedrooms. It is our view that although the level of occupation would marginally increase as a result of the development, the intensity of activity associated with a Guest House/Hotel is not likely

to be significantly greater than the care home use. Indeed, during the winter months, it may in fact be reduced.

Local and national policy highlights support for increased and improved visitor accommodation, and the proposed use accords with these policies, including Core Strategy Policy 5.

The proposal will not result in any demonstrable impact upon residential amenity by way of noise or disturbance.

The site is located within a highly sustainable area; within easy walking distance of a small precinct of shops to the east, and Worthing Town Centre, which is located to the west. The site is well served by transport links, in the form of main bus routes. In addition East Worthing railway station is within easy reach of the site.

Vehicular access and existing parking arrangements are to be maintained via Ladydell Road.

Cycle storage can be provided if this is required by the Council.

The proposal meets all the necessary policy requirements, and will cause no significant harm to the character of the surrounding area. In our opinion the overwhelming weight of evidence supports the proposal as it is shown to comply with all relevant Development Plan policies.

Consultations

The **Highway Authority** has commented as follows:

Summary

West Sussex County Council, in its capacity as the Local Highway Authority (LHA), have been consulted on change of use of 19 bedroom C2 residential care home to 19 bedroom C1 guesthouse/ hotel use.

The building is located on corner of Lyndhurst Road ('C' classified) and Ladydell Road ('D' classified). Both roads are subject to a 30 mph speed restriction and areas of controlled parking between limited times. The junction is protected by double yellow road markings deterring illegal parking in locations that would be detrimental to highway safety.

The LHA has reviewed data supplied to WSCC by Sussex Police over a period of the last five years. There have been three recorded injury accidents at the junction of Lyndhurst Road with Ladydell Road. However, from an inspection of accident data it is clear that this was not due to any defect with the junction.

Access & Parking Arrangements

Under WSCC Parking Standards Adopted November 2003 a C2 residential care home use could see a demand for one car parking space per twenty residents, one car parking space for visitors per eight residents and one car parking space for staff per five residents. On the basis of 18 residents being accommodated a maximum demand for seven spaces could therefore be provided.

A C1 hotel use could see a maximum demand of one space per bedroom. Nevertheless the LHA appreciate the town centre location and proximity to local amenities and sustainable modes of transport. It should also be noted that these are maximum parking standards.

No vehicle parking details have been submitted with the application. From an inspection of local and WSCC mapping vehicle access is in place from Ladydell Road in the form of a dropped kerb vehicle crossover (VCO). The agent has stated that the existing off-street parking and garage will be retained. It should be clarified how this will be allocated and whether this would be for staff only. A detailed parking plan including the dimensions of the existing garage and hardstanding area should be provided in order that the LHA can assess the proposed arrangements.

We would also advise that bicycle parking for staff be provided in a secure facility. How many staff are anticipated to work at the hotel?

Sustainable Transport

The LHA acknowledge the sustainable location of the site in proximity to Worthing Town Centre with a range of amenities and services within walking distance along street-lit footway links. East Worthing Train Station is approximately 3 minute cycle ride distant and main bus services along Lyndhurst Road provide onward routes to nearby towns and villages. On-street parking is limited in the vicinity due to the controlled parking zone with controlled hours to permit holders only and junction protection prohibiting on-street parking in locations that would be detrimental to highway safety.

Given the restrictions for parking in the locality the LHA encourage the applicant to provide a Travel Plan Statement outlining mitigation measures for sustainable transport. Guests of the hotel should be encouraged to utilise sustainable modes of transport when staying by providing information on local bus services, directions to amenities in the vicinity and encourage cycling and walking as well as the nearby train station as alternative yet realistic means of transport.

Conclusion

In summary the LHA do not raise a highway safety or capacity concern to the principle of the application however clarification is sought on the existing car parking arrangements. Will these be for staff use only? How many staff are proposed? Will cycle parking facilities be provided for both staff and guests of the hotel? The applicant should ensure that the existing hardstanding is capable of providing sufficient sized parking bays (2.4m by 4.8m) so that cars do not overhang the adjacent footway. We would also anticipate that a single garage be at least 3m by 6m to be counted toward parking provision for the use.

The applicant should also provide a Travel Plan Statement setting out measures that will be undertaken to encourage use of sustainable traffic modes for staff and guests considering the restrictions to on-street parking in the vicinity.

Following the receipt of the applicants Travel Plan Statement and parking layout, the **Highway Authority** commented as follows:

Parking

The revised layout plan indicates that the existing dropped kerb from Ladydell Road will be used to access three car parking spaces on the existing hardstanding. From an inspection of the plans there is sufficient depth and width across this hardstanding to accommodate this. The existing garage is insufficient depth to be counted as an allocated space however the LHA appreciate the historic use of this and consider it could be used as a staff parking space. Two of the external spaces are not marked as staff parking thus it is assumed that these could be used for guests of the hotel. As per previous comments a maximum demand for seven spaces, as set out in WSCC Supplementary Planning Guidance, could be provided for the use. Whilst a shortfall in 5 spaces the LHA acknowledge the location of the site in regard to sustainable modes of transport being realistically utilised. Furthermore on street parking is restricted within the Controlled Parking Zone and the nearby junction with Lyndhurst Road is protected by double yellow line road markings. The LHA do not consider that any additional parking as a result of the proposals would occur in locations deemed detrimental to highway safety. Furthermore the applicant has promoted sustainable transport by supplying a Travel Plan Statement.

Travel Plan Statement

Considering the location of the site the LHA advised that a Travel Plan Statement be provided to encourage and promote use of cycling, walking and public passenger transport for guests. This has been prepared and reviewed by the WSCC Senior Local Transport Improvements Officer, who has raised the following points:

- The adoption of modal shift targets is welcomed. Consideration should be given to the timeframe over which the targets should be achieved. This is usually five years from first occupation of the site.
- Please include a contact email address and telephone number for the Travel Plan Co-ordinator (Mr Burak Sungar).
- Please note that, unfortunately, it is likely that the www.travelwestsussex.co.uk multimodal journey planner will be decommissioned shortly. Paragraph 4.3.2 will therefore need to be amended to reflect this. Instead, the Traveline South East and the National Rail Enquiries websites can be promoted (alongside other services such as Google Maps) to provide public transport information to staff and guests. The West Sussex Cycle Journey Planner and www.westsussexcarshare.com will continue to operate and therefore may be promoted to staff and guests. The provision of paper maps (as outlined in the TPS) will support the provision of journey planning information.
- The provision of cycle parking is welcomed (paragraph 6.3.3) however it may be necessary to provide more than 3 spaces given that, potentially, these could all be occupied by employees bike. Is there scope to provide a secure, covered cycle shelter for guests' bikes and/or utilise the garage space to the rear of the property?

- *The location of the hotel is conducive to promoting the use of sustainable transport to guests. Locations such as Brighton and Shoreham are accessible by both bus and rail. Moreover, National Cycle Route 2 is just a few hundred metres from the site. The hotel may therefore wish to position itself as ‘cycle-friendly’ stop-over accommodation for tourists cycling between Dover and St Austell, or as a base for those wishing to access the Downs Link (30 mins cycle) Brighton (70 mins) and other local attractions served by the route. The availability of a track pump, some basic tools, and puncture repair kits at the hotel would be of great benefit to guests arriving by bicycle.*

The applicant is encouraged to take the above into account. A modified Travel Plan Statement can be secured via condition. The LHA would also advise that additional secure and covered bicycle parking is provided for use of guests as well as staff.

Conclusion

The LHA does not consider that the proposal would have ‘severe’ impact on the operation of the Highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 32), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application the following conditions should be secured:

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Travel Plan Statement (to be approved)

No part of the development shall be first occupied until such time as a Travel Plan Statement has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan Statement shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority.

Reason: To encourage and promote sustainable transport.

Adur & Worthing Councils: The **Environmental Health** Officer has commented as follows:

- hours of demolition/construction/works – standard hours to apply;
- dust - appropriate suppression methods submitted prior to works (if necessary);
- AQ - no comments;
- light - no comments;
- contaminated land - no comments;

- noise - appropriate sound insulation to be achieved through Building Control, in particular between:
 1. the kitchen and Bedroom 19
 2. the fire door and Bedroom 17
 3. the wet room and Bedroom 18
 4. the reception/lounge and Bedrooms 14 and 15
 5. the plant room and Bedroom 11.

The **Private Sector Housing** Manager has raised no objection.

Representations

Thirty letters of representation received that raise the following concerns/objections:

- Lack of parking/traffic problems – proposed use would exacerbate congestion/parking problems/highway safety issues, travel plan does not offer solution to lack of parking
- Noise from hotel activity
- Disturbance/anti-social behaviour/safety problems
- Disturbance caused by lights left on at night
- Loss of privacy
- Would change character of residential area
- Overdevelopment
- Existing hotels and air bnb create surplus of tourist beds in Worthing
- Use not likely to attract genuine tourists
- Concern that hotel/guest house would be occupied by people requiring emergency accommodation/for people in crisis/hostel, and not by tourists, with no support for potential occupants who may have problems/be vulnerable. Associated difficulties, disturbance, risks to other residents and school children
- Shortage of C2 care home places affecting hospital discharge
- Trees/garden should be maintained and not removed for parking

One representation received from the Worthing Society raising particular concern over traffic and parking problems.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2012
 Core Strategy policies 3, 5, 16, 19
 Saved Local Plan policy: RES7, TR9 and H18

Relevant Legislation

The Committee should consider the planning application in accordance with: Section 70 of the Town and Country Planning Act 1990 (as amended) that provides the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations; and

Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

The Core Strategy, including Worthing Saved Local Plan policies, comprises the Development Plan here but the Government has accorded the National Planning Policy Framework considerable status as a material consideration which can outweigh the Development Plan's provisions where such plan policies are out of date; or silent on the relevant matter. In such circumstances paragraph 14 of the NPPF states that where the proposal is not otherwise in conflict with specific restrictive policies in the Framework, development should be approved unless the harm caused significantly and demonstrably outweighs the benefits when assessed against the NPPF overall.

Planning Assessment

The genuine intention of the use has been called into question in the representations with suggestions made that the use may operate as a hostel, emergency housing or similar. The applicant has indicated an intention for as a hotel/guest house use for visitor accommodation and to that end has clarified that the business would operate as follows:

Bed and breakfast, therefore no evening meal offered. Cleaning will be provided for each room and the communal areas on a daily basis. The reception will be manned at all times and there will be at least one member of staff staying at the bed and breakfast overnight.

Hostels are not included within the C1 use class. If a hotel/guest house was approved and the nature of the use and its operation differs from that described, consideration would need to be given as to whether a material change of use had occurred at that time. However, this application must be assessed at face value as described, as a proposed Hotel/guest house.

Principle

Although the proposal would result in the loss of a C2 residential care home, there is no specific policy contained within the core strategy that resists the loss of the C2 use.

Core Strategy Policy 5 supports the retention, upgrading and enhancement of visitor accommodation to meet the changing consumer needs. The Council supports suitable new tourist and leisure facilities with a particular focus on the town centre and seafront area. The overall aim is to enhance visitor accommodation to support the regeneration of the town and help seasonality.

There is a need to provide accommodation for a variety of visitor needs from lower budget to more 'high end' corporate requirements. It is not clear from the application details precisely who the target market for the proposed accommodation would be, but the proposal would make a small contribution towards the visitor economy by providing 18 new bed spaces with a mix of en-suite rooms and those with shared bathroom facilities, catering for a range of visitor needs. The site is sustainably located within walking distance of local facilities and public transport connecting to the town centre and surrounding area.

The loss of the former care home is acknowledged but there are no policy grounds to resist the proposal on these grounds. The principle of conversion of the existing care home to form hotel/guest house accommodation would therefore be acceptable subject to detailed consideration of the impacts on visual amenity, the amenities of neighbouring residential occupiers and on parking and access.

Visual amenity

No external alterations are proposed to the building. There would be no significant harm to the visual amenities of the site or surrounding area subject to suitably designed cycle storage to be agreed by condition.

Residential amenity

The site is located in a predominantly residential area with neighbouring houses and flats sited close to the boundary with the application site at 125 Lyndhurst Road to the west, where there is a vehicular access to a rear parking area to the immediate west of the site, and 1 Ladydell Road to the north.

Although the number of bedrooms remains as per the former care home use with 19 rooms proposed, one of which would be reserved for staff use, the use as a hotel/guest use may result in some increase in the level of activity at the site in terms of arrivals and departures. However, there is no bar or restaurant or evening meal service offered and so noise or odours from such activities would be absent here. The Council's Environmental Health Officer has raised no objection to the proposed use. Bedroom configurations remain similar to the former care home use and would not result in any significant loss of amenity to neighbouring occupiers.

Accessibility and parking

Four parking spaces are detailed on the site plan, including the existing garage which the Highway Authority considers could be used for staff parking and a further staff parking space, representing a shortfall of 5 spaces against maximum demand. The application site is located in a sustainable location, with access to local facilities and public transport links. The site is within the Controlled Parking Zone. A Travel Plan Statement has been prepared in order to encourage and promote use of cycling, walking and public transport for guests.

Although a parking shortfall would exist, the Highway Authority considers that the sustainable location of the site would make sustainable transport modes a realistic option for guests, and makes suggestions to improve the travel plan including promoting the hotel as a 'cycle friendly' destination. The Highway Authority considers that existing parking controls would ensure that additional on street parking would not be detrimental to highway safety and does not consider that there would be a 'severe' impact on the highway network therefore, in accordance with the NPPF, there are no transport grounds to resist the proposal. Parking and access is considered acceptable.

Recommendation

APPROVE

Subject to Conditions:

1. Approved Plans
2. Standard 3 year time limit
3. Use limited to hotel/guest house only
4. Standard hours of demolition/construction/works
5. Storage of refuse/recycling to be agreed
6. Cycle storage to be agreed
7. Travel Plan Statement to be agreed

27th June 2018

Application Number: AWDM/0703/18

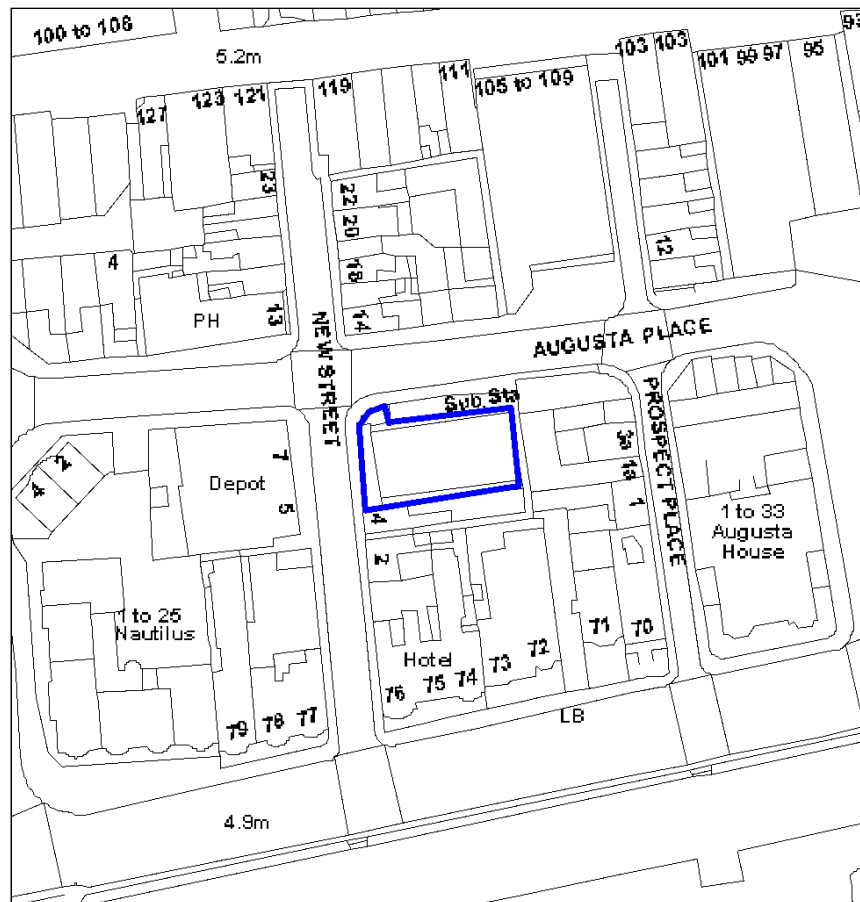
Recommendation – REFUSE

Site: 6 New Street, Worthing, BN11 4RE

Proposal: Variation of condition 3 of approved application WB/05/0225/Full for Food Restaurant for permanent planning permission for opening hours 8am to 1am Monday to Saturday and 8am to 12 midnight Sundays and Bank Holidays (as permitted temporarily under AWDM/0202/17).

Applicant: Mr Andrew Sparsis
Case: Eve Hearsey
Officer:

Ward: Central



Not to Scale

Reproduced from OS Mapping with the permission of HMSO © Crown Copyright License number LA100024321

Site and Surroundings

The property is within the old town centre of Worthing, with the Seafront approx. 85m to the south, and the main, pedestrianized shopping area of Montague Street approx. 60m to the north. The area between is characterised by residential dwellings and commercial uses. Directly to the south of the application site is a pair of residential cottages, no.'s 2 and 4, with no. 4 being separated from the application site by a side

access of approx. 1m in width. These cottages appear to be old fisherman's cottages and are positioned directly abutting the pavement; this positioning allows an enclosed forecourt to the application site.

There are also cottages to the north of no. 6 in New Street and Augusta Place. The side flank wall to no. 14 has no fenestration or doors within it and a side boundary wall directly behind no. 14 abuts the pavement. A later addition dwelling sits behind no. 14 which has a Sussex hipped roof, and next to that a pair of cottages, which have been extended extensively to the rear to form a Mews type development, but old maps, show that these buildings were once outhouses to the rear of properties to New Street. These dwellings are accessed through between no's 18 and 20 New Street and are numbered 18a, 18b, 18c, and 18d. Residential also is prevalent at Marine Parade to the south, some being in flats and hotels.

Opposite the application site is a Car workshop and associated car works while a Mexican bar and grill is located at 13 – 15 New Street on the opposite corner of the junction with New Street and Augusta Place.

The restaurant building itself is detached and faces onto New Street and has a mezzanine floor and provides for up to 40 covers. An extractor flue in the form of a rendered chimney is sited at the rear of the building (east). There are also air conditioning units on the southern flank of the building but no openings on this side other than a door to the side passage. The forecourt is at the front (west) of the restaurant and wraps around to the front section of the side (north). Including the entrance, it is some 70 square metres in size. Awnings sit over the opening. It is reportedly used only occasionally as a seating and eating/drinking area. The applicant reports that the smokers are encouraged to gather in the NW corner of the forecourt.

Proposal

The application seeks permission to vary the original condition no. 3 attached to planning permission WB/0225/FULL 'Change of use from retail to restaurant and alterations to implement the use', which was approved on 19th April 2005.

The original condition stated:-

"The premises shall not be open for trade or business except between the hours of 08:00 to 24:00 Mondays to Saturdays and 09:00 and 23:00 on Sundays or on Bank or Public Holidays.

Reason: To safeguard the amenities of the occupiers of neighbouring properties."

This current application requires the hours to be:-

Monday – Saturday 0800 – 01.00

Sunday and Bank Holidays 08.00 – 24.00

This will thereby mean an increase of 1 hour each day Monday – Saturday and 2 hours on Sundays and or Bank or Public Holidays.

Relevant Planning History

WB/05/0225/FULL

Change of use from retail to restaurant and alterations to implement the use. The terms of the permission restricts the use specifically to a restaurant use (A3) and trading hours from 8.00 am to midnight Mondays to Saturdays and 9am to 11 pm on Sundays and Bank or Public Holidays.

Approved Conditionally 19.04.2005

WB/06/0648/FULL

Variation of Condition 7 of planning permission WB/05/0225/FULL to allow use of the forecourt of the restaurant as an outdoor eating and drinking area in connection with the restaurant, with the provision of external lighting to west and north elevations and enclosed by timber balustrade.

This permission was subject to restrictions to limit covers to sixteen; use between 8am and 10pm; controls on lighting; no alcoholic drink without a meal and all meals consumed at tables, seated, no amplified sound or music; and no table or seat within 1.5 metres of No 4 New Street. This application was a temporary permission has now expired.

Temporary Permission Approved 18.07.2006 (Expired 30.09.2007)

AWDM/0202/17

Variation of Condition 3 of approved application WB/05/0225/FULL, to change opening times to Monday – Thursday: 1 hour longer trading from 8.00 am – 1.00 am; Friday – Saturday: 2 hours longer trading from 8.00 am – 1.00 am; Sunday and Bank Holidays 1 hour longer trading from 8.00 am – 24.00 hrs

Temporary Permission Approved 16.05.2017 (Expiry 01.07.2018)

The restaurant's license was very recently extended beyond those originally granted of 11am to 11.30 pm Monday to Wednesday and 11am to midnight Thursday to Sunday. The new license permits opening between 11am and 1.30am Sunday to Thursday and to 2.30am on Fridays and Saturdays, with alcohol sales limited to thirty minutes before these times; and music between 6pm and 1am on all days. A number of conditions are also attached to the license requiring the use to operate as a café; waiter/waitress service for all drinks; no vertical drinking at the bar; music restricted to indoors; no new customers able to enter the premise after 11.30pm; all openings kept shut after 22.30pm other than for access and restrictions on noise emissions

Consultations:

Environmental Health: *"We have had no issues as a result of the granting of temporary permission last year, so have no comments to make in connection with this application."*

Sussex Police:

"I have had the opportunity to examine the detail in the application and in an attempt to reduce the opportunity for crime and the fear of crime I offer the following comments.

The National Planning Policy Framework demonstrates the Government's commitment to creating safe and accessible environments where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion, and with the level of crime and anti-social behavior in Worthing district being above average when compared with the rest of Sussex, it will be important to consider all appropriate crime prevention measures when viewing the proposals.

I refer to our previous correspondence PE/WOR/17/05A dated 18th April 2017 and PE/WOR/17/05B dated 26th April 2017 which remain extant.

The area is within the parameter of the late night economy of Worthing Town Centre and as such it experiences large amounts of footfall, noise, litter and acts of anti-social behaviour.

I have concerns that the extended hours will create a steady influx of additional customers attending the venue as they discover it would be remaining open with the proposed extended hours.

There have been efforts by the management to curtail the issues associated with the restaurant itself being located in a residential street and their commitment to Worthing over the years is noted.

However despite their efforts, they have no control over customers leaving the premises as they are free agents and could unwittingly cause unnecessary noise and disturbance for the nearby residents.

I reiterate comments from our previous letter PE/WOR/17/05A that you have to appreciate that the quality of the premises management, the number of door staff on duty, and the behaviour and the demeanour of patrons whilst relevant, won't negate the cumulative impact of large numbers of persons existing onto the streets in the early hours of the morning. I have concerns that the proposed extended opening hours would result in the increase of numbers of persons, often who are intoxicated, remaining on the streets into the early hours.

This would directly affect the amenity of the immediate residents in the form of noise and footfall and impact upon the provision of policing resources, particularly on Friday and Saturday nights, when demand on policing is often at a peak.

*This application intends to permanently extend the opening hours as follows:-
Monday to Thursday from 0800am to 0100am Friday and Saturday 0800am to 0100am and Sunday and Bank Holidays 0800am to Midnight.*

There are in total at least 130 seats within the premises of which under the Sussex Police licensing agreement a delineated area for only 24 customers to stand and purchase and consume alcohol directly from the staff at the server in the ground floor

(café bar) is available. The remaining space is allocated to table with alcohol being ancillary to food that is served at table by waiters/waitresses.

I understand from our police licensing officers that the upper floor of the premises is used as a (restaurant) and the lower floor as a (café/bar)

This will allow those who have eaten a meal during the early evening in the first floor restaurant to then move to the ground floor café/bar and spend the rest of the evening consume alcohol until 0100hrs if so desired.

The absence of clarity with the two types of usage within the A3 permitted license creates a blurring of the lines between what is permitted, and what is not. Clear identification of permitted use and respective permitted opening hours for each floor of the building is required.

Until there is clarification of Planning usage and permitted hours for each floor, I am not able to make an informed comment but look forward to further clarification.

Consequently Sussex Police do not support this application.

Thank you for giving me the opportunity to comment.

The Crime & Disorder Act 1998 heightens the importance of taking crime prevention into account when planning decisions are made. Section 17 of the Act places a clear duty on both police and local authorities to exercise their various functions with due regard to the likely effect on the prevention of crime and disorder. You are asked to accord due weight to the advice offered in this letter which would demonstrate your authority's commitment to work in partnership and comply with the spirit of The Crime & Disorder Act."

Representations: Objections from: 2 New Street; 18A New Street; 18D New Street; 20A New Street; 21 New Street; 23 New Street; 15 Augusta Place; 8 Athelstan Road, 28 Woodlea Road; 80 Rowlands Road; 6A New Broadway; 41 Pavilion Road; 38A South Terrace, Littlehampton; 65 Florence Road, Brighton; 89 Charles Street, Oxford;

- Detrimental to local residents
- Effects my quality of life due to crime and fear of crime;
- In the last 12 months have been subjected to loud shouting and swearing; vandalism; fly tipping; and urinating in the street daily;
- I am shocked that 'Food' wishes to open until 2am within a residential area.
- I have heard that the restaurant have been given leave to trial opening until 1am for a year to see how much disruption this caused to the local community, and then it would be reviewed.
- The temporary use has demonstrated an increase in noise and disturbance through noise of customers leaving and their cars;
- Noise and general poor behavior of some customers leaving that make life very unpleasant for residents;
- Contrary to Councillor comments at previous planning meeting saying that residents "could always move" if we objected shows a serious disregard for the housing issues to working class people and the shortage of social housing;

- The Council should be encouraging young families to live within the centre of town, not driving them out;
- The Council should be encouraging young families to live within the centre of town, not driving them out;
- The level of shouting, noise and littering is something that residents have to put up with;
- I would like to see the judgement published in full identifying how the needs of the residents have been taken into account;
- Lorries unloading during anti-social hours;
- I am commenting because I have never seen the 'Food' light on late at night. How useful has this trial been?
- If the restaurant changes hands with permanent late night status, there could be major disruption in the area, because the trial has been almost non-existent and the residents are struck with a social venue with free rein to disturb until the early hours of the morning;
- There are schoolchildren living near 'Food'; a new-born baby; and pensioners;
- Not appropriate place for very late midweek revelry;
- They appear rarely, if ever, to be open until that time, it looks like diners agree.
- Extra problems these opening hours will make to residents;
- Already enough noise in New Street, there will be extra noise in the evenings; Car parking is already very tight, this will make them worse.
- Door slamming keeping neighbors awake
- Inevitable shouting and screaming disturbing the peace and quiet of the night;
- This is highly residential area with young families living close by;
- In my opinion, it is not right to let any bars around this area to stay open this late at night;
- There has been an increase in illegal parking, noise and sleep disruption;
- There is not one night when the residents do not have their sleep is not disturbed;
- There are several families with small children and they have a right to an uninterrupted night's sleep;
- Sets a precedent
- There are enough late night opening bars and drinking venues in Worthing;
- This is overdevelopment at the detriment to local people and families who live in this small, sweet residential road;
- This will create more cars late at night, which is going to lead to more noise and car headlights shining into my flat;
- Car parking has got worse as people visit the town and use up the residents places which means we have to park in zone B and then move our cars before 9am the next day;
- More antisocial behaviours which unnerves me;
- There is a large amount of litter, especially glass smashed outside my front door;
- As a friend and frequent visitor of a nearby resident, I have already noted the problems with parking, noise, late night and early morning deliveries and general disturbance.
- I babysit, and the child's sleep is already disturbed by noise from the restaurant and increasing the opening hours to 1am for 6 days a week and midnight on a Sunday would significantly affect their quality of life.
- Encouraging an increased footfall of late night drinkers once they realize there is somewhere to continue drinking.

- Sussex Police, who did not support the original temporary application and the implications of anti-social behaviour that they feel they may be unable to curtail;
- We are already disturbed by people leaving venues at the end of the night and waking up to vomit, litter and sometimes urine around our properties. This can only get worse if this extension is granted;
- Disappointed that a so called local business has so little regard for its immediate community;
- This is primarily a residential street yet year on year, there is more noise, more rubbish and less resident parking which will get worse if this permission is given;
- As a teacher I am very aware that a lack of sleep can impact on children's development.
- More cars;
- Increase in the use of the bins, and therefore more smell from the bins
- Why would restaurant need to open until 1 am on a week night? Unless there are other motives to turn the venue into a club/bar;
- Will set a precedent for others to apply for late night opening;
- If 'Food' want to serve alcohol to people not eating, and stay open during unsocial hours, then they should employ door staff to ensure that neighbours are not inconvenienced or disrupted;

Relevant Planning Policies

Worthing Saved Policies: H18

Worthing Core Strategy: Policy 16

Planning Practice Guidance (CLG 2014)

National Planning Policy Framework (CLG 2018)

Relevant Legislation

The Committee should consider the planning application in accordance with:

Section 70 of the Town and Country Planning Act 1990 (as amended) that provides the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations

Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

Planning Assessment

An application to vary the opening hour's condition was submitted in 2017 and was granted temporary approval by the Planning Committee on 16.05.2017. Condition 2 of that permission allowed the operation of the extended hours to 30th June 2018, after which time the original hours of operation would revert back to the original permission in 2005 (WB/05/0225/FULL refers).

Within the previous report, it was stated that the main issues raised by the proposal were the impact on the vitality and viability of the town centre and night time economy balanced against the amenity of the neighbours and crime and disorder. These same considerations, all of their own importance, clearly continue to apply to this current application.

Your Officers are of the view that the applicants have made every effort to abide by the conditions of the temporary planning permission and the license of the premises, keeping the smoking area at a distance from the residential dwellings, endeavouring to have arranged pick up times to avoid customers standing around outside talking loudly whilst waiting for their taxis. Nonetheless, many representations have been received in respect of the current planning application, although it could be considered as surprising that the Environmental Health section have not been made aware of any complaints during the previous year which, given the number of objections received and the comments made therein, may have been expected had the extended hours been causing a significant loss to residential amenity.

However, as Sussex Police state in their consultation response despite their efforts, the applicant does not have no control over customers leaving the premises who could unwittingly cause unnecessary noise and disturbance for the nearby residents.

It is this type of conflict which makes this a difficult application to determine since the Council does wish to support successful businesses in the town where it is able. Comments from residents are, of course, equally a material consideration in the determination of any application.

Without the increase in hours required by this application, the original change of use condition no. 3 stated:-

'The premises shall not be open for trade or business except between the hours of 0800 to 2400 Mondays to Saturdays and 0900 to 2300 on Sundays or on Bank or Public Holidays.

Reason: To safeguard the amenities of the occupiers of neighbouring properties.'

Should this application be refused, the use would have to revert back to those hours of use being 1 hour less on Mondays to Saturdays and 2 hours less on Sundays (1 hour at the opening and 1 hour at the closing). Although only 1 hour difference in the closing of the restaurant, the applicant considers that the use would become uneconomic and unsustainable without the additional hours.

In light of the representations received, though, your Officers do not feel that the hours of the original permission are unduly restrictive given they allow opening until midnight on 6 days per week which would accord with many other restaurant users within the area, some of which are less closely located to residential properties.

On balance, therefore, your Officers feel that weight has to be given to the representations received but especially the comments of Sussex Police and therefore it is considered that the permanent retention of the additional hours would adversely affect residential amenity.

Recommendation

REFUSE subject to the following reason:

1. The permanent retention in the increase of opening hours of the restaurant would adversely affect the amenities of nearby residential properties by way of noise and disturbance. The proposal is therefore in conflict with Worthing Core Strategy Policy 16 and the National Planning Policy Framework 2018

19th September 2018

Application Number: AWDM/1003/18

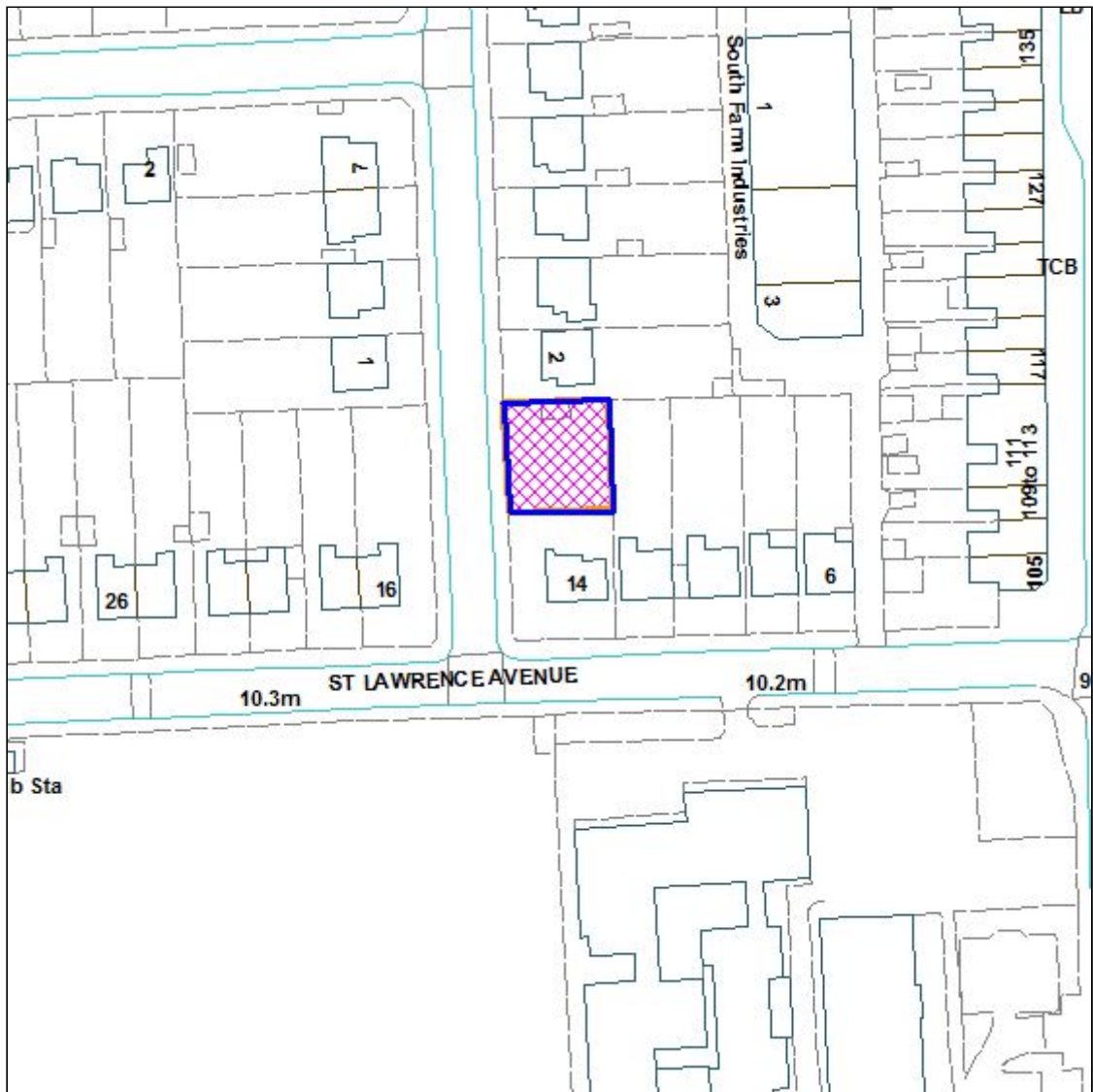
Recommendation – REFUSE

Site: 14 St Lawrence Avenue Worthing West Sussex BN14 7JE

Proposal: Detached single-storey two-bedroom bungalow with sedum roof fronting Balcombe Avenue (in rear garden of 14 St Lawrence Avenue) with car parking space and detached bike store.

Applicant: Ben Reilly
Case Officer: Jo Morin

Ward: Gaisford



Not to Scale

Reproduced from OS Mapping with the permission of HMSO © Crown Copyright Licence number LA100024321

The application has been called-in by Councillor Bob Smytherman.

Proposal, Site and Surroundings

The application relates to the rear part of the garden belonging to 14 St Lawrence Avenue. The latter comprises a detached, 2-storey house occupying a corner plot on the east side of the junction of Balcombe Avenue and St Lawrence Avenue, within a residential area.

Permission is sought to demolish an existing detached garage building and erect a detached, single-storey, 2-bedroom dwelling on the site which measures 15 metres wide by 17 metres deep. The proposed dwelling would front onto Balcombe Ave. It would have an L-shaped footprint 9.6m wide and a maximum 9.75m deep. The dwelling would be sited 1.025m from the northern site boundary and 1.025m from the eastern site boundary. It would have a parapet roof design 3.825m high enclosing a Sedum planted flat roof. The external materials would consist of a combination of white rendered walls and 'wood-appearance' cladding above a shallow grey brick plinth; grey aluminium-faced windows and a stained timber front door. The submitted drawings show a roof 'lantern' on the south-east part of the flat roof and a short array of solar voltaic panels roughly in the centre of the roof. An L-shaped garden would wrap around the side and front of the dwelling enclosed by a 2 metre high wall fronting Balcombe Avenue. There would also be a small courtyard garden (3.5 metres by 5.5 metres) in the north-east corner of the plot. There would be space for 1 vehicle on a drive in front of the proposed dwelling utilizing the existing vehicle access.

To the north the site adjoins 2 Balcombe Avenue, a detached chalet-style house with a car-port structure attached to the south side. Existing development in this part of Balcombe Avenue, particularly on the east side, is characterized by detached chalet dwellings displaying a strong sense of uniformity and local distinctiveness in terms of their front gables, pitched roofs and detailed design features including bay windows.

To the east, the site adjoins the rear garden of 12 St Lawrence Avenue, a detached bungalow.

The application is accompanied by a Design and Access Statement.

Relevant Planning History

Planning permission was refused in 2014 (AWDM/0502/14 refers) for a detached 3-bedroom chalet-style house fronting Balcombe Avenue on the grounds:-

“1. The proposed chalet bungalow would, by reason of its design and siting, appear cramped, discordant and unduly assertive in the street scene. It would detract from the area's established character and appearance and present a poor quality of composition. It would be harmful to the setting and amenities of the original house and to the character of the vicinity, providing less than satisfactory outdoor amenity space for future occupiers. The proposal is therefore contrary to Worthing Core Strategy Policy 16 and allied Supplementary Planning Documents, along with the relevant policies of the National Planning Policy Framework.”

Permission was refused for a subsequent revised application (AWDM/1075/14 refers) for a 3-bedroom chalet-style house fronting Balcombe Avenue on the grounds:-

“1. The proposed chalet bungalow would, by reason of its scale, design and siting, appear cramped, discordant and unduly assertive in the street scene. It would detract from the area's established character and appearance and present a poor quality of composition. It would be harmful to the setting and amenities of the original house and to the character of the vicinity, providing less than satisfactory outdoor amenity space for future occupiers. The proposal is therefore contrary to Worthing Core Strategy Policy 16 and allied Supplementary Planning Documents, along with the relevant policies of the National Planning Policy Framework.”

A joint appeal against refusal of AWDM/0502/14 and AWDM/1075/14 was dismissed in January 2015.

An application for a Lawful Development Certificate for a proposed detached outbuilding in the rear garden to be used as garden/gym/games room and part new fence to west elevation (AWDM/0123/16 refers) was refused on the grounds the proposed detached outbuilding did not meet the requirements of the Town & Country Planning (General Permitted Development) Order 2015 (as amended) inasmuch that the building, due to its size, bulk and site coverage, would not be incidental to the enjoyment of the main dwelling house and therefore did not meet the requirements for permitted development. In dismissing a subsequent appeal the Inspector concurred that the proposed outbuilding would not “genuinely and reasonably be required for purposes incidental to the dwelling known as 14 St Lawrence Avenue”.

Consultations

West Sussex County Council: The Local Highway Authority (LHA) has raised no objection in principle to the proposed development, commenting:-

“Summary

This proposal is for the erection of a single storey two-bedroom bungalow on land to the rear of 14 St Lawrence Avenue. The proposed dwelling will front onto Balcombe Road, an unclassified, residential road subject to a speed limit of 30mph.

WSSCC as LHA was previously consulted on applications for a three bedroom dwelling at this site under refs: AWDM/0502/14 and AWDM/1075/14 to which no highway safety concerns were raised. Both applications were refused by the LPA on design grounds.

Access and Visibility

The site will be accessed via Balcombe Road, utilising an existing Vehicular Crossover (VCO) which currently serves the garage/outbuilding of 14 St Lawrence Avenue. No alterations to the existing VCO have been proposed although the applicant has mentioned ‘adjusted access into the site’ on the site plan. Any proposed alterations to the existing VCO would require a licence from the Local Area Engineer.

Vehicular visibility at the proposed access appears sufficient for the anticipated road speeds. Furthermore, due to the proximity of the site to the junction with St Lawrence Avenue and the presence of on-street parking, vehicles are not anticipated to be exceeding the posted limit. Balcombe Road has good forward visibility and in addition to this, an inspection of WSSCC mapping indicates that vehicular visibility splays are maintainable wholly within the highway boundary.

Pedestrian visibility can also be provided at this access. Due to the proximity to the local school and considering the footway traffic along Balcombe Avenue it is considered appropriate to ensure this is maintained. Ordinarily, pedestrian visibility splays should be taken 2m back into the access and a distance measured along the back of the footway for 2m on each side of the access. There should be no obstructions over 0.6m within these splays. However the LHA notes that the existing positioning of the access prevents full pedestrian visibility splays to both sides of the access. As such, the LHA requires therefore the applicant to provide pedestrian visibility to the best of ability on land within their own control. The applicant is advised to reduce the height of the proposed fence to the north side of the access to a maximum height of 0.6m for the first 2m back into the site. The LHA also advises that boundary treatments south of the access are maintained to a maximum height of 0.6m for at least 2m along the site frontage to allow maximum pedestrian visibility as set out in Manual for Streets (MfS); where 0.6m represents the height of a child that could be utilising the footway.

Parking and Turning

Parking provision for the existing dwelling will remain unaffected. The proposed plans indicate that one parking space will be provided on-site for the proposed dwelling. The proposed parking space meets the minimum specifications of 2.4 x 4.8m as set out in Manual for Streets (MfS). The WSCC car parking demand calculator expects that a minimum of two parking spaces will be required for a dwelling of this size and location. Any overspill parking could be accommodated on street. We would not consider that highway safety would be detrimentally affected by the proposed parking provision; however the Planning Authority may wish to consider the potential impacts of this development on on-street car parking from an amenity point of view.

A turn on site would be preferable, although clearly there is insufficient space on site to achieve this. Furthermore, neighbouring sites have similar access arrangements which have operated for some time without evidence of safety concern.

Sustainability

The site is sustainably located within walking distance of a variety of local shops and services, as well as bus stops, local schools and Worthing Train Station. The applicant has proposed to provide secure and covered cycle storage for the dwelling in order to encourage sustainable transport options.

Conclusion

In conclusion, the LHA do not consider that the proposal will result in a highway safety or capacity concern. Therefore the application is not contrary to the National Planning Policy Framework (paragraph 32), and there are no transport grounds to resist the proposal.”

In the event of approval, conditions are recommended relating to pedestrian visibility, construction and retention of parking space and cycle parking provision.

Southern Water Services: No objection in principle, commenting that a formal application for connection to the foul sewer is required.

The Council’s Building Control or Technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the development.

Due to changes in legislation that came into force on 1 October 2011 regarding future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore should any sewer be found during construction works an investigation of the sewer will be required to ascertain its condition, the number of properties served and potential means of access before any further works commence on the site. The applicant is advised to discuss the matter further with Southern Water.

Adur & Worthing Councils:

The **Council's Engineer** has raised a holding objection commenting:-

"The site lies in flood zone 1, is unaffected by predicted surface water flooding and has no history of flooding. The application form suggests using sedum roof, soakaways and concrete block/paving. I do not think that the flat roof is in keeping with the surrounding properties which might call into question the viability of the sedum roof. Even with the sedum roof retained, looking at drawing 17008 PL-02 there appears to be insufficient space within the garden to site a suitable soakaway.

I am not keen on the paved areas around the property these are probably impermeable and therefore increase runoff – increasing the size of the required soakaway.

I would like confirmation whether the designed flat sedum roof will be acceptable, and then I would like a complete drainage strategy/layout for the plot."

Representations

37 letters or emails have been received from the owners or occupiers of 1, 2, 3, 4, 5, 6, 8, 10, 16, 24 Balcombe Avenue, 12, 14, 18 St Lawrence Avenue, 20 Gaisford Road, 143a, 271 South Farm Road, 43 Adversane Road, 201 Ringmer Road, 1 Clayton Walk, 26 Brook Barn Way, 41 Rectory Road, 1 Malthouse Cottages, 90 Congreve Road, 12 Loxwood Avenue, 27 Carnegie Road, 44a South Street, raising the following objections (which have been summarised):-

- The declarations on the submitted legal documents and statements are inaccurate; the agent states that the applicant lives and works in the countryside and has strong views on keeping the countryside free of new homes when potential sites for new dwellings exist within the built up areas – but the applicant's address is given as a local address.
- The perspective drawings are misleading. The applicant states there will be no loss of trees but this is untrue.
- The applicant is known as a property developer and landlord;
- Overdevelopment; the openness and spacing between dwellings will be eroded away and the distinctive nature of Balcombe Avenue and St Lawrence Avenue lost. This distinctive nature was regarded as important by the Inspector when determining the two appeals; there is not enough room for a dwelling on this site;
- The development will unbalance the road bringing the building line south. The site frontage is wider than other properties in the road. This is a

well-established area; the gardens are too small to accommodate extra housing;

- The proposed build is completely out of keeping with the 1930s properties in this area and will present an 'eyesore'; it is not in keeping with any other property in Balcombe Avenue or surrounding roads; It is a square block dressed up with a bit of cladding; an inappropriate contemporary building in an area characterised by traditional houses and chalets. It has none of the characteristics of other houses in the road and will not 'blend in'. There are other places in the town where modern architecture would fit in. Putting a grass roof on the bungalow won't hide it. The design of the bungalow is terrible so unlike the existing chalets; it will appear 'jarring'. Not in keeping with nearby row of listed cottages in South Farm Road or the houses in Balcombe Avenue or St Lawrence Avenue. There are no flat roofed buildings in the road and the proposed dwelling will not blend in or follow the natural spacing between properties in this road; introducing an 8ft wall alongside the walkway in Balcombe Avenue will be far more intrusive than the existing 6ft fence.
- Worthing is notoriously short of open spaces and it is important that this open space is maintained; the existing garden use provides amenities of leisure.
- The accommodation to be provided is so small as to be meaningless, providing very basic accommodation and reducing the status of 14 St Lawrence Avenue as a substantial family home. It is inadequate for a family with more than one child. There is little storage room for possessions or furniture, with the awkward layout limiting the use-ability of rooms; no outside storage, building even a small shed or outbuilding would leave hardly any garden at all;
- A large part of the garden will be in shade and space intended for planting unusable due to the proximity to the building; The garden space is insufficient and the loss of this valuable amenity cannot be disguised;
- The building would only be partly obscured by fencing; the roof, rooflight and solar panels would be visible in the street-scene. The presence of the building would be overbearing and ruin the character of the southern end of Balcombe Avenue.
- The amenity of the existing family house, 14 St Lawrence Avenue, will be diminished with a loss of garden space, privacy etc. The existing house is occupied by a family and the garden well-used by the children to kick a ball around or play on the trampoline. The outside space was an important reason for choosing to rent the property. Assurances of a long-term tenancy were given at the time the agreement was signed; feel cheated as deposits and fees are not cheap; the existing garden of No.14 is not over large but typical of a family house;
- Existing views of the sky would be blocked.
- This is a well-used pedestrian route for children attending nearby schools and vehicles entering and leaving the site will increase dangers for pedestrians. The existing garage has not been used for many years for vehicle parking;
- It is doubted Sedum would be used on the roof as it requires considerable maintenance and without such maintenance can quickly become ugly and cause flooding with excess water potentially affecting neighbouring land. There is no mention of the fact that green roofs are heavier and require more structural support. Sedum roofs are expensive and there is concern it will not be constructed or maintained properly leading to problems for the future occupiers and neighbours;

- The existing house at No.14 is not well-maintained and there is little confidence the new dwelling would be well-maintained;
- Proposed materials are out-of-keeping. Use of cladding is out of keeping and would represent an unneighbourly form of development in view of the doubts raised as a result of Grenfell.
- If there is no soakaway it is queried where the water goes once the water butt is full;
- Statements about A-rated appliances are irrelevant as they quickly become out-of-date.
- The proposal will most affect 2 Balcombe Avenue and will spoil the outlook and result in loss of privacy and natural light; existing screen planting and seclusion will be lost and there will be more noise due to the closeness of the building. A family member is very sensitive to noise and this was an important factor in choosing this property as a home. A supervised safe space has been created to the side of the house, used as a 'chill-out area' to suit the particular needs of the family member, and this will become unusable if the development goes ahead; the remainder of the garden cannot be used in the same way. The proposed build would reduce light to the kitchen and downstairs WC at No.2.
- The application is in breach of covenants on the land.
- An illegal vehicle access onto Balcombe Avenue which has no dropped kerb has been formed and is used by the existing tenants of No.14. It is unlikely the local highway authority will enforce the matters raised in their comments if they won't enforce an illegal crossover.
- The diagrams and images are not to scale so it is difficult to understand and judge the full impact of the proposals; gives a false view of the actual size of the development; there is a lack of perspective and mistakes such as grass being added into the pavements adds to the confusion as what is being proposed;
- The drive is very small and the walkway running alongside the north boundary will not provide sufficient space to accommodate wheelie bins passing through if there is a car on the drive;
- Substantial sized trees will be lost resulting in loss of habitat and local wildlife, birds etc.
- There are many new developments under way in Worthing on larger sites where family housing is being provided which meets local needs;
- The circumstances of the flat-roofed dwelling built in Shakespeare Road (33 St Matthews Road) are completely different to this case, it replaced run-down garages and was not built in someone's garden;
- The proposal is contrary to the guidance within the Council's document 'Guide to Residential Development';
- Applications for the development of this land have been going on for years, all of which have been reused and/or dismissed, this is causing a great deal of upset and stress, having to take time to respond time and again, there must be a stop to this. All the previous reasons for refusing the other proposals still stand. Neighbours shouldn't have to keep getting upset and stressed out about this property;
- Tenant at No.14 has received no notification of the application.
- The comments of Southern Water are noted and it is queried whether the applicant should have made a formal application for connection to the foul sewer;

- Balcombe Avenue and St Lawrence Avenue have flooding issues that could be made worse;
- Another property will add to existing congestion and highway safety problems; it is not possible to access Balcombe Avenue from the junction with St Lawrence Avenue with a small truck due to the parking of vehicle around the junction. The development will lead to extra vehicles which will increase the risk of accidents for both road users and pedestrians. A parking survey should be undertaken. There are extensive parking issues on Balcombe Avenue especially during the school-run and many near-misses. The road is getting busier and congestion getting worse with staff from local schools and shops all parking in the road during the day making it very dangerous and restricting visibility. The parking provided is inadequate even for a small dwelling and this development can only make matters worse. Concerns about road safety in this area are well documented by the 'Safer Roads Campaign'. Increase in congestion could obstruct emergency vehicle access. Parking at the end of the road is very bad already with cars parked right at the end restricting visibility for oncoming traffic and obstructing access for larger vehicles including emergency vehicles, sometimes having to back-up to let vehicles pass one another, an additional house will encourage more traffic and more parking demand and more traffic danger to schoolchildren; the highways claim that the junction is safe is not valid and should be properly assessed during the school rush-hour; the illegal drive already causes problems for pedestrians as it encourages people to park on the corner;
- The existing house was once occupied by the Mayor for many years and is a locally important building that should be kept as existing.
- The applicant has a disregard for the environment having had numerous bonfires in the garden during the refurbishment of No.14 which contained asbestos roofing and other contaminated materials;
- The proposal does not meet the core objectives of the Core Strategy and is not 'sustainable development'.
- Infrastructure and local services cannot cope and will be further overstretched by this development;
- There will be a deterioration in the appearance of the street with increased rubbish and litter from an additional dwelling;
- Concerned that a nearby street tree will be damaged during any build-out;
- The development will require a review of street lights in the road as to whether there is sufficient lighting with an added property and driveway;

A petition opposing the development with 14 signatures has been received stating: *“Three previous attempts for planning have already been denied on this property, along with 3 appeals, 2 were for a 2-bedroom bungalow and 1 for a games room/gym with shower facilities. The build is not aesthetically in-keeping with the road, and will create an imbalance and ruin the appearance of Balcombe Avenue. The neighbouring residents in St Lawrence and Balcombe will be extremely overlooked, blocked of light and have their privacy invaded. The property developer has no respect for laws and has had an illegal crossover for 4 years, ruining kerbs and terrorizing pavement users. There is no need for additional residential accommodation in Balcombe Avenue, it is difficult enough to park in Balcombe Avenue without adding a further demand for parking and reducing available parking spaces.”*

Relevant Legislation

The Committee should consider the planning application in accordance with: Section 70 of the Town and Country Planning Act 1990 (as amended) that provides the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations; and

Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

Relevant Planning Policies and Guidance

Worthing Core Strategy 2006-2026 (WBC 2011): Policy 7, 8, 9, 13, 15, 16, 17

Worthing Local Plan (WBC 2003) (saved policies): RES7, H18, TR9

Supplementary Planning Document 'Space Standards' (WBC 2012)

Supplementary Planning Document 'A Guide for Residential Development' (WBC, 2013)

Worthing Housing Study (GL Hearn 2015);

Worthing Strategic Housing Market Assessment Up-date (GL Hearn 2012);

Community Infrastructure Levy Charging Schedule (WBC 2015);

Supplementary Planning Guidance 'Parking Standards and Transport Contributions' (WBC 2005)

Revised National Planning Policy Framework (HCLG 2018)

National Planning Practice Guidance (CLG)

Planning Assessment

The Core Strategy, including the saved policies of the Worthing Local Plan, comprises the Development Plan here but the Government has accorded the National Planning Policy Framework (NPPF) considerable status as a material consideration which can outweigh the Development Plan's provisions where there are no relevant development plan policies or the policies which are most important for determining the application are out of date. In such circumstances paragraph 11 of the revised NPPF states that planning permission should be granted unless the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development; or any adverse impacts of doing so would demonstrably outweighs the benefits, when assessed against the policies of the NPPF taken as a whole.

Paragraph 73 of the revised NPPF requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum 5 years' worth of housing against their housing requirement set out in adopted strategic policies, or against local housing need where the strategic policies are more than five years old. The housing requirement set out in policy 7 of the Core Strategy is clearly more than 5 years old. An assessment of local housing need has been undertaken as part of the new Worthing Local Plan, but the latter is still at a very early stage and has no formal status in the determination of planning applications.

As such the proposal should principally be assessed in relation to the presumption in favour of sustainable development as set out in paragraph 11 of the revised NPPF and informed by saved Worthing Local Plan policies H18; TR9, and RES7, Core Strategy policies 7, 8, 9, 13, 15, 16 and 17; the policies set out in National Planning Policy Framework and allied Practice Guidance; and the Council's SPDs on 'Space Standards' and 'Guide to Residential Development'.

The key considerations are:-

- The principle of residential development
- Impact on the character and appearance of the area including trees
- Impact on the amenity of future occupiers and neighbours
- Parking and highway safety

Principle of residential development

The Core Strategy's housing provisions predate the NPPF and do not provide for the prescribed 5 year housing supply informed by an assessment of local housing needs. However, the contribution one dwelling would make toward increasing the housing supply of the Borough is very marginal and therefore not in itself a determinative factor in this case.

In broad terms the site can be considered sustainable to the extent that it lies within an established residential suburb; is accessible, within walking distance of Worthing rail station and a nearby bus routes, and local shops and services on South Farm Road.

CS Policy 8 states that within suburban areas such as this, only limited infilling will be supported, predominantly consisting of family housing. The SPD 'A Guide for Residential Development' defines family housing as generally considered to be a 3(+) bedroom house with a suitable layout and level of internal space together with accessible usable amenity space to meet family needs. It acknowledges that there may be circumstances where a larger 2 bed dwelling would still provide for accommodation and may be acceptable. In such circumstances it would be expected that the unit concerned would have 2 larger bedrooms and would accommodate at least three people and have adequate internal and external storage areas to meet the needs of a family. It should normally have direct ground-floor access to a suitable area of private amenity space suitable for children to play safely and for the sole use of the occupants. In this case, the proposal dwelling unit would include a double and single bedroom with 2.32sqm of dedicated internal storage plus external amenity space in the form of a small, L-shaped garden to the side and front of the dwelling, plus a small rear courtyard. On this basis, it is considered the proposed development would provide a small family dwelling.

The revised NPPF at paragraph 70 allows Local Planning Authorities to set policies to resist the inappropriate development of residential gardens (defined as greenfield land), for example, where development would cause harm to the local area. To this effect, paragraph 4.23 of the Council's SPD makes it clear that new housing development should relate satisfactorily to its surroundings and the character of the area so that it fits in and does not have a significant negative impact on amenity. Whilst some types of development of garden land, such as tandem 'backland' development are specifically discouraged, paragraph 4.30 states that other types of

backland/infill development, including the sub-division of a plot with its own street frontage can respond well to local distinctiveness: *“It can address the street and relate to the form and layout of the area. It is more likely not to intrude into the quite secluded garden area of the neighbouring gardens. However, it can also erode openness of the public realm”*.

Paragraph 4.33 goes on: *“Infill development requires sensitive design and good landscaping if new buildings are to be fitted successfully into small sites in established residential areas. Insensitive infilling that will negatively impact on areas character or amenity will be resisted.”*

And paragraph 4.34: *“A backland or infill development should therefore contribute to the character of the existing locality. In broad terms, a proposal that fails to complement the local area in terms of design, density levels and layout will be refused.”*

Impact on the character and appearance of the area

The application site current forms part of the rear garden of a detached, 2-storey house (No.14) occupying a generous corner plot on the east side of the junction with Balcombe Avenue. The adjoining property to the east (No.12) and those further beyond consist of detached bungalows. The properties on the west side of the junction typically consist of a mix of semi-detached interspersed with some detached houses. However, a sense of visual coherence is derived from the similar age and traditional style of properties, with a consistent front building line, soft-planted front gardens enclosed by similar height walls and fencing and good-sized rear gardens. The spacing around and between buildings is an important element of this local character, particularly at the junction where the spacious corners contribute to the setting of Balcombe Avenue. The space around buildings is also important to the character of Balcombe Avenue, where the chalet-style houses which make up the east side of the road display an even stronger sense of visual cohesion in terms of their similar form, massing and detailing with their regular spacing contributing to a consistent pattern of development and strong sense of uniformity that is locally distinctive.

The proposed sub-division of the existing plot would reduce the existing rear garden of No.14 by more than half leaving a garden depth of approximately 10 metres which would be disproportionately shallow for a dwelling of this size, and together with the uncharacteristic width and depth of the proposed new dwelling plot, would be odds with the regular grain and pattern of existing development and spacious character of the area.

Notwithstanding its single-storey scale it is not considered the latest proposal overcomes the harm identified by the Inspector’s in dismissing the earlier schemes (AWDM/0502/14 and AWDM/1075/14) in terms of the loss of openness that would result from filling the space between 14 St Lawrence Avenue and 2 Balcombe Avenue, and the negative impact this would have on the distinctive character of these roads.

The proposed dwelling would make a conspicuous and alien addition to the street-scene clearly visible above the garden wall fronting Balcombe Avenue. Its contemporary form and appearance would be stridently out-of-keeping with the traditional style, shape and massing of the chalet houses in Balcombe Avenue and the

strong sense of uniformity that is a distinctive quality of development in this road. It does not therefore respond positively this important aspect of local character.

The applicant's agent has referred to a similar contemporary style single-storey dwelling developed on an infill plot elsewhere in the town (33 St Matthews Road). However, the specific circumstances of that site are different to the current proposal and in any event that scheme pre-dates the policies of the current development plan and the emphasis set out in the revised NPPF in securing high quality design that (amongst other things) is sympathetic to local character and history, maintains a strong sense of place using the arrangement of streets, building types and materials to create attractive, welcoming and distinctive places to live (paragraph 127).

Residential amenity – living conditions of future occupiers

The proposed accommodation would consist of a hallway with storage cupboards, living room, kitchen/diner, 2 bedrooms and family bathroom. It would have a Gross internal floor area of 68sqm which exceeds the Council's minimum standard of 66sqm for a 2-bedroom flat set out within the adopted 'Space Standards' SPD, but falls below the 71sqm required for a wheelchair accessible 2-bedroom flat (71sqm), and the 77sqm required for a 2-bedroom house. The proposal would, however, meet the minimum Nationally Described Standard of 61sqm for a single-storey 2-bedroom 3-person dwelling.

The dwelling would be provided with 2 areas of external amenity space, comprising an L-shaped garden wrapping round to the south side and front, and small courtyard in the north-east corner. The main habitable rooms would have an aspect onto the enclosed side/front garden or the rear courtyard. The side garden would have a maximum width of 4.3 metres between the south flank wall of the dwelling and the southern site boundary. Although the combined amenity space areas exceed the minimum external space standard of 85sqm for a small detached dwelling, this relies for privacy on the enclosure of the garden area forward of the front elevation of the dwelling with a 2 metre high wall, which is not characteristic of other front gardens in this road. Nevertheless it is considered it would be adequate for a small family, providing sufficient safe play space for a child, for drying of clothes and cycle storage.

Residential amenity – impact on neighbours

The neighbours principally impacted upon by this development are those immediately adjacent to the application site, namely 2 Balcombe Avenue and 12 and 14 St Lawrence Avenue.

No.2 Balcombe Avenue adjoins the site to the north. There is a distance of approximately 2.4 metres between the south side wall of the dwelling and the site boundary. The gap has been infilled to the side of the dwelling by a carport-type structure which is used as a supervised 'safe space' by a member of the family. Two ground-floor windows (serving a shower-room and WC) and a glazed kitchen door and side window face onto this space. The only window opening at first-floor level facing the site is a roof-light window over the stairs. Bearing in mind the siting of the existing pitched-roof garage building directly adjoining the common boundary, it is not considered the proposed single-storey dwelling which would be set-off from the boundary by 1 metre, would have an adverse impact on the amenities of this dwelling

in terms of overbearing effect, or unacceptable loss of light. There are no windows proposed in the north side of the proposed dwelling and this could be controlled in the event of approval.

The neighbour has expressed strong concern about loss of privacy and possible disturbance from noise and activity adjacent to the common boundary arising from use of the courtyard garden and side path (to take out rubbish etc.). The neighbor has explained that the value of the existing 'safe space' at No.2 derives from its quiet and relative tranquility. The concern is that this will inevitably change as a result of the development and the particular value and benefit to the family of this space as an amenity area will be lost. However, noise and activity associated with the use of the courtyard garden and side path would be consistent with the domestic use of a modest-sized single dwelling and whilst having sympathy with the neighbour's concerns, it would be difficult to justify refusal of the proposed development on this ground.

The proposed dwelling would be sited to the north of 12 and 14 St Lawrence Avenue, and with sufficient separation distance between them that there would no significant adverse effect on the residential amenities of these properties.

Highway safety and parking

The proposed dwelling would be provided with a single parking space on a drive in front of the dwelling, utilizing an existing access onto Balcombe Avenue. The existing garage parking would be lost to the host dwelling but an additional open parking area which can accommodate 2 vehicles has been provided to the west side of the existing house (albeit that it currently has no formal means of access onto the public highway by means of a dropped kerb). The southern end of Balcombe Avenue and eastern part of St Lawrence Avenue are very heavily parked with vehicles, and strong concerns have been raised by third parties concerning the dangers for pedestrians and other road-users arising from the additional traffic movements that would be generated by an additional dwelling in close proximity to this busy junction, particularly at peak times during the School term.

However, West Sussex County Council, as the highways authority, has been consulted on highway matters and has raised no objection subject to the provision of satisfactory pedestrian-driver visibility splays at the existing access. The provision of 1 on-site parking space is adequate in this location and within the adopted maximum standard.

Notwithstanding the considerable concerns raised by local residents, in the absence of any objection from the Local Highway Authority, it would be difficult to substantiate refusal on highway safety grounds. Enforcement of the existing unauthorised access serving No.14 is a matter for the Local Highway Authority.

Other Matters

The site is within Gaisford ward and therefore outside the CIL charging area.

Conclusion

It is accepted that the Council cannot currently demonstrate a 5-year supply of deliverable housing sites in relation to local assessed housing needs. However, the proposed development would make only a nominal contribution toward meeting such need and although it could take place without harm to neighbour amenity or worsening of existing local highway conditions, this does not outweigh the significant harm to the distinctive quality and appearance of the local area that would result from permitting the proposal.

Recommendation

REFUSE for the reason:-

The proposed infill development would be out of keeping with the pattern of existing development and sense of openness and space between buildings that is characteristic of the area. The harmful effects of the development would be exacerbated by the incongruous architectural form, layout and detailed design of the proposed development which would be wholly out of keeping with the distinctive appearance and identity of existing dwellings in Balcombe Avenue and harmful to local character. The proposal is therefore contrary to Worthing Core Strategy Policy 16 and allied Supplementary Planning Document 'A Guide for Residential Development', along with the relevant policies of the revised National Planning Policy Framework.

19th September 2018

Local Government Act 1972

Background Papers:

As referred to in individual application reports

Contact Officers:

Stephen Cantwell
Principal Planning Officer (Major Developments)
Portland House
01903-221274
stephen.cantwell@adur-worthing.gov.uk

Jo Morin
Principal Planning Officer
Portland House
01903 221350
jo.morin@adur-worthing.gov.uk

Eve Hearsey
Planning Officer
Portland House
01903 221233
eve.hearsey@adur-worthing.gov.uk

Rebekah Smith
Senior Planning Officer
Portland House
01903 221313
Rebekah.smith@adur-worthing.gov.uk

Schedule of other matters

1.0 Council Priority

- 1.1 As referred to in individual application reports, the priorities being:-
- to protect front line services
 - to promote a clean, green and sustainable environment
 - to support and improve the local economy
 - to work in partnerships to promote health and wellbeing in our communities
 - to ensure value for money and low Council Tax

2.0 Specific Action Plans

- 2.1 As referred to in individual application reports.

3.0 Sustainability Issues

- 3.1 As referred to in individual application reports.

4.0 Equality Issues

- 4.1 As referred to in individual application reports.

5.0 Community Safety Issues (Section 17)

- 5.1 As referred to in individual application reports.

6.0 Human Rights Issues

- 6.1 Article 8 of the European Convention safeguards respect for family life and home, whilst Article 1 of the First Protocol concerns non-interference with peaceful enjoyment of private property. Both rights are not absolute and interference may be permitted if the need to do so is proportionate, having regard to public interests. The interests of those affected by proposed developments and the relevant considerations which may justify interference with human rights have been considered in the planning assessments contained in individual application reports.

7.0 Reputation

- 7.1 Decisions are required to be made in accordance with the Town & Country Planning Act 1990 and associated legislation and subordinate legislation taking into account Government policy and guidance (and see 6.1 above and 14.1 below).

8.0 Consultations

- 8.1 As referred to in individual application reports, comprising both statutory and non-statutory consultees.

9.0 Risk Assessment

- 9.1 As referred to in individual application reports.

10.0 Health & Safety Issues

10.1 As referred to in individual application reports.

11.0 Procurement Strategy

11.1 Matter considered and no issues identified.

12.0 Partnership Working

12.1 Matter considered and no issues identified.

13.0 Legal

13.1 Powers and duties contained in the Town and Country Planning Act 1990 (as amended) and associated legislation and statutory instruments.

14.0 Financial implications

14.1 Decisions made (or conditions imposed) which cannot be substantiated or which are otherwise unreasonable having regard to valid planning considerations can result in an award of costs against the Council if the applicant is aggrieved and lodges an appeal. Decisions made which fail to take into account relevant planning considerations or which are partly based on irrelevant considerations can be subject to judicial review in the High Court with resultant costs implications.



WORTHING BOROUGH
COUNCIL

Key Decision [~~Yes~~/No]

Ward(s) Affected: ALL

Draft Worthing Local Plan - Proposed Consultation

Report by the Director for the Economy

Executive Summary

1. Purpose

- A new Local Plan is being prepared to provide the development strategy for the Borough to 2033.
- This report presents the Draft Worthing Local Plan for consultation. It explains the background to the development of the Draft Plan; explains the stage that has now been reached; summarises the role and objectives of the Plan; sets out the key elements of its contents, and highlights the forthcoming consultation programme. It then sets out steps for progression of the Plan.
- The Draft Worthing Local Plan is attached as Appendix 1.

2. Recommendation

- 2.1** The Planning Committee is recommended to consider the Officer's report and decide what comments, if any, it wishes make on the Draft Worthing Local Plan and the proposed work programme prior to consideration by the Joint Strategic Committee on the 9th October 2018.

1. Background

- 1.1. The Worthing Core Strategy was adopted in 2011 and the intention was that it would help to guide development in the Borough until 2026. However, as explained in previous reports, it must be reviewed to reflect latest national policy,

particularly with regard to how Councils now need to plan for housing. As such, the Council has committed to replace the Core Strategy with a new Local Plan for the Borough.

- 1.2. The new Local Plan, which will look ahead to 2033, needs to balance the benefits of 'growth' against the potential impact of future development and the need to protect the environment. To do this it will:
 - ❑ Aim to meet the objectively assessed development and infrastructure needs where possible and guide to the most appropriate areas
 - ❑ Identify land where development would be inappropriate
 - ❑ Contain a clear strategy for enhancing the natural, built and historic environment.
- 1.3. To ensure that the Local Plan is found sound when scrutinised at Examination it must conform to national guidance and legislation. In particular, Local Plans should be consistent with the principles and policies set out the National Planning Policy Framework (NPPF). The first version of the NPPF, that was published in 2012, has helped to inform the draft Local Plan. However, more recently, in July 2018, the Government published its revised NPPF. Although further work will be required in the coming months to address some of the new / amended requirements Officers do not see this as being a reason to delay this stage of consultation. This is because the vast majority of the key changes made at the national level recently formed part of earlier consultation documents published by the Government. Therefore, the work that was undertaken to inform the preparation of the new Local Plan was, where appropriate, able to react to the emerging (now adopted) guidance published at the national level.
- 1.4. Local Plans must also be based on robust local evidence. Therefore, to inform the new Local Plan work has focussed on updating key parts of the Council's evidence base to better understand the needs, opportunities and constraints within the Borough.
- 1.5. The views of interested parties form another key component of the evidence base and the first key stage of consultation (the Issues and Options stage) was undertaken in summer 2016. Previous reports have summarised the comments that were received and the Draft Local Plan indicates where, and how, previous responses have influenced the emerging strategy and policies.
- 1.6. This Draft Worthing Local Plan is prepared under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012. It is important to note that this is a consultation document which sets out the Council's proposed

strategy - it is not the final version. Interested parties will be invited to make comment on all elements of the Plan, and as explained further below, this (along with further evidence) will help to influence revisions that will be made to the Plan before it is submitted for examination.

2. Evidence Base

- 2.1. A range of technical evidence has contributed to the development of the draft Local Plan, including work on infrastructure capacity, sustainability, transport, retail needs, infrastructure, flood risk, housing need & capacity; and landscape & biodiversity assessments. The studies can be found on the Council's website.
- 2.2. Key evidence findings relating to landscape, retail, employment and housing need have been summarised for Members in previous reports and at a number of workshops. More recently, the Worthing Local Plan Transport Study has been prepared by a specialist consultant in liaison with West Sussex County Council and other partners. The assessment provides a transport evidence base which demonstrates the traffic implications of the proposed new land use development. In summary, the assessment demonstrates that the effects of the Local Plan proposals are limited in transport terms and the sites being taken forward can be delivered without significant detrimental impact upon the performance of the transport network. A transport improvement package has been identified to support the delivery of the Local Plan proposals, mitigate any potential residual impacts, and provide wider benefits to existing residents within the Borough.

3. Draft Local Plan Format

- 3.1. The draft Worthing Local Plan is divided into 4 parts:

Part 1 - Introduction & Context This sets out the purpose of the Plan; the area covered by the Plan; a summary of the evidence base; the key characteristics of the Borough; and a summary of the key issues and challenges. Finally, the section establishes a Vision for what kind of town Worthing aspires to be by 2033 and a set of Strategic Objectives (Social, Economic and Environmental) that provide the direction for the spatial strategy and policies for the plan area.

Part 2 - Spatial Strategy This summarises the national, sub-regional and local planning context; focuses on the strategic issues; explains how the housing and development targets for Worthing have been prepared; and explains why and how some land outside of the existing Built Up Area boundary is to be protected from development.

Part 3 - Development Sites For all development sites included within the consultation draft this section provides detailed information including site description, site constraints and development requirements. The sites that have been shown to have some development potential are broken down into the following three categories:

- i) Allocations - development considered to be deliverable within 5 years
- ii) Areas of Change - sites with longer term development potential
- iii) Omission sites - sites with some development potential but it still needs to be demonstrated that existing constraints can be overcome.

Part 4 - Core Policies These are the policies that, along with the other components of the Plan, will help to inform how planning applications are determined.

- 3.2 The principles embedded within the spatial strategy were set out, and subsequently endorsed, in a report to Joint Strategic Committee in April 2017 which highlighted the limited amount of options available to test. In summary, the proposed strategy seeks to achieve a balance between planning positively to meet the town's development needs with the continuing need to protect and enhance the borough's high quality environments. Therefore, the overarching objective for the plan is to provide a clear direction that will place a strong emphasis on regeneration and maximise appropriate development on brownfield land while adding sustainable greenfield urban extensions adjacent to the existing urban areas. Ultimately, this approach will help to steer new development to the right locations whilst helping to protect areas of greatest sensitivity / value.
- 3.3 The draft Local Plan, when published for consultation, will be supported by the publication of all up-to-date evidence. In addition, the following documents will be published alongside the draft Plan:
- Sustainability Appraisal
 - Draft Infrastructure Delivery Plan
 - Duty to Co-operate Overview
 - Housing Implementation Strategy
 - Consultation and Progress Statement
 - Map extracts (to illustrate where key changes are proposed to the existing Core Strategy Proposals Map)
- 3.4 It is acknowledged that the draft Local Plan is quite lengthy. However, to provide a clear understanding as to how the Plan has been prepared, at this stage it is important that the context and background that supports the spatial strategy and associated policies is fully explained. The length of the document will be reduced

at the next stage of Local Plan preparation as some of the detail that is currently included within the Plan will be taken out and incorporated within supporting Topic Papers.

4. Key Issues

Calculating Housing Need

- 4.1 During the preparation of the Draft Local Plan the Government has made a number of revisions to how housing need should be calculated. These changes have (to date) all resulted in a higher figure of need for the Borough some of which have been very significant. As an example, the introduction of the Standard Methodology for calculating need resulted in an ‘overnight’ increase in the level of housing need for Worthing of over 3,000 dwellings over the Plan period.
- 4.2 In this regard, it should be noted that the figure used for the Worthing Local Plan uses the latest published methodology and associated demographic data. However, it is important to note that the whilst the Government has used the revised NPPF (July 2018) to confirm the Standard Methodology they have also indicated that they will consider ‘adjusting’ the current method after the next set of household projections are released in September. If necessary, and providing there is sufficient time to react, officers will amend the figures relating to housing need prior to the consultation document being published.
- 4.3 For some local authorities a fluctuation (either up or down) in levels of housing need would have significant implications for their spatial strategy and the sites being taken forward in the respective Local Plans. As further explained below, this is not the case for Worthing. The reality is that, despite the draft Plan taking a positive approach to development, the lack of opportunities for growth in and around the town means that the level of housing provided through the Plan will never meet the levels of need identified. As a consequence, any change to the levels of housing need is unlikely to influence the overall development strategy as the Draft Plan is already seeking to maximise development and deliver all of the remaining opportunities that have been shown to be sustainable and deliverable.

Housing Capacity

- 4.4 The draft Local Plan proposes a strategy that would delivery a minimum of 4,232 dwellings between 2016 to 2033. This is a ‘capacity-based’ housing target based on the level of housing that can be delivered within the Plan period, having regard to the identified constraints and potential development capacity.

- 4.5 This level of housing delivery equates to a minimum housing target of 249 homes per annum to be achieved by 2033. This is a target that is significantly higher (approximately 25%) than the levels of growth planned for within the Worthing Core Strategy. It is a challenging but realistic level of housing development that takes a positive approach to the allocation of sustainable sites whilst also providing the appropriate balance between meeting development needs and protecting the environment and character of the borough.
- 4.6 However, it is abundantly clear that, despite taking a positive approach to development (including the 'early' release of the second phase of the West Durrington development), the delivery rate for housing will fall significantly below the levels of housing need identified (currently 15,241 dwellings over the Plan period). Approximately 28% of the overall housing need will be met and that this would result in a shortfall in housing delivery over the Plan period of approximately 11,000 dwellings.
- 4.7 As Members will be aware, there is great pressure on local authorities to prepare Plans that support sustainable growth and seek to meet identified needs, particularly the needs for housing. It is acknowledged that the level of shortfall between housing needs in Worthing and the level of development planned for within the Draft Local Plan is very significant. However, the NPPF is clear in that whilst Local Plan should strive to meet development needs unless any adverse impacts of doing so would significantly outweigh the benefits. To inform this 'balance' local authorities must take account of the different roles and character of their area. In this regard, officers are of the view that very strong evidence is in place that demonstrates the lack of land availability and other constraints that limit the potential for significant growth in and around Worthing. As a consequence, the reality is that local housing needs will never be met. This places a great emphasis on working with neighbouring authorities under the duty to co-operate (see below).

Protected Areas Outside Built Up Area

- 4.8 Although Worthing is primarily an urban area it does contain important open areas including the South Downs to the north, small amounts of undeveloped coast to the south and gaps between settlements to the west and east. In addition, as the population density of Worthing increases the demand for and use of parks and open spaces throughout the borough will increase. The draft Plan seeks to protect and enhance these assets and promote health and well-being in our communities.

- 4.9 The spatial strategy seeks to manage the pattern of development by identifying the Built Up Area Boundary (BUAB) within which development can be sustainably located. To provide for a level of development the Plan does propose that the BUAB is extended to allow for the allocation some edge of town sites. However, to ensure that the most valued and sensitive land/seascapes are protected, and that the existing character of Worthing is maintained, all land outside the revised BUAB will be designated as countryside and undeveloped coast to protect landscape and coastal character including its environmental and recreational value. In addition, some areas outside the BUAB will also be designated as:
- Local Gap - to preserve Worthing's character and identity by preventing settlement coalescence; and/or
 - Local Green Space - to protect green areas of particular importance to the local communities they serve.
- 4.10 The three most significant areas that are proposed as Local Gaps and Local Green Spaces are Brooklands to the east of the borough and the two gaps to the west (Chatsmore Farm and the Goring-Ferring Gap). The Landscape and Ecology Study of edge of town development opportunities supports the retention of these areas as gaps.
- 4.11 The NPPF (2012) introduced Local Green Space designation as a mechanism for local communities to identify and protect green spaces which are of particular importance to them, for example because of its beauty, historic significance, recreational value, tranquillity or wildlife. Existing evidence and specific work undertaken by the Council's landscape consultants found that these three areas met the NPPF criteria for designation as Local Green Spaces and the justification for this is set out in Plan.
- 4.12 In summary, the draft Plan seeks to use these designations to provide the long term protection for the most significant undeveloped areas on either side of the borough. Inevitably, the proposed protection of this land will be closely scrutinised, particularly given the level of unmet housing need and the promotion of the Goring gaps for development by the landowner. Whilst the potential to deliver a level of development on these sites has been positively explored officers are of the view that the evidence gathered provides strong justification as to why these important and valued breaks in development should be protected.

Duty to Co-operate

- 4.13 Since the adoption of the Core Strategy the Council has been working with other local authorities across the sub-region to address strategic priorities (including how objectively assessed development needs can best be met). This has allowed for consideration of where unmet needs might be met and has helped to respond to the requirements of the Duty to Co-operate which is a legal duty placed on local authorities to address cross-boundary issues. Given the level of housing need identified in neighbouring areas and the significant constraints to growth across the sub-region, the reality is that there is currently very limited potential for other local authorities to meet some of Worthing's unmet need. However, the Council will continue to work with all relevant parties to ensure that all opportunities are fully explored and this work will include the preparation of the Local Strategic Statement 3 prepared by the West Sussex and Greater Brighton Strategic Planning Board.

5. Engagement and Communication

- 5.1 Formal and informal stages of consultation with the public and all relevant stakeholders are integral to the development of a new Local Plan. Engagement undertaken to date has included: the Issues and Options consultation (2016); several workshops for elected Members; ongoing engagement with infrastructure and service providers; and a number of 'calls for sites' (when landowners and developers are asked to put forward land that may have some development potential).
- 5.2 It is proposed that the Draft Worthing Local Plan will be made available for a six week consultation period from the end of October to mid December. As a minimum, consultation will be undertaken in line with the Joint Adur and Worthing Statement of Community Involvement (Dec 2012). Many of the successful methods utilised successfully at the Issues and Options stage will be repeated - this will include the use of social-media, posters, summary leaflets and drop-in sessions when Officers will be available to respond to any questions.
- 5.3 Planning Policy Officers will work closely with Members of the Local Plan Working Group and the Council's communication team in the coming weeks to agree and finalise the consultation process.

6. Next Steps

- 6.1 Following consultation, the responses submitted on the draft Plan will be analysed and reported to Members. This alongside further evidence will help to

influence the drafting of the next versions on the Plan. This will include work to respond to the revised NPPF, a whole plan viability assessment and updates to existing evidence (e.g. flood risk, housing need, retail, the economy and open space). Following this a formal, 'submission' version of the plan will be published (anticipated in summer 2019). A statutory period of consultation will follow (Regulation 19), during which interested parties can comment as to whether the Plan meets the 'tests of soundness' as set out in the NPPF. These relate to whether the Plan is: positively prepared, justified, effective, and consistent with national policy. Following this the Plan will be submitted for formal Examination (anticipated towards end of 2019). This could result in adoption of the Worthing Local Plan by spring 2020.

- 6.2 A new Local Development Scheme (the Council's 3-year work programme for Planning Policy) will be prepared early in 2019 following the close of the consultation period. In part, the level of response received and the significance of the issues raised will influence the timetable for the progression of the Local Plan to adoption.

7. Financial Implications

- 7.1 There are some significant costs attached to the progression of a new Local Plan. Most of these costs relate to the evidence base required to make informed decisions within the Plan but there are also costs associated with consultation stages and the Examination. The production of the Local Plan is to be funded by the existing service budget.

8. Legal Implications

- 8.1 The Worthing Local Plan is being prepared in accordance with the Planning and Compulsory Purchase Act 2004 and 2012, the Town and Country Planning (Local Planning) (England) Regulations 2012 and the Localism Act 2011. The Plan should be subject to Sustainability Appraisal, Conservation of Habitats and Species Regulations 2010 and The Habitats Regulations Assessment (HRA). The plan should comply with national policies except where indicated.

Legal Officer: Edwina Adefehinti

Date: 6.8.18

Background Papers

- Report to Joint Strategic Committee (04/04/17)
- Worthing Local Plan Issues & Options Consultation Document (and associated reports)

- Worthing Core Strategy 2011
- National Planning Policy Framework
- Platforms for Our Places

Officer Contact Details:-

Ian Moody,
Planning Policy Manager (Worthing)
01273 263009
ian.moody@adur-worthing.gov.uk

Sustainability & Risk Assessment

1. Economic

- A new Local Plan will establish an up to date planning framework for Worthing which will help to prioritise areas for growth. The Plan will provide a clear platform for the future development of our places which will help to deliver a number of economic priorities.

2. Social

2.1 Social Value

- An adopted planning framework will help to underpin a clear regulatory service for development management and meet future housing and community needs.

2.2 Equality Issues

- The Plan has been the subject of an Equalities Impact Assessment. It will aim to ensure that all groups in Worthing have equal access to the spatial opportunities offered by the new Development Plan. For example, the provision of affordable housing and sustainable transport initiatives are key issues to be addressed through the new plan to help promote equal opportunities.

2.3 Community Safety Issues (Section 17)

- The emerging Local Plan considers community safety issues and requires development to incorporate the principles of securing safety and reducing crime through design in order to create a safe and secure environment.

2.4 Human Rights Issues

- Matter considered and no issues identified.

3. Environmental

- An up to date plan will help to balance the pressure to develop / grow with the protection of key environmental assets.

4. Governance

- A new Local Plan will help to meet a number of the Council's priorities, action plans, and policies.
- The delivery of a new Local Plan will help to meet the spatial needs of the Borough and therefore have a positive impact on the reputation of the Council.
- Failure to adopt a new Plan could impact on a number of this Council's priorities including economic and social regeneration.
- Failure to get a new Development Plan in place in a timely manner may impact on local control when determining applications and increase the risk of speculative development proposals.

**WORTHING
BOROUGH
COUNCIL**

**WORKING DRAFT
LOCAL PLAN**

2016 - 2033

**(For Planning Committee
19.09.18)**

REGULATION 18

OCTOBER 2018



**HAVE YOUR SAY
PUBLIC CONSULTATION**



**WORTHING BOROUGH
COUNCIL 73**

The Council has started work on preparing its new development plan, called the Worthing Local Plan. The Plan, that looks ahead to 2033, will be a key document in shaping the future of the borough. It will provide the strategy for growth, setting out what development will take place and where. Once adopted, the new Plan will replace the borough's existing local planning policies and will be an important consideration in deciding planning applications.

How to have your say

Public consultation runs from **[INSERT]** to 5pm on **[INSERT DATE]**.

The Council will consider the comments received and where appropriate will make amendments to the draft Worthing Local Plan.

Where can I view this document?

You can view the document online at: **[INSERT LINK]**

Paper copies of the document are available for inspection at Portland House¹ and the Shoreham Centre².

How do I comment?

If you would like to comment on this document please send your views via email or to the postal address below. If you have any queries on the content of this document please contact the Planning Policy Team.

Telephone: 01273 263000

Email: planning.policy@adur-worthing.gov.uk

Address: Adur & Worthing Councils, Planning Policy, Worthing Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA

Data Collection - What we collect and how it is used

The Councils will process comments in accordance with the General Data Protection Act 2018. We collect names, addresses and other contact details. However, when publishing the representations received during a consultation we will only publish the name of the individual respondent or the organisation that they represent. All other personal information will be omitted or redacted - this includes the contact details and signatures of individuals.

All interested parties are able to subscribe to receive newsletters from the Planning Policy Team and can request to be added to the Planning Policy Consultee Database. All those on the database will be notified when any relevant documents are published.

¹ 44 Richmond Road, Worthing, West Sussex, BN11 1HS

² Pond Road, Shoreham-by-Sea, West Sussex, BN43 5WU

If you subscribe to a newsletter or request to be added to our consultee database, we will not pass your details on to any third parties. Contact details will be stored confidentially, in accordance with the GDPR 2018. You will also be offered the opportunity to unsubscribe at any time through the newsletters / documentation you receive.

For further information, please refer to the Planning Policy Privacy Notice: <https://www.adur-worthing.gov.uk/planning-policy/privacy-notice/>

1. Part 1- Introduction	p.1
2. Part 2 – Spatial Strategy	p.15
3. Part 3 – Sites	p.37
Introduction and Development Principles	p.37
Key Sites in Worthing Borough – Contents	p.40
Allocations	p.41
Areas of Change	p.57
Omission Sites	p.69
4. Part 4 - - Core Policies	p.75
<i>Homes and Neighbourhoods</i>	<i>p.75</i>
CPI Housing Mix	p.75
CP2 Density	p.80
CP3 Affordable Housing	p.83
CP4 Gypsy & Traveller & Travelling Showpeople	p.86
CP5 Quality Of The Built Environment	p.88
CP6 Public Realm	p.92
<i>Sustainable Communities</i>	<i>p.95</i>
CP7 Healthy Communities	p.95
CP8 Open Space, Recreation & Leisure	p.100
CP9 Planning for Sustainable Communities / Community Facilities	p.102
CP10 Delivering Infrastructure	p.104
<i>Local Economy</i>	<i>p.108</i>
CPI1 Economic Growth & Skills	p.108
CP12 Protecting & Enhancing Existing Employment Sites	p.113

CP13 The Visitor Economy	p.117
CP14 Retail	p.119
<i>Historic Environment</i>	<i>p.132</i>
CP15 Strategic Approach To The Historic Environment	p.136
CP16 The Historic Environment	p.137
<i>Environment and Climate Change</i>	<i>p.140</i>
CP17 Sustainable Design & CP18 Energy	p.140
CP19 Biodiversity	p.146
CP20 Green Infrastructure	p.149
CP21 Flood Risk & Sustainable Drainage	p.151
CP22 Water Quality & Protection	p.154
CP23 Pollution & Contamination	156p.
CP24 Transport & Connectivity	p.160
CP25 Digital Infrastructure	p.165

**WORTHING
BOROUGH
COUNCIL**

**DRAFT
LOCAL PLAN
2016 - 2033**

REGULATION 18

OCTOBER 2018



PART I - INTRODUCTION



**WORTHING BOROUGH
COUNCIL 78**

I Introduction

- I.1 This is the Draft Local Plan which, when adopted, will provide a strategy for development and change in Worthing up to 2033. The process of preparing a new Local Plan is made up of a number of specific stages. The first stage of consultation, the ‘Issues and Options’ stage was undertaken in 2016 when the Council sought views on how Worthing should grow and develop. The responses received helped to inform the drafting of this version of the Plan and the evidence that has been put in place to support it.
- I.2 Having identified the key issues and challenges for the borough, this version of the Plan now sets out the Council’s preferred options to address them. This includes the proposed Spatial Strategy, potential site allocations and a number of supporting Core Policies. It should be noted that this is still a draft Plan and comments received at this stage (Regulation 18) will help to inform the publication version (Regulation 19) of the Plan that will be consulted on and then submitted for Examination in 2019/20.

Purpose of the Plan

- I.3 The Local Plan provides the broad policy framework and a long-term strategy to manage development, promote regeneration, protect the environment, deliver infrastructure and support vibrant healthy communities within Worthing. Using three broad categories (‘Social’, ‘Economy’ and the ‘Environment’) the new Local Plan will balance the benefits of ‘growth’ against the potential impact of future development. The Local Plan:
- identifies the key planning challenges and addresses them through a Vision and a set of associated economic, social and environmental objectives;
 - provides opportunities to create new homes of different types and tenures and jobs for present and future generations;
 - protects and delivers community facilities and infrastructure to support existing and future communities;
 - creates opportunities for improving the health and wellbeing of communities;
 - seeks to protect and enhance the valued qualities of our environment;
 - gives local communities, developers and investors greater certainty about the types of proposals for development that are likely to be approved; and
 - sets out a range of policies which will be used to assess development proposals and planning applications.
- I.4 Once the spatial strategy has been established the Local Plan must then make clear what development is intended to happen over the life of the plan until 2033, where and when this will occur and how it will be delivered. This is done by establishing and designating key development sites and specific allocations of land for different purposes. Criteria-based

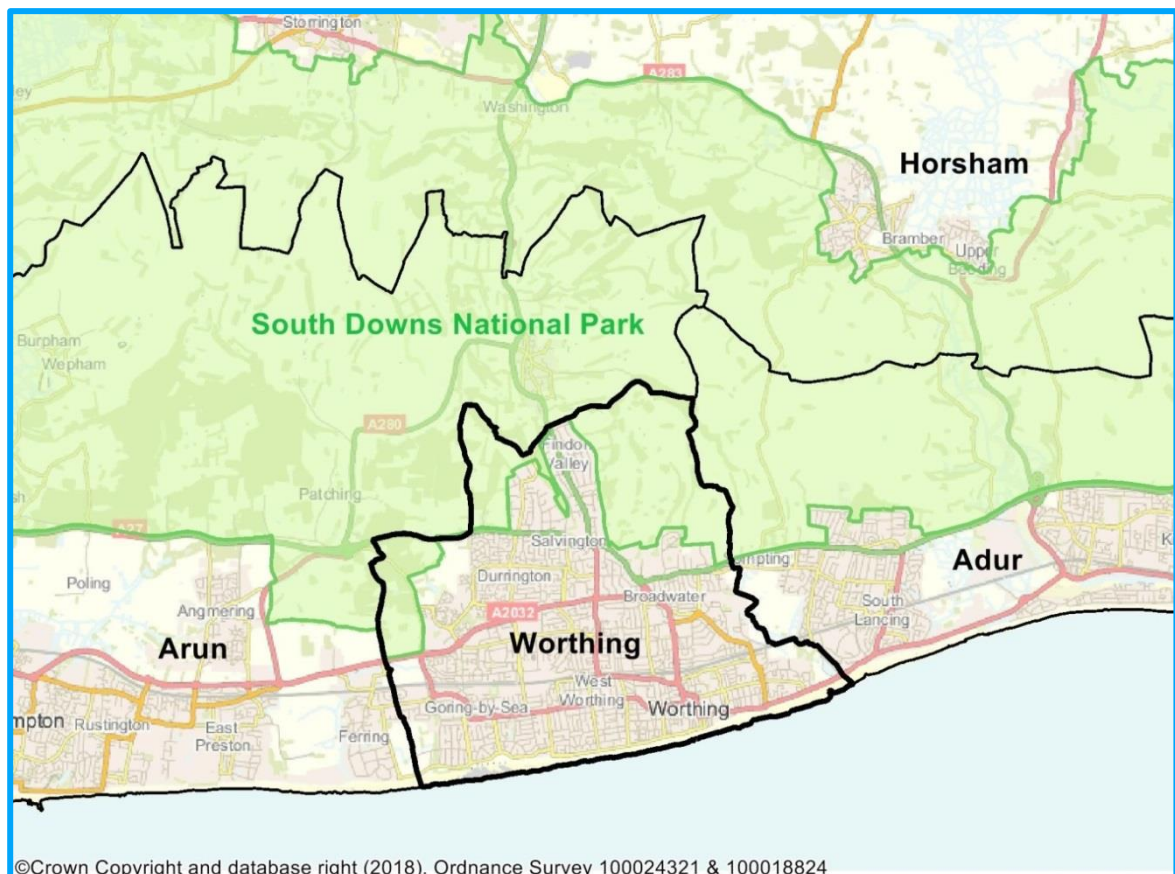
policies are also used to guide and help consider development proposals. The final version of the Plan will include an associated Policies Map which is used to illustrate geographically how the adopted policies will be applied. This version of the Plan provides clear indication as to where significant changes to the existing Policies Map are proposed to be made.

- 1.5 Once adopted, the new Plan will replace the Council’s local planning policies set out in the Core Strategy (2011) and the saved policies from the Worthing Local Plan (2003). It will inform the preparation of a number of future Supplementary Planning Documents (SPDs) and will be an important consideration in deciding planning applications. It will also inform related strategies and projects proposed by the Council, its partners and stakeholders.
- 1.6 It should be noted that this Plan does not cover matters relating to minerals and waste as this is the responsibility of West Sussex County Council. The County Council is also responsible for all roads and transport planning in West Sussex except for the trunk roads (A24 / A27 / A264) which are the responsibility of Highways England.

What Area Will the Plan Cover?

- 1.7 The new Local Plan will cover most of Worthing borough. However, unlike the existing Core Strategy, it will not cover the land in the north of the borough that lies within the South Downs National Park. The National Park Authority is a planning authority in its own right and produces the Local Plan which sets planning policy for the South Downs National Park area as a whole.

Figure 1: Local Plan Area



What has Informed this Plan?

- 1.8 The Local Plan must be aligned to, and conform with, a number of other influences including European legislation and national policy. It will also be influenced by local strategies, evidence documents and consultation responses. The following section provides a brief explanation of the key documents / stages.
- 1.9 Although the Local Plan will reflect local issues and choices, there are also some important limitations as the Local Plan must take account of national planning policies and their support for sustainable development. Therefore, the Local Plan must encompass the requirements of the Government's National Planning Policy Framework (NPPF), first published in 2012. The NPPF must be taken into account in the preparation of Local Plans and is a material consideration in planning decisions. The Government has since published the revised version of the NPPF in July 2018. Whilst this Plan has been drafted to meet the requirements of the NPPF (2012) and the emerging, and now recently published, NPPF (2018) it is acknowledged that further work will be required after this next stage of consultation to fully meet the new requirements set out within the revised Framework. To support the NPPF the Government has published Planning Practice Guidance (PPG) and this, and expected updates, will also need to be taken into account.

Evidence Base

- 1.10 A key requirement in developing planning policies is that they are underpinned by robust local evidence. Hence, a significant number of studies have been undertaken on different subject areas. References to some of these studies appear throughout this document and the full extent of the evidence base and the studies' content can be viewed on the Council's website.
- 1.11 The Local Plan is accompanied by an Infrastructure Delivery Plan which sets out the infrastructure requirements for the borough over the plan period. Whilst there are many infrastructure needs identified, none in isolation, would restrict the Council's ability to achieve the level of growth the Plan provides for.

Sustainability Appraisal / Strategic Environmental Assessment (SEA)

- 1.12 Government legislation requires that all Development Plan Documents, including Local Plans, have to be assessed in terms of their impact on society, the economy and the environment. The Sustainability Appraisal (that incorporates the requirements of the Strategic Environmental Assessment Directive) is an iterative process that is an integral part of plan making. A draft Sustainability Appraisal report has been published alongside this document. This is an Integrated Impact Assessment that also incorporates Health and Equality Impact Assessment.

Habitat Regulations Assessment (HRA)

- 1.13 Under the provisions of the Habitats Regulations, the Council is required to consider the potential impacts of land use plans on European designated sites. The Council is working with partners, including Natural England, to determine whether the Local Plan alone, or in combination with other plans, is likely to result in a significant adverse effect.

Views of individuals and organisations

- 1.14 Throughout the preparation of this Plan, the views and opinions expressed by individuals and organisations with an interest in the area have been taken into account. These have been collected in accordance with the Council's Statement of Community Involvement using both formal consultation methods and through more informal engagement. Full details of the consultations undertaken have been set out in the Council's Consultation and Progress Statement.

The Duty to Co-operate

- 1.15 The Duty to Co-operate places a legal duty on local planning authorities and other public bodies to engage constructively and actively on planning issues which affect more than one local planning authority. In line with this requirement, Worthing Borough Council has worked on an ongoing basis with key partners to consider a range of cross boundary issues.
- 1.16 Worthing Borough Council is member of the West Sussex and Greater Brighton Strategic Planning Board. The Board has commissioned evidence on a number of strategic studies and has committed to:
- prepare, maintain and update a Local Strategic Statement to provide a broad strategic direction and establish areas for inter-authority co-operation;
 - develop and implement a programme for jointly addressing strategic planning and development issues; and
 - maintain liaison with the Coast to Capital Local Enterprise Partnership(s) and other relevant bodies.
- 1.17 This strategic work has influenced the Local Plan, particularly the Spatial Strategy and the content of a number of its policies. The Duty to Co-operate Summary Statement, which has been published to accompany this Draft Local Plan, sets out details of this process and demonstrates how the requirements of the Duty have been met and how key cross boundary issues have been addressed.

How to use this Document

- 1.18 This Local Plan has been written with the intention that it should be read as a whole. Taken together, the policies and proposals within the final adopted Local Plan will form a coherent strategy for development in Worthing up to 2033. It is therefore important that individual policies are not considered in isolation.
- 1.19 This document focuses on the strategy, policies and proposals of the Local Plan. Greater detail as to the background, policy context and supporting studies can be found in the accompanying evidence base.

How the Local Plan is Structured

Part 1 Introduction & Context	<ul style="list-style-type: none"> • Introduction • Characteristics of the Borough • Issues and Challenges • Vision & Strategic Objectives
Part 2 Spatial Strategy	<ul style="list-style-type: none"> • Spatial Strategy (Policies SP1 - SP6)
Part 3 Development Sites	<ul style="list-style-type: none"> • Allocations (A1 – A8) • Areas of Change (AOC1 – AOC6) • Omission Sites (OS1 – OS3)
Part 4 Core Policies	<ul style="list-style-type: none"> • Homes and Neighbourhoods (Policies CP1-CP6) • Sustainable Communities (Policies CP7 - CP10) • Local Economy (Policies CP11 - CP14) • Historic Environment (Policies CP15 - CP16) • Environment and Climate Change (Policies CP17 - CP23) • Connectivity (Policies CP24- CP25)

Characteristics of the Borough

- 1.20 Worthing originally developed as a popular Victorian and Edwardian seaside resort. It is now one of the largest towns in West Sussex, with around 105,000 residents and a workplace population of approximately 55,000 people. Its location on the south coast between the English Channel to the south and the South Downs National Park to the north provides a distinctive and much valued setting. It is this high quality environment that helps to underpin and support the local economy and which is valued by those who choose to live, study, work and visit here. In turn, this helps to generate an increasing requirement for homes, jobs and leisure uses.
- 1.21 Much of Worthing occupies the coastal plain, with the only breaks in an almost continuous band of urban development along the coast being at the far eastern and western ends of the borough. It is a compact town and the built up area takes up over 2,282 hectares (68%) of the borough's geographical area (3,369 ha). The proportion of land within the current built up area increases to approximately 92% if the land that falls within the South Downs National Park (821 ha) is excluded. Whilst being principally an urban area, there are a number of highly valued greenspaces, parks and gardens within and around the town.
- 1.22 Worthing plays an important role within a wider sub-region with key links to other authority areas such as Brighton & Hove, Adur, Arun, Horsham and Crawley for housing, leisure and employment.
- 1.23 The seafront is one of Worthing's most important assets acting as a focus for many of the historical buildings, gardens and public spaces. Significant enhancements have been made to parts of the seafront and this is having a positive effect on local businesses with a range of new independent shops and eateries having opened in recent years. The seafront and town centre continue to offer the greatest opportunities for major redevelopment.
- 1.24 Outside of the town centre and seafront area, the borough is more suburban in character. The historic development of the town occurred through the merging of separate villages and centres such as Tarring and Broadwater. The expansion of the town in this way is still evident today with distinct areas centred on the parish church or local shopping areas that each have their own identity and character. A significant amount of growth was witnessed between World War I and World War II resulting in large areas of predominantly two storey residential developments which now extend to the foot of the South Downs.
- 1.25 In recent years the town has seen a resurgence in popularity as young people and families move into the borough, which is partly influenced by the affordability challenges faced within the residential market in Brighton and Hove.
- 1.26 In line with the Strategic Objectives that follow, some key characteristics / facts for Worthing are set out within three thematic areas (Social, Economy, Environment) below.
- 1.27 Further information can be found within the Adur & Worthing Community Profile (2014).

SOCIAL

Population has risen over recent decades and is expected to continue to do so during the plan period. There was a 7.1% population increase between 2001 (97,600) and 2011 (104,600).

Population growth is largely driven by domestic migration with the majority of movements being from Adur and Brighton & Hove.

Average life expectancy is 79.1 years which is slightly lower than the South East but higher than the England average. There is a stark difference (8.1 years) between the wards in Worthing with the highest and lowest life expectancy.

The percentage of the population in the over-75 age group is significantly higher than the South East region. However, the town has seen a relative decline in its 65+ year population over the last 20 years. Conversely, there has been growth in the mid-age bracket, representing a small shift away from the dominance of the elderly population.

Residents from minority ethnic groups make up a relatively small, but important, proportion of the Worthing's population. However, central areas have a significant number of residents from other EU countries.

Worthing has a total stock of approximately 50,000 homes (2017). The majority (90%) of the stock is in private sector ownership, which is slightly above the Coastal West Sussex average. 10% of the stock is owned by Registered Providers. There is no local authority owned stock.

In 2017 average house prices were 11.35 times median earnings which is well above the national average - this has put home ownership beyond the reach of many households.

Between 2006 and 2017 a total of 3,141 new homes were built in the borough.

In May 2017 there were 1,277 households on the Housing Register. This very high level of affordable housing need is further evidenced within the Worthing Housing Study (2015) which calculates an affordable housing need of 435 dwellings per annum.

The English Indices of Deprivation 2015 ranks Worthing 174th out of 326 local authorities.

There are significant disparities within different areas of the town and three wards in Worthing (Heene, Central and Northbrook) fall within the lowest 20% of areas in England (using indicators of deprivation and educational attainment).

The percentage of obese adults is higher than the England average with physical activity of adults being slightly lower than average. Priorities for Worthing include promoting healthy lifestyles, raising awareness of risk factors for addictive behaviours, increasing awareness of mental health, encouraging healthy relationships and tackling loneliness.

ECONOMY

Worthing is located within the Coastal West Sussex and Brighton & Hove Functional Economic Market Area (FEMA).

Worthing is part of the 'Coast to Capital' Local Enterprise Partnership (LEP) which is a public and private sector partnership that seeks to improve economic prosperity.

Worthing has a strong manufacturing base as well as a significant service sector, led by large public sector employers and financial firms. In employment terms the largest industries (2015) were healthcare (26%), professional services (11%), retail (10%) and education (7%).

Productivity (measured by Gross Value Added per workforce job) is approximately £38k which is lower than the average for the rest of the South East and the UK.

The business base accommodates a slightly lower proportion of small businesses and higher proportion of medium-sized businesses compared to the regional average.

The labour market is characterised by low economic activity. Workplace wages are also significantly lower than resident wages suggesting the types of employment roles available locally are less well paid than elsewhere in the sub-region.

Worthing is a net exporter of labour with a net outflow of approximately 1,000 workers.

In 2016 there were an estimated 296,000 staying trips and 3.6 million day tourist trips - with total expenditure in the local area by visitors estimated to be £143.5m.

There is a good supply of hotels and guesthouses (largely located around the seafront) which offer a variety of accommodation types and standards.

Worthing has a well-defined network / hierarchy of shopping areas (town centre, district centres and local / neighbourhood centres).

The retail economy has weathered reasonably well since the global recession in 2008 but its primary shopping areas could be performing more strongly. Vacancy rates for retail units are below the national average but slightly above the average for West Sussex.

There are areas of heavy road congestion, especially at peak times. This is most prevalent along the A259 coast road and along the A27 which provides Worthing's only long distance through route. The A24 provides the main road link into the town from the north.

Public transport services in the town are relatively good, particularly the rail and bus links along an east-west corridor. There are five railway stations in the borough.

ENVIRONMENT

The 7.5km of shoreline is home to a wide variety of flora and fauna.

To the east and west of the borough, areas of valuable open countryside form long established breaks in development between settlements.

The extensive chalk downlands, much of which falls within the South Downs National Park, are essential to the health of the town, in terms of its water supply, biodiversity, and opportunities for leisure and recreation.

There are two river flood zones in Worthing - the area of the Ferring Rife to the west of the borough and Teville Stream to the east.

Due to its permeable geology, Worthing has a larger proportion of land with a high probability of groundwater flooding than many other areas of England.

Low-lying areas of coastal land are susceptible to flooding from the sea.

Important fisheries are located off the south coast between Shoreham-by-Sea and Littlehampton and a number of local fishermen regularly fish the near-shore zone in Worthing.

Bathing water is classed by the Environment Agency as being 'good' quality.

Worthing is within a 'highly water stressed' region and, as such, water resources must be managed sustainably to meet the objectives of the Water Framework Directive.

Air quality is generally good, but an Air Quality Management Area (AQMA) is in operation on the A27 (Upper Brighton Road) where most of the air pollution is generated by traffic.

The borough is home to a number of statutory and non-statutory nature conservation designations including Local Wildlife Sites and Cissbury Ring (located within the National Park) which is a Site of Special Scientific Interest.

Much of the built environment and heritage is highly valued and the borough includes: 26 Conservation Areas; 9 Environmental Areas of Special Character; 360+ listed buildings; and a large number of buildings regarded as being of important local interest.

There are over 360 hectares of parks and open recreation spaces within the borough including Highdown Gardens (Registered as a Historic Park & Garden) and 10 Parks & Gardens registered as having local historic interest.

Issues and Challenges

- 1.28 The Vision and Strategic Objectives for the borough (which follow this section) address a number of key issues and challenges for the Local Plan.
- 1.29 Although Worthing has seen some key successes in recent years there is still much work to do to ensure that the borough continues to prosper, meets the needs of its residents and better fulfils its role within the wider sub-region. There is much potential for an exciting period of change ahead, taking advantage of key development opportunities that can help the town's economy to grow and improve its regional competitiveness.
- 1.30 Whilst there is an aspiration to accommodate and deliver growth this must be achieved within a very constrained area. Limited land availability, infrastructure constraints, areas of flood risk, heritage assets and high quality landscapes around the borough means that there is little room for expansion. Put simply, it is the same features we want to protect which, in part, constrain the borough's ability to grow and develop. The overarching challenge is therefore to balance development and regeneration against the limited physical capacity of Worthing to accommodate it and the need to maintain a good quality of life for new and existing residents.
- 1.31 An increasing population, alongside the special qualities of the area, creates a high demand for housing. This demand has caused a widening gulf between local incomes and house prices which has resulted in difficulties for many people (particularly younger people) to get onto the housing ladder. The key challenges set out in the Council's Housing Strategy (2017) are to: prevent homelessness; drive a significant increase in supply of homes of all tenures, and recognise the needs of those who have homes, but whose lives and circumstances are changing.
- 1.32 The Council must therefore plan for housing in the variety of forms needed to meet current and future needs and take into account how the population is changing. In particular, the Council will need to increase the amount and availability of affordable housing to take account of relatively high house prices and below average wages. Housing delivery will also need to respond to the needs of different groups, particularly the needs of an ageing population. In summary, when responding to housing needs the Council must ensure that the right types of housing are built in the right locations.
- 1.33 Whilst the need to deliver housing will be a priority, to ensure that we deliver balanced and sustainable communities, the provision of other uses such as employment, leisure and community facilities will also need to be carefully considered.
- 1.34 From an economic perspective, Worthing is performing adequately and the town has a strong base to build upon. The Council's Economic Strategy (2018) identifies a number of improvements that would allow the town to significantly enhance its attraction and competitiveness. One of the Council's overarching objectives is to attract inward investment to regenerate and grow the local economy. To help meet the town's potential it is essential that the Local Plan helps to unlock key development sites, particularly those in and around the town centre and seafront that provide the greatest potential to deliver social and economic benefits. Some of these sites have been vacant or in poor condition

for a number of years and their redevelopment provides a unique opportunity to improve the town's identity, enhance the public realm, add vibrancy and improve connectivity. The redevelopment of some of these sites also provides an opportunity to capitalise on the seafront setting and maintain and improve Worthing's retail, tourism and leisure offer in order to better compete with other towns across the wider area. Elsewhere, a challenge will be to provide new premises to meet identified employment needs and support local business.

- 1.35 Given the limited land available to meet development needs, the Council will look favourably at proposals that make 'best use' of each available site. At the same time, the Local Plan has a key role to play in ensuring that new development respects the character of the surrounding area. This includes protecting heritage assets and preserving valued open spaces, attractive landscapes, coastline and the setting of the South Downs National Park.
- 1.36 Taking proposed new development and demographic projections into account, it is clear that the town is going to experience an increase in population over the plan period. A clear challenge is therefore to ensure that all essential infrastructure is delivered to support the levels of growth forecast. For example, road congestion and related pollution (air and noise) is already a significant problem in the borough so it is vital that sustainable transport measures are promoted and the potential impacts of new development are mitigated.
- 1.37 The lack of available land for growth is likely to result in great pressure being placed on many existing land uses. Residential land values are usually significantly higher than other uses so it is no surprise that developers and landowners often promote schemes that would result in the change of an alternative use to housing. Whilst the high levels of housing need must always be taken into consideration, it should not override the need to ensure that the town also provides the right balance of other uses to ensure that people have places to work and enjoy their leisure time. As a consequence, a key challenge will be to ensure that, where appropriate, existing uses are protected. This will include the safeguarding of most employment sites and the protection of valued open spaces and community facilities.
- 1.38 The West Sussex Joint Strategic Needs Assessment (2014) identifies that good health and wellbeing is reliant on a wide range of factors which act to promote physical and mental health and a good quality of life. These include employment, housing, education and social networks. The Local Plan is an important mechanism to promote health and wellbeing and address the wider determinants of health. In particular, the Local Plan will seek to address the high variation in levels of deprivation with policies that will help to support the quality of community life, social cohesion, access to the natural environment and generally create balanced communities.
- 1.39 A universal but significant challenge in Worthing is the need to ensure that the area is resilient to the predicted impacts of climate change which can include hotter, drier periods as well as increased rainfall and flood events. New development must utilise sustainable construction techniques and contribute to reducing flood risk. Worthing is within a 'highly

water stressed' region and, as a consequence, the Council will require the sustainable management of water resources to meet the objectives of the EU Water Framework Directive 2000.

- I.40 Although the Council will work positively to deliver growth, there is no expectation that all needs (particularly housing) can be met within the borough. Therefore, it will be imperative that the Council continues to work with neighbouring authorities and partners through the Duty to Co-operate to explore all options on whether there is any ability for other areas to deliver some of Worthing development needs, and how this might be achieved.

Vision and Strategic Objectives

- I.41 The Vision sets out what kind of town Worthing aspires to be by 2033. It responds to local challenges and opportunities, is evidence based and takes account of community derived objectives. The Strategic Objectives, that follow, link to the Vision and the three key roles (social, economic and environmental) for the planning system set out in the NPPF. The Objectives provide the direction for the spatial strategy and policies for the plan area which are set out later in this document.

VISION

- V1. By 2033 Worthing will be recognised as a highly desirable place to live, work and visit, continuing to attract high calibre businesses and significant inward investment that will help the town's economy to grow and improve its regional competitiveness.**
- V2. Regeneration of the town centre and seafront will have built on recent successes to unlock key development sites and deliver a vibrant and diverse retail, cultural and leisure offer for residents and visitors of all ages.**
- V3. Limited land resources will have been developed in the most efficient way to maximise the delivery of the widest range of identified needs, whilst at the same time ensuring that the borough's environment, intrinsic character and its coastal and countryside setting have been protected and enhanced.**
- V4. High quality new development will have been integrated with existing communities and opportunities taken to deliver new and improved facilities and services.**

Strategic Objectives

SOCIAL – The Local Plan will:

- SO1** Deliver high quality new homes that best reflect the identified needs within the borough (in terms of size, type and tenure).
- SO2** Ensure that developments provide an appropriate level of affordable housing to help those in housing need.
- SO3** Improve accessibility to services, local centres and the town by sustainable modes of transport, reducing the need to travel by car.
- SO4** Ensure that there is sufficient infrastructure capacity to meet existing needs and the needs arising from new development.
- SO5** Safeguard existing dwellings and the character and amenity of residential areas.
- SO6** Ensure new development integrates into existing communities, supporting local centres to enhance the well-being of all people, and reduce inequalities.
- SO7** Encourage the creation of healthy environments, improve opportunities to access the natural environment and support healthy and active lifestyles.

ECONOMY – The Local Plan will:

- SO8** Retain and enhance key employment areas and provide a choice of employment sites to meet the needs of existing and future businesses.
- SO9** Strengthen Worthing's town centre as a location for shopping and business and enhance its role as a sub-regional centre.
- SO10** Encourage family friendly and evening economies and improve the retail, cultural and leisure offer in the town centre through the improvement of existing areas, the delivery of new developments and improved connectivity.
- SO11** Enhance the gateway approaches and key transport corridors leading into the town centre.
- SO12** Support Worthing's tourism role through the provision of additional high quality tourism facilities.
- SO13** Deliver high quality public realm and enhanced infrastructure to attract inward investment.
- SO14** Seek to improve the skills of the workforce and quality of the environment to encourage the creation of high value jobs by existing and new businesses.

ENVIRONMENT – The Local Plan will:

- SO15** Protect, and where possible enhance, valued green spaces, stretches of undeveloped coastline, gaps between settlements and the quality of the natural environment.
- SO16** Improve the quality of the natural environment and public realm within the town centre and along the seafront.
- SO17** Make efficient use of previously developed land in recognition of the environmental and physical constraints to development posed by the sea and the South Downs.
- SO18** Protect, maintain and enhance the distinct character, heritage, identity and setting of the borough.
- SO19** Ensure development mitigates the impact of, and helps the borough to adapt to, the effects of climate change, now and in the future.
- SO20** Provide an integrated, safe and sustainable transport system to improve air quality, reduce congestion and promote active travel.

**WORTHING
BOROUGH
COUNCIL**

**DRAFT
LOCAL PLAN
2016 - 2033**

REGULATION 18

OCTOBER 2018



PART 2 – SPATIAL STRATEGY



**WORTHING BOROUGH
COUNCIL 93**

National Policy Context

- 2.1 The purpose of the planning system is to contribute to sustainable development. This is a fundamental principle of the National Planning Policy Framework (NPPF) 2018 which defines ‘sustainable’ as meeting the needs of the present without compromising the ability of future generations to meet their own needs. In this regard, the NPPF sets three overarching objectives to be delivered through the preparation of plans and the policies in the framework:
- social - supporting strong, vibrant and healthy communities;
 - economic - contributing to building a strong, responsive and competitive economy; and
 - environmental - enhancing and contributing to our natural, built and historic environment.
- 2.2 The following policy integrates this ‘presumption’ into the Worthing Local Plan. However, it should be noted that this policy does not affect or remove statutory consultation on planning applications.

SPI	PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT
	<p>a) When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. The Council will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.</p> <p>b) Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in Neighbourhood Plans) will be approved without delay, unless material considerations indicate otherwise.</p> <p>c) Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise - taking into account whether:</p> <ul style="list-style-type: none"> i. the application of policies in the National Planning Policy Framework that protect areas or assets of particular importance provide a strong reason for restricting the overall scale, type or distribution of development in the plan area; or ii. any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole.

2.3 The presumption in favour of sustainable development established in this Plan means that the Council must plan for and support sustainable growth that seeks to meet identified needs, particularly the needs for housing. However, the NPPF also requires local authorities to take account of the different roles and character of their area. When considering the most appropriate spatial strategy for Worthing, national guidance is clear in that:

- the intrinsic character of the countryside should be recognised;
- heritage assets should be conserved in a manner appropriate to their significance;
- patterns of growth should be managed so that development is focussed in locations which are, or can be made, sustainable;
- previously developed land should be reused effectively;
- full account should be taken of flood risk and coastal change;
- adequate infrastructure is delivered alongside development;
- allocations of land for development should prefer land of lesser environmental value - this will help to conserve and enhance the natural environment.

2.4 Therefore, although national planning guidance places a very strong emphasis on meeting development needs within Local Plans, this must be balanced against other considerations. Ultimately, this informs the level of development that can be delivered in a sustainable manner. In turn, this 'balance' influences the overall spatial strategy.

Sub Regional Planning Context

2.5 The spatial strategy for Worthing also needs to respond to the sub-regional planning context. In this regard, a key document is the second version of the Local Strategic Statement (LSS2) which has been produced by the Coastal West Sussex authorities together with Brighton & Hove to provide the sub-regional context for delivering sustainable growth for the period 2015-2031. The LSS, which was signed off by the Strategic Planning Board in 2016, sets out the long term strategic objectives and spatial priorities for the coastal authorities to be addressed through a coordinated approach across the area in terms of planning and investment. It sets the following strategic objectives for the area:

- Delivering Sustainable Economic Growth - to promote regeneration in the coastal towns and support the employment needs of the area;
- Meeting Strategic Housing Needs - by the constituent authorities working proactively together and with their partners to meet housing needs;
- Investing in Infrastructure - to address deficits in capacity and to facilitate growth;

- Managing Environmental Assets and Natural Resources - by managing growth, whilst at the same time protecting the designated ecological, and landscape assets.

- 2.6 LSS2 sets out a number of spatial priorities for the different parts of the sub-region. Spatial Priority 4 addresses Worthing and seeks to deliver infrastructure and transport improvements required to help stimulate and maximise investment opportunities in the town centre. Priorities include: regeneration of the seafront; improved levels of accessibility and connectivity; regeneration of key gateway sites; increased vitality of the town centre; and the delivery of new employment floorspace at Decoy Farm.
- 2.7 Since the publication of LLS2 the 'geography' has been extended and the West Sussex and Greater Brighton Strategic Planning Board now represents the local planning authorities of Adur, Arun, Brighton & Hove, Chichester, Crawley, Horsham, Lewes, Mid Sussex, Worthing, together with West Sussex County Council and the South Downs National Park Authority. The Board is currently in the early stages of preparing the third revision to the Local Strategic Statement (LSS3) and there is a clear commitment from all authorities to develop a statement that will develop a long-term and 'deliverable' strategy for the sub-region over the period 2030-2050. The work being undertaken will explore options for meeting the area's unmet needs for housing, employment and infrastructure. Whilst LSS3 will be a non-statutory strategic planning framework, it will influence all of the constituent Local Plans and will help to guide the future location and delivery of development across the sub-region.
- 2.8 The Strategic Planning Board maintains a close working relationship with the Coast to Capital Local Enterprise Partnership (LEP), particularly in relation to the LEP's priorities included in the Strategic Economic Plan. This is not only achieved through cross-representation on both the Board and Partnership but also in the joint working between officers from the local planning authorities and the Partnership's technical support groups. Similarly, there are close links with the Greater Brighton Economic Board, a partnership across the public and private sectors, which grew from the 2014 City Deal. The Greater Brighton City Region is a functional economic area, stretching from Crawley and Gatwick Airport in the north to Lewes in the east and Worthing in the west. The board's ultimate aim is to attract investment to bring jobs and prosperity to the area.

The Local Context

- 2.9 To be effective and respond to local priorities, the spatial strategy must also have regard to a variety of other strategies of the Council and its partners. In particular, this includes Adur and Worthing Councils 'Platforms for our Places' which sets out the Council's ambitions for our places to 2020 and beyond. The document sets out the following five 'platforms' that are deemed to be crucial to developing the long term prosperity of our places, communities' prosperity and wellbeing:
1. Our Financial Economies
 2. Our Social Economies

3. Stewarding our Natural Resources
4. Services and Solutions for our Places
5. Leadership of our Places

2.10 The spatial strategy has also been shaped by a wide range of local evidence including:

- demographic projections and the need to provide for a variety and mix of homes that are needed to support and maintain sustainable communities;
- the need to deliver sites to meet the needs of new and existing businesses and other essential uses;
- the amount of land available and the level of development that could reasonably be built there;
- infrastructure capacity and constraints;
- environmental constraints – including climate change, flood risk, environmental designations and landscape quality, the historic environment and settlement character;
- representations received during consultation periods; and
- the Sustainability Appraisal of options and policies which also encompasses the Health Impact Assessment and Equalities Impact Assessment.

Strategy for the future of Worthing

- 2.11 As previously highlighted, the most significant constraining factor when considering future development is land availability. Worthing is tightly constrained and there is little scope to grow beyond the current Built Up Area Boundary without merging with the urban areas of Ferring (to the west) and Sompting/Lancing (to the east) and without damaging the borough's character and environment. Furthermore, the town is relatively compact and there are very few vacant sites or opportunity areas within the existing Built Up Area that could deliver significant levels of growth.
- 2.12 Therefore, the reality is that, when compared to many other local authority areas, there are relatively few options for growth. As a result, in many respects, the spatial strategy taken forward in this Plan is similar to that incorporated within the Worthing Core Strategy (2011) which placed a strong emphasis on regeneration and transforming key sites within the urban area. However, in response to changes made to national planning guidance and the need to meet, as far as possible, the housing need for Worthing, one key difference has been the need to now look more positively at potential development options located around the edge of the borough.
- 2.13 The spatial strategy seeks to achieve the right balance between planning positively to meet the town's development needs (particularly for jobs, homes and community facilities) with the continuing need to protect and enhance the borough's high quality environments and

open spaces within and around the town. The overarching objective is therefore to maximise appropriate development on brownfield land and add sustainable urban extensions adjacent to the existing urban area. The core principles, set out in the policy below, take account of the characteristics of the borough and provide a clear direction for development in and around the town. The spatial strategy will help to steer new development to the right locations whilst at the same time helping to protect those areas of greatest value / sensitivity.

SP2	SPATIAL STRATEGY
<p>a) Up to 2033 delivery of new development in Worthing will be managed as follows:</p> <ul style="list-style-type: none"> i. Land within the Built Up Area Boundary - development will be permitted subject to compliance with other policies in the Local Plan. Development should make efficient use of previously developed land but the density of development should be appropriate for its proposed use and also relate well to the surrounding uses and the character of the area. The Local Plan will: <ul style="list-style-type: none"> • seek to provide for the needs of local communities and balance the impact of growth through the protection and enhancement of local services and (where appropriate) the safeguarding of employment sites, leisure uses, community facilities and valued green/open spaces; • help to deliver wider regeneration objectives, particularly in the town centre and seafront, through the allocation of key urban sites and the identification of Areas of Change; • seek to increase the rate of housing delivery from small sites. ii. Edge Of Town Sites - three edge of town sites are allocated for development. iii. Open Spaces / Countryside / Gaps - valued open space and landscapes outside of the Built Up Area Boundary are protected. This includes important gaps between settlements and the undeveloped coastline. 	

2.14 The principles established in the policy above helped to inform the related spatial policies that follow in this section of the Plan. These overarching policies are then supported by more specific policies set out in Section 3 (Development Sites) and Section 4 (Core Policies).

Developing a Target for Housing Delivery

2.15 Historically there has not been a strong relationship between housing targets set for Worthing within Regional Plans / Structure Plans and need and demand for new dwellings in the borough. This is because previous targets took account of the development constraints faced by Worthing and were therefore strongly influenced by the capacity of the borough to accommodate new dwellings in terms of its physical and environmental characteristics.

- 2.16 However, the NPPF now requires that local planning authorities meet their full need for both market and affordable housing as far as is consistent with other policies in the Framework. The most up-to-date assessment of objectively assessed housing need (using the standard method as set out in national planning guidance) is 15,241 dwellings over the Plan period (to 2033) which currently equates to 953 dwellings per annum. Further information as to how this figure has been calculated is set out in the Housing Implementation Strategy that is published alongside this Draft Plan.
- 2.17 Worthing's current level of identified housing need for the plan period (953 dwellings per annum) is a much higher level of housing delivery than the borough has previously planned for or delivered. To put this into context, the Core Strategy set a housing requirement of 200 dwellings per annum and the average annual delivery rate since 2006 has been 285 dwellings.
- 2.18 In line with the NPPF, the Council has sought to plan positively to establish whether housing delivery could be increased significantly to help close the gap between the level of identified need and recent levels of housing delivery.
- 2.19 The Council's Strategic Housing Land Availability Assessment (SHLAA) has provided the mechanism through which the quantity and suitability of land potentially available for housing development has been determined. In order to maximise the use of previously developed land the Government also requires all local authorities to publish a Brownfield Register annually. Informed by the findings of the SHLAA and a further 'call for sites' the first Brownfield Register for Worthing was published in December 2017.
- 2.20 A number of 'urban' sites that were assessed through the SHLAA and listed on the Brownfield Register are considered to be available, viable and suitable for development and these make up an important part of the Council's housing land supply. Four of the more significant sites that provide the greatest opportunity to deliver residential and wider regeneration objectives are allocated for development in this Plan.
- 2.21 The plan also identifies six Areas of Change (AOCs) which are regeneration sites within the existing Built Up Area Boundary. Although change is expected and encouraged over the Plan period they are opportunities that, in general, are less advanced than the other urban allocations and, as a consequence, there is less certainty about the likely mix of uses, site capacity and delivery timeframe.
- 2.22 In addition to the more significant urban sites allocated and identified in this Plan it is expected that small sites will play a greater role in housing delivery. As such, the Council supports well-designed new homes on small sites in order to:
- increase the contribution of small sites to meeting Worthing's housing needs;
 - diversify the sources, locations, type and mix of housing supply;
 - support small and medium-sized housebuilders; and
 - support those wishing to bring forward custom and self-build housing.

- 2.23 In addition to the opportunities referred to above, other sources of housing land supply such as windfalls, recent completions and extant permissions (summarised below and incorporated within Table 1), will provide the housing that will be delivered within the existing urban area:
- Dwelling completions (net) since 2016 (the base date for this Plan) - 347 dwellings
 - Number of dwellings identified through existing planning permissions (commitments) - these include both large sites which can accommodate six or more dwellings and small sites of 5 dwellings or less and which either have planning permission but on which development has not yet commenced, or are currently under construction but not completed. The total number of additional homes to be provided through existing planning consents - **1,196 dwellings**
 - Windfall allowance - a site that has not been specifically identified in the Local Plan process is known as a windfall site. Planning Practice Guidance states that an allowance for windfall sites can be made in the first five years of the housing land supply and also in years 6-15 providing that there is compelling evidence to do so. Allowance to be provided from windfall sites - **949 dwellings**
- 2.24 Although the Council has been positive in its approach when reviewing options within the town it was very clear at an early stage that there was no prospect of all of Worthing's identified housing needs being met within the existing Built Up Area Boundary. For that reason, the Council has also positively assessed the potential of edge of town sites to help meet development needs.
- 2.25 The Sustainability Appraisal together with evidence studies that take into account a range of issues and constraints, including biodiversity, flood risk, accessibility, landscape and infrastructure capacity have been used to assess the edge of town sites (most of which are greenfield). The conclusion of the assessment has resulted in the proposed allocation of three sites on the edge of Worthing which will contribute towards meeting some of the borough's development needs. The Built Up Area Boundary will be amended to incorporate these sites when they are allocated.
- 2.26 A further three edge of town sites have been assessed as being potentially suitable for residential development. However, at this stage in the Local Plan process, sufficient and robust evidence has not been submitted that would provide confidence that the identified constraints could be overcome in order to provide the necessary delivery certainly to justify their allocation. These are referred to as 'Omission' sites.
- 2.27 The evidence has also demonstrated that three edge of town sites assessed are not suitable for development and this has helped to inform the spatial strategy and Policies SP4, SP5 and SP6 below.

Table I - Housing supply over the Local Plan Period 2016-2033

Sources of Housing Supply	
Dwellings completed (net) 2016-2017	347
Existing commitments (sites where planning permission has been granted)	1,196
Windfall allowance	949
Sites allocated in the draft Worthing Local Plan	853
Sites identified in SHLAA (net) as at 1 April 2017 (other than those allocated above) (545 of these dwellings are incorporated within the 6 Areas of Change)	887
Total Housing Supply (2016- 2033)	4,232
Annual Delivery Target (2016-2033)	249

SP3	DEVELOPMENT SITES	
<p>a) During the period 2016 - 2033 a minimum of 4,232 dwellings (net) will be delivered in Worthing. The following sites are considered to be key to the delivery of future housing in Worthing.</p> <p>b) In the plan period 2016 - 2033, an indicative minimum of 45,900 square metres of employment floorspace (B1, B2 and B8) and 11,957 square metres of commercial (retail and leisure) floorspace will be provided.</p>		
Policy	Allocated Site	Estimated Capacity
A1	Caravan Club, Titnore Way	75 dwellings
A2	Land West of Fulbeck Avenue	50 dwellings
A3	Land at Upper Brighton Road	123 dwellings

A4	Decoy Farm	28,000+ sqm employment uses
A5	Teville Gate	300 dwellings (+ retail / leisure / employment)
A6	Union Place South	128 dwellings (+ leisure / employment)
A7	Grafton Site, Marine Parade	113 dwellings (+ retail / leisure / employment)
A8	Civic Centre Car Park	64 dwellings (+ healthcare facility)
Policy	Area of Change	Estimated Capacity
AOC1	Centenary House	100 dwellings (+ employment)
AOC2	British Gas Site, Lyndhurst Rd	85 dwellings (+ employment)
AOC3	Stagecoach Bus Depot	60 dwellings (+ leisure / employment)
AOC4	Worthing Leisure Centre	New leisure centre - other uses TBC
AOC5	HMRC Offices, Barrington Rd	250 dwellings (+ employment)
AOC6	Martlets Way	50 dwellings (+ employment)

2.28 The Council acknowledges that many of the studies used to inform this Plan will require an update to both reflect the new NPPF and to respond to any changes in the local economy and housing market. In addition, further work is ongoing to clarify both the mix of uses and development capacity of the proposed allocated sites and the Areas of Change. The outcomes will be incorporated in the next version of this Local Plan.

Other Development Needs

2.29 Although the delivery of housing provides a key focus of this Plan, it is vital that other uses such as commercial, community and leisure facilities are not overlooked. A number of the development sites listed in the policy above will help to contribute towards meeting some of these needs. Related policies in Part 4 of the Plan will also seek to protect and improve these uses.

2.30 Similarly, the strategy is to plan positively for sustainable economic growth, promoting and enhancing the economic role of the town, and guiding its role within the wider sub-region. The Local Plan will help to deliver sustainable economic development by establishing a clear policy framework that facilitates growth and helps to meet quantitative and qualitative demand for all types of economic activity over the Plan period. The Council's Employment Land Study (2016), the Retail & Town Centre Uses Study (2017) and other related studies

have informed the policy context in this Plan and provide the robust evidence base in regard to sectors or locations when employment uses are to be promoted or protected.

- 2.31 The Employment Land Study has highlighted the need to retain employment premises and land in the borough. In addition, the study forecasts an employment land requirement of approximately 14,500 sqm of office space (B1a and B1b) and approximately 40,000 sqm of industrial floorspace (B1c, B2 and B8) over the plan period. The Council's Retail Study 2017 estimates a need to provide 9,200 sqm of comparison floorspace (non-food) and 1,250 sqm of convenience retail (food) (to 2026). As with housing, the lack of suitable development sites around the borough means that the delivery of the employment and commercial needs identified in these studies will be very challenging. However, a number of the development sites outlined below provide an opportunity for mixed use development and one site, Decoy Farm, provides an opportunity to deliver a significant extension to the town's main commercial / industrial estate.

Overall Development Capacity

- 2.32 The delivery rates set out above indicate that a realistic housing capacity figure for the borough from 2016 to 2033 is a minimum of 4,232 dwellings. This housing target is a 'capacity-based' figure based on the level of housing that can be delivered within the Plan period, having regard to the identified constraints and potential development capacity.
- 2.33 Taking the above into account, the Plan sets an average minimum housing target of 249 homes per annum to be achieved by 2033. As explained further within the Housing Implementation Strategy, this is a target that is significantly higher (approximately 25%) than the levels of growth planned for within the Worthing Core Strategy. It is a challenging but realistic level of housing development that takes a positive approach to the allocation of sustainable sites whilst also providing the appropriate balance between meeting development needs and protecting the environment and character of the borough.
- 2.34 It is abundantly clear however that, despite taking a positive approach to development, the delivery rate for housing will fall significantly below the levels of housing need identified. Approximately 28% of the overall housing need will be met and that this would result in a shortfall in housing delivery over the Plan period of approximately 11,000 dwellings.

Duty To Co-operate

- 2.35 The fact that not all of Worthing's identified development needs will be met within the borough places great importance on Duty to Co-operate considerations. For this reason, the Council has been working with other local authorities across the sub-region to address key strategic matters. Whilst positive progress has been made it is evident that currently only a very small proportion of the borough's shortfall might be met elsewhere in the sub-region.

2.36 A Memorandum of Understanding (MoU) / Statement of Common Ground (SOCG) has been signed by all the authorities represented within the Sussex Coast Housing Market Area (as well as the West Sussex authorities of Crawley, Horsham and Mid Sussex). This commits the authorities to continue to engage constructively, actively and on an ongoing basis with other local authorities and organisations to address sub-regional issues and to work together to explore longer-term solutions for housing delivery. More information can be found in the Duty to Co-operate Statement which accompanies this Plan.

Land Outside of the Built Up Area Boundary

2.37 Although Worthing is primarily an urban area it does contain important open areas including the South Downs to the north, the undeveloped coast to the south, and gaps between settlements to the west and east. As the population density of Worthing increases, the demand for and use of parks and open spaces throughout the borough will increase. The Plan therefore seeks to protect and enhance these assets and promote health and well-being in our communities.

2.38 The spatial strategy seeks to manage the pattern of development by identifying the Built Up Area Boundary within which development can be sustainably located. To ensure that the most valued and sensitive land/seascapes are protected, and that the existing character of Worthing is maintained, all land outside the Built Up Area Boundary will be designated as countryside and undeveloped coast to protect landscape and coastal character including its environmental and recreational value. In addition some areas outside the Built Up Area Boundary will also be designated as:

- Local Gap - to preserve Worthing's character and identity by preventing settlement coalescence; and/or
- Local Green Space - to protect green areas of particular importance to the local communities they serve.

2.39 The allocation of some edge of town sites will result in the previous Core Strategy Built Up Area Boundary being amended, the approach to the Built Up Area Boundary and proposed changes are set out in the supporting documents and mapping extracts.

The Countryside

2.40 A significant amount of land (24.1%) in Worthing borough falls within the South Downs National Park, all of which lies outside the Built Up Area Boundary. It is a nationally important resource because of its distinctive landscape, wildlife, cultural heritage, and opportunities for recreation. Whilst the South Downs National Park Authority took on planning responsibility for the Park in 2011, Worthing Borough Council must still consider whether development within the Worthing Local Plan area could adversely affect the National Park or its setting, including its status as an international dark skies reserve.

2.41 The South Downs National Park Authority is a statutory consultee for development which is likely to affect land in the National Park. Its two purposes are to conserve and enhance

the special qualities of the South Downs, and to promote opportunities to understand and enjoy them. The Park Authority produces a South Downs Partnership Management Plan (currently 2014-19) and a South Downs Local Plan (submitted for Examination in spring 2018). The Council will continue to work with the Park Authority on issues that affect Worthing, particularly where development may impact on views, the setting of the Park or where opportunities exist to improve access to the South Downs.

- 2.42 Outside of the National Park, there are small pockets of countryside that represent a very small and finite resource that is valued for its open space, respite from intense urban activity, and intrinsic character. Therefore, the countryside should be protected and where possible enhanced, particularly in terms of the additional benefits it can offer through agriculture, green infrastructure (for example to biodiversity and flood management/storage) and informal recreation such as cycling, walking and horse related activity. Given the limited amount of countryside in Worthing, it is important that the few uses allowed in the countryside genuinely require a countryside location, cannot be located within the Built Up Area Boundary, and maintain its rural character.

The Undeveloped Coast

- 2.43 Worthing's coastline and beaches are valuable because:
- the shingle beaches are sea defences that are important for shoreline management;
 - the coastal waters and beaches contain important marine habitats including shallow reefs, chalk cliffs and areas of vegetated shingle; and
 - they are used for active pursuits, such as watersports, and for informal recreation.
- 2.44 Any development on Worthing's coastline and beaches is likely to jeopardise their function and value. They will therefore remain outside the built-up area.
- 2.45 The coastal habitats are one of Worthing's key environmental assets and opportunities to protect and enhance the area will be sought as part of any development proposals in the seafront area. Marine planning has important links and interactions with land use planning as the intertidal zone between high water and low water mark is covered by both planning systems. The Marine Management Organisation (MMO) was created in order to achieve clean, healthy, safe, biologically diverse and productive seas. The South Marine Plan (which includes Worthing) was adopted in July 2018. Decisions that might or will affect the marine area will now need to take appropriate consideration of the relevant marine planning documents, including the South Marine Plan under the terms set out in the Marine and Coastal Access Act 2009 (section 58). The MMO also issues marine licences under the Marine and Coastal Access Act 2009 - these may be required for activities involving deposit or removal of a substance or object below the mean high water spring mark or in any tidal river to the extent of the tidal influence. Works may also require consideration under the Marine Works (Environmental Impact Assessment) Regulations 2007 (as amended). Early consultation with the MMO is advised.
- 2.46 The use of the beaches themselves for sport and recreation is generally supported, however permanent built facilities required to support recreational uses should usually be

located within the adjacent built up area and be of a design appropriate to the character of the area. In considering any proposal for new recreation or ancillary facilities, flood risk and the need to maintain and improve sea defences will be taken into account.

2.47 The coastline south of the Built Up Area Boundary, excluding that defined as countryside, will be defined as undeveloped coast for the purposes of this policy.

SP4	Countryside and Undeveloped Coast
<p>a) Outside of the Built Up Area Boundary land will be defined as ‘countryside and undeveloped coast’.</p> <p>b) Development in the countryside for will be permitted where a countryside location is essential to the proposed use, it cannot be located within the Built Up Area Boundary, and it maintains its character.</p> <p>c) Development to support recreation uses on the coast will normally be permitted subject to:</p> <ul style="list-style-type: none"> i. built facilities being located within the adjacent Built Up Area Boundary; ii. the need to maintain and improve sea defences. <p>d) Any development in the countryside and undeveloped coast should not result in a level of activity that has an adverse impact on the character of the area.</p> <p>e) Improvements to green infrastructure, including enhanced pedestrian, cycle, equestrian access, and better access for those with mobility difficulties will be supported where appropriate.</p> <p>f) The setting of the South Downs National Park and the Designated International Dark Skies Reserve must be respected and opportunities to improve access to the National Park will be sought through joint working with other organisations including the Park Authority, West Sussex County Council, Highways England and landowners.</p>	

Local Gaps

2.48 The designation and protection of ‘Local Gaps’ helps to avoid coalescence and preserve the separate characters and identities of different settlements by providing physical and visual breaks. This is particularly important given the compact nature of Worthing and how few and fragile the breaks in development are on the coastal strip between Brighton and Chichester.

2.49 Four areas are designated as ‘Local Gaps’- two between Worthing and Ferring to the west:

- Goring-Ferring Gap;
- Chatsmore Farm;

and two between Worthing and Lancing/Sompting to the east:

- Brooklands Recreation Area and abutting allotments;
- Land east of Upper Brighton Road (see Allocation A3).

- 2.50 These areas are open and either undeveloped or a managed landscape for recreational use. They create a sense of travelling between urban areas and form a critically important component of Worthing's landscape setting.
- 2.51 Looking at the history of the western gaps, historical maps show that in the mid-19th century Goring and the two hamlets of Ferring (West Ferring and East Ferring) were small, nucleated settlements within extensive countryside. The first half of the 20th century saw significant change with housing development and road building expanding both Ferring and Goring. During the 1950s the settlements were linked by a linear strip north of the Goring-Ferring Gap and south of Chatsmore Farm. Increasing urbanisation resulted in the settlement pattern we see today, with the Goring gaps forming the last few fields that stop the settlements coalescing entirely.
- 2.52 Looking at the history of the eastern gap, Worthing has developed eastwards along the coastline over time, with farmland at Little Chesswood Farm to the west of Brooklands replaced by allotments in the 1920s, and the spread of housing within the area from the 1940s. Lancing has spread westwards towards East Worthing more recently, with railway works replaced by housing after the 1960s, and the spread of further housing along the southern edge of the railway to reach the town's current extent. The Brooklands Recreation Area forms part of the remaining gap between East Worthing and Lancing.
- 2.53 The protection of these gaps through planning policy goes back to the 1980s. 'Strategic Gaps' to maintain settlement pattern were a feature of West Sussex County Council Structure Plans from the 1980s right up to the latest Structure Plan of 2001-2016. Significant legislative changes then occurred which removed this layer of planning policy, but the principle of gap protection was carried forward in Local Plans (or their 'saved' policies). It was not until 2011, on adoption of the Core Strategy, that Worthing reframed the protection of these gaps. At that time changes to the planning system called into question the role of some 'gap' policies. The council therefore placed their protection under the wider and more general remit of protecting the natural environment and landscape character outside of the built up area. Despite this reframing, the intent has always been to protect the gaps between these settlements.
- 2.54 Neighbouring authorities have similarly sought to protect these gaps. The western gaps are contiguous with gaps in Arun district which will be protected through Policy SD SP3 'Gaps Between Settlements' of the recently adopted Arun Local Plan. The eastern gaps are contiguous with gaps in Adur district which are protected through Policy 14: Local Green Gaps of the Adur Local Plan (adopted Dec 2017). At the sub-regional level the Coastal West Sussex & Greater Brighton LSS2 includes a strategic objective to protect and

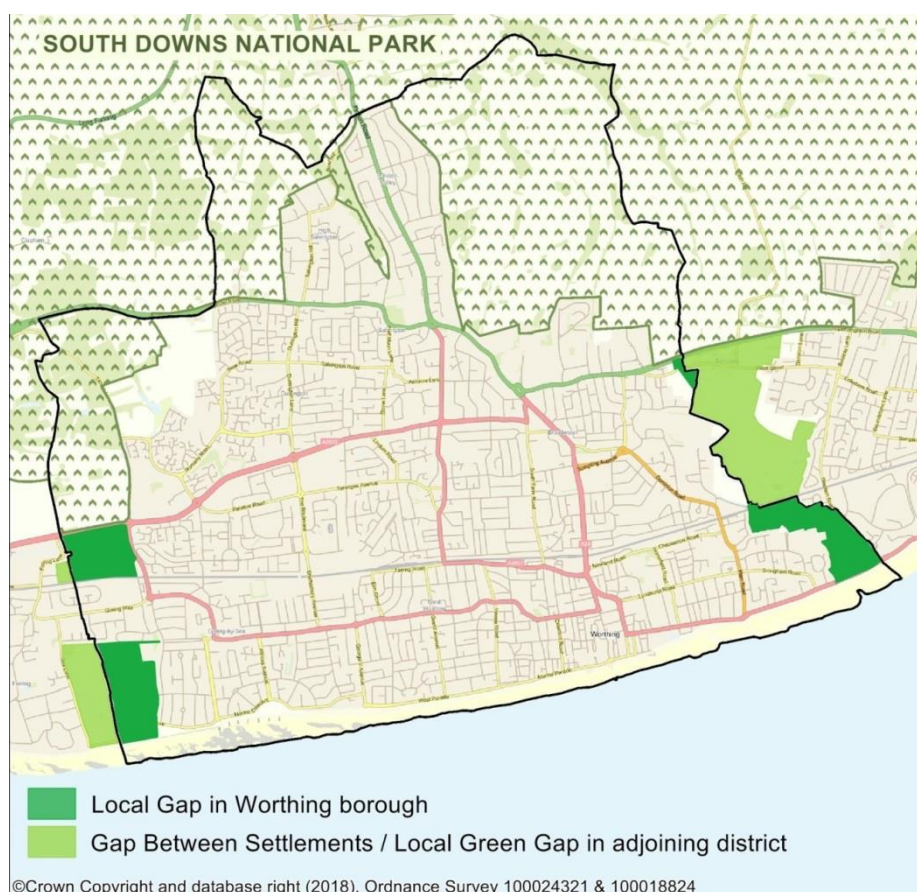
enhance the character and distinctiveness of individual settlements. Therefore, Worthing's approach to protecting these areas is part of strategic approach shared with adjoining authorities that are concerned to address the same issues of preventing settlement coalescence and protecting settlement identity.

2.55 Additionally, the following documents informing planning policy development in Worthing support the retention of the gaps:

- Issues and Options Consultation - a very high proportion of respondents wanted the Local Plan to protect important gaps / greenfield areas;
- Worthing Gap and Landscape Capacity Study (2007) found that the gap areas should be kept, and in some cases extended into the South Downs National Park;
- Landscape and Ecology Study of Greenfield Sites (2015 & 2017) - found the Goring-Ferring gaps to be the most environmentally sensitive areas of those tested and the least suitable for development. The Brooklands Recreation Area was not assessed as a whole, but the northern portion (Land at Dale Road) was found to have substantial sensitivity.

2.56 The figure below shows the gaps that will be protected in the Worthing Local Plan, and the abutting areas protected by similar gap policies in the Plans of adjoining districts.

Figure 2: Location of Local Gaps in Worthing borough, and of gaps in Arun and Adur districts that contribute to the gaps' function of separating settlements to protect identity and character.



SP5	LOCAL GAPS
<p>a) The four areas listed below are designated as Local Gaps between the settlements of Worthing & Ferring and Worthing & Sompting/Lancing, and will be protected in order to retain the separate identities and character of these settlements. Within these areas any development permitted must be consistent with other policies of this plan, and must not (individually or cumulatively) lead to the coalescence of settlements:</p> <ul style="list-style-type: none"> i. Goring-Ferring Gap; ii. Chatsmore Farm; iii. Brooklands Recreation Area and abutting allotments; and iv. Land east of proposed development (site A3) at Upper Brighton Road. 	

Local Green Space

- 2.57 The NPPF introduced Local Green Space designation as a mechanism for local communities to identify and protect green spaces which are of particular importance to them. It provides special protection equivalent to that afforded by the Green Belt. The designation should only be used where the land is not extensive, is local in character and reasonably close to the community it serves. It must also be demonstrably special, for example because of its beauty, historic significance, recreational value, tranquillity or wildlife.
- 2.58 There are three areas that the Council intends to designate as Local Green Spaces: Goring-Ferring Gap; Chatsmore Farm; and the Brooklands Recreation Area.
- 2.59 The first two areas have been proposed for designation by the local community. The Council has added Brooklands Recreation Area to the list as the area has recently attracted a growing and active ‘friends of Brooklands’ community group and there is considerable interest in the development of a long-term management plan for the park. All three areas were assessed by a landscape consultant on behalf of Worthing Borough Council to determine their potential for designation as Local Green Space (June 2018) and were found to be suitable candidates that fully meet the NPPF criteria for designation.

Goring-Ferring Gap

- 2.60 The Goring Residents’ Association (with the support of the Ferring Conservation Group, Ferring Parish Council and Ward Councillors) presented information in support of its request to designate this gap as Local Green Space in 2014. It is valued for its historic associations, views, wildlife, and opportunities to bird-watch, stargaze and enjoy quiet recreation. It is also recognised for the relative tranquillity it affords in an otherwise heavily built up area.
- 2.61 The Goring-Ferring Gap relates strongly to the historic environment having originally fallen within the Goring Hall estate. This estate stretched from what is now Sea Lane, Goring to

Sea Lane, Ferring and north to the fields at Northbrook. Goring Hall was built and the Ilex Avenue (a broad avenue of Holm Oak trees) planted in about 1840. These elements form part of the Goring Hall Conservation Area. Goring-Ferring Gap skirts around Goring Hall, a Grade II Listed Building now used as a hospital, but includes the Ilex Avenue at its northern edge. It therefore provides the immediate setting to Goring Hall which can be glimpsed from the seafront. The eastern boundary of the gap includes a significant belt of woodland called 'The Plantation' which also dates to the 19th century and was laid out to connect Goring Hall to the sea via a wooded walkway. Both the Ilex Avenue on the northern boundary and 'The Plantation' on the eastern boundary form a robust edge and are an integral part of the character of the green space.

- 2.62 Settlements have developed over time, and villages that were nestling between the South Downs and the sea have been absorbed by urbanisation. The Goring-Ferring Gap is a valued break in the coastal conurbation. Its flat arable fields are open to the coast road, greensward and sea to the south. This offers an uninterrupted vista across the coastal plain. It is the only part of the undeveloped coastline between Littlehampton and Roedean (apart from Brooklands, which is a far more 'managed' open area). The view to the north provides a visual connection between the undeveloped coastline and the South Downs National Park as the substantial oak avenue along Ilex Way obscures the settlement in-between. The Goring-Ferring Gap also provides a view between settlements, marking the transition between Goring and Ferring when travelling along the coast road. These views are important to maintain for their historic contribution to our current sense of place.
- 2.63 The Goring-Ferring Gap is particularly valued for its wildlife, especially its ornithological value. A comprehensive survey in 2014 by the Shoreham and District Ornithological Society recorded a total of 194 bird species. The Society states that this site forms a key site for wintering waders, gulls, Brent Geese and terns and that site is also an important route for migrating birds with trees adjacent to the site including The Plantation being especially significant.
- 2.64 Additionally, data held by the Sussex Biodiversity Record Centre records Biodiversity Action Plan Priority Species, notable birds (that are particularly scarce or vulnerable to development in Sussex), bats, and rare and protected species in the Goring-Ferring Gap and its immediate environs. The Worthing Landscape and Ecology Study (2015 & 2017) found this site to be the most environmentally sensitive area of all sites tested and a high number of respondents to the Issues and Options Consultation raised concerns that any development in this gap would impact negatively on wildlife and biodiversity.
- 2.65 On the matter of landscape sensitivity, in the wider context it should be noted that the Goring Ferring Gap covers 33 ha in Worthing borough, and adjoins 29 ha located in Arun District. Of the sites assessed within Arun District to support the development of their Local Plan this gap was shown as being the most sensitive in nature.
- 2.66 The Goring-Ferring Gap is popular for recreation and is easily accessed. The Ilex Avenue which marks the northern extent of the gap is a bridleway. This is joined by a footpath which runs down Sea Lane on the western edge of the gap to the greensward and a coastal footpath. The gap also contains smaller parcels of land used for formal and informal

recreation including Fernhurst recreation ground and Goring Hall recreation ground. The Open Space Study Standards Paper (2014) finds that there is a deficiency of both natural / semi-natural greenspace and amenity greenspace in the borough overall, so it is important to retain this resource. This is endorsed by the South Downs National Park Authority's analysis of access to natural greenspace (July 2014). This concluded that Worthing was one of the most poorly served areas within the sub-region around the South Downs. In addition, a high proportion of the responses to the Issues and Options Consultation were of the view that all of the gap between Goring and Ferring is valued in its entirety.

- 2.67 The Goring-Ferring Gap also offers the ability to observe the sky at night without light pollution from settlement or street lights. The site is used by several astronomical groups based in the Worthing area for observational sessions, including the Worthing Astronomical Society and the Worthing Astronomers and Skywatchers.
- 2.68 More generally, the area offers an experience of relative tranquility within an otherwise continuous urban area. The National Character Area Profile for the South Coast Plain states that tranquility is a scarce resource within the area, with the main areas of low tranquility being around towns and along road corridors. The perception that this area is tranquil is therefore important and contributes to well-being.

Chatsmore Farm

- 2.69 The Goring Residents' Association's request to designate the Gap between Goring and Ferring included Chatsmore Farm as an integral part of the gap. The request highlighted its historic associations, open view to/from the South Downs National Park, wildlife and recreational value, and its offer as a haven of relative calm within the urban area.
- 2.70 Chatsmore Farm plays its part in the historic landscape. It is in the setting of the South Downs National Park which lies just north of the A259 Littlehampton Road. Within the National Park, directly north of Chatsmore Farm, is the Grade II* Registered Park and Garden 'Highdown Garden' which is also a Conservation Area, and to the northwest of this the Scheduled Ancient Monument 'Highdown Hill Camp'. Chatsmore Farm can be viewed from Highdown Hill and its hill fort. It is important to their setting as it gives a sense of the past relationship between their hill location, the coastal plain surroundings, and ultimately the sea. The view across Chatsmore Farm northwards, from coastal plain to Downs, is also particularly liked by the local community. If Chatsmore Farm were to be developed it would mask the transition between Downs, coastal plain and sea and would harm the setting of historic and landscape assets.
- 2.71 Seen from the hilltop, Chatsmore Farm also forms an effective gap in the view of development along the coastal plain. Chatsmore Farm covers 28ha in Worthing Borough (and 2ha in Arun District). It is surrounded by housing on three sides and separates the settlements of Goring and Ferring. The land itself has clear boundaries with a railway line abutting the south side, the A259 forming the north and east boundaries, and housing abutting the west. The transition between settlements is experienced when travelling east/west whether along the A259 or by train. These views are important to maintain for their historic contribution to our sense of place.

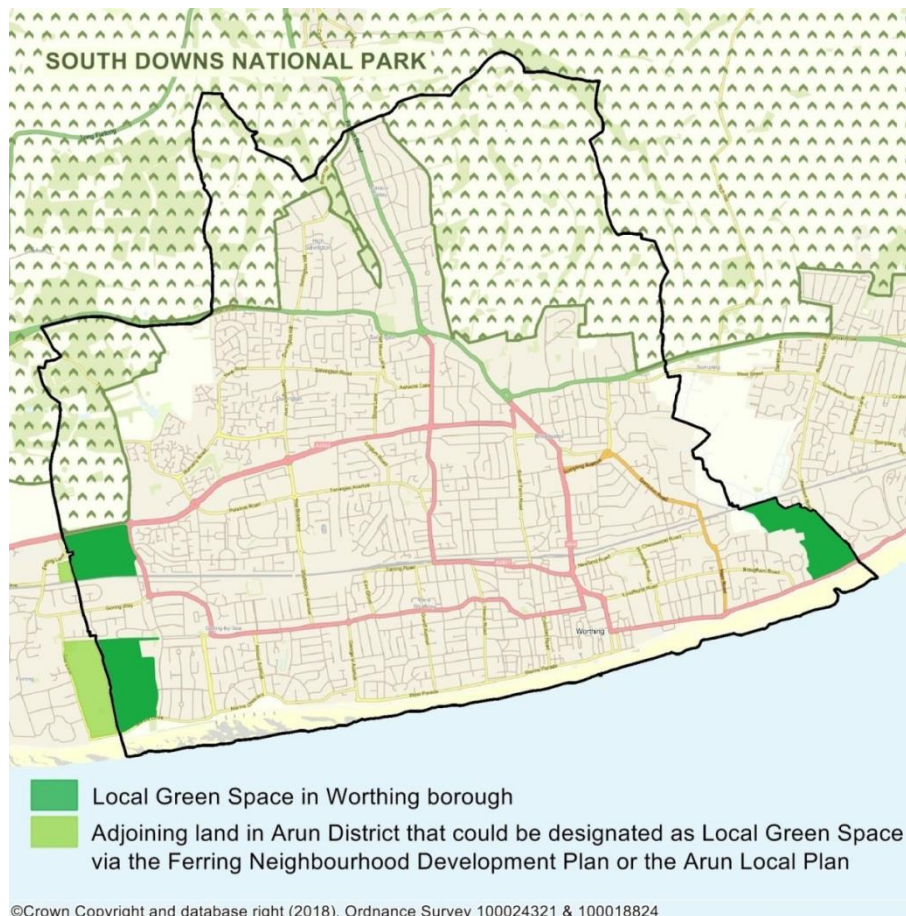
- 2.72 Chatsmore Farm itself comprises arable fields with the Ferring Rife flowing east to west crossing the middle of the site, and a line of pylons running just south of the Rife. Despite the presence of the pylons the Landscape and Ecology Study of Greenfield Sites (2015 & 2017) concludes that the majority of this site (excluding the south-west corner) has substantial sensitivity and value. It also found that the Ferring Rife, with its corridor of semi-natural habitats and wider connectivity, contributes to the area having a substantial ecological value. Data held by the Sussex Biodiversity Record Centre adds weight to this view. It records Biodiversity Action Plan Priority Species, notable birds (that are particularly scarce or vulnerable to development in Sussex), bats, rare species and protected species in/around Chatsmore Farm. In addition, their officers have recently surveyed Chatsmore Farm and their initial conclusion is that areas around the Ferring Rife could meet the criteria for designation as a Local Wildlife Site. This may mean that the existing Ferring Rife and Meadows Local Wildlife Site is expanded to include part of Chatsmore Farm. Local opinion submitted during the Issues and Options consultation is that any development in the gaps between Goring and Ferring would impact negatively on wildlife and biodiversity.
- 2.73 Chatsmore Farm is easily accessed. There is a link from Goring-by-Sea railway, and there are footpaths running along the southern boundary and part of the western boundary. The Goring Residents' Association also note that there are informal footpaths along the Ferring Rife that allow local people to walk and exercise their dogs. It must be remembered that although the South Downs National Park is not far away, it is located on the other side of a busy dual carriageway, which means that Chatsmore Farm is much more accessible to the local community it serves. Furthermore, the National Park Authority has undertaken an analysis of access to natural greenspace in the sub-region around the South Downs (July 2014). It concluded that the urban areas of the coastal towns all have low provision of Accessible Green Space, with Worthing cited as one of the most poorly served areas. Chatsmore Farm is therefore an important area of accessible greenspace notwithstanding its proximity to the South Downs. Comments received during the Issues and Options consultation demonstrated that the gap is valued, in its entirety, for the contribution it provides for health and well-being.

Brooklands Recreation Area

- 2.74 The Council is designating Brooklands Recreation Area as Local Green Space for its local significance to recreation, wildlife and beauty. This 30ha site also provides the wider ecosystem service benefits of drainage and flood protection relief.
- 2.75 Brooklands Recreation Area was originally used as landfill by the Council until it was reclaimed in the late 1950s when a balancing lake was created to serve East Worthing and parts of Sompting and Lancing. The lake is the focal point of Brooklands Recreation Area which includes a number of leisure and sports facilities along with some parking provision. The Open Space Assessment Report (2014) found that Brooklands lake had one of the highest quality scores for the provision of natural/semi-natural open space in Worthing. It also found that Brooklands' play area (with wheelchair accessibility) had one of the highest quality scores for its provision for children and young people. Brooklands is therefore a very important recreational facility.

- 2.76 The lake has provided a habitat for a wide range of wetland species, and this is set to increase. When the offshore Rampion Wind Farm was built its cables had to come inland and pass under Brooklands. Restoration following these works has created an opportunity to make significant environmental improvements. The lake has been dredged and enhanced with trees planted on the island and a boardwalk created over new reed beds in the margins. A bank to attract Kingfishers and Sand Martins will also be created. A species list of the birds which use Brooklands Park is being compiled by local residents and from the Sussex Ornithological Society's sightings. This could increase the number of species already recorded for the area as recorded in data held by the Sussex Biodiversity Record Centre. That data includes a significant number of bird species, several species of bat, as well as protected species such as adder, common lizard and grass snake.
- 2.77 Outside of the managed park there is an area to the north that has yet to be reclaimed. This also has ecological value. The Landscape and Ecology Study of Greenfield Sites (2017) identified a mosaic of habitats that provide opportunities for a range of species and for the movement of wildlife through the local area. Additionally, the watercourses and their corridors of semi-natural habitats (which run along the northern and western edges) have wildlife value of district significance. As this area has yet to be reclaimed it offers opportunities for improvement, however it would be important to ensure that enhancements benefit both wildlife and recreation. Additionally, the site's contribution to the setting of the surroundings is substantial and should not be compromised. The Landscape and Ecology Study highlights the importance of its treed edge adjacent to settlement and as a backdrop in views from the rural landscape to the north. It indicates that a formal or informal open space proposal could be appropriate for this area as it may have a more limited effect on views compared to other types of development.
- 2.78 Both the central and northern parts of Brooklands Recreation Area have significant tree cover which buffers the area from surrounding urban influence providing a sense of enclosure and relative tranquility from the built up conurbation. It is important to note that this site is part of the 'gap' between Worthing and Lancing and so also plays a role in providing a sense of place to the local communities it serves.
- 2.79 Brooklands Recreation Area is a well-loved local amenity that is attracting public support for the environmental improvements already made and those that are being planned. In 2017 a 'friends of Brooklands' community group was established, and in early 2018 local residents were consulted about plans to create a management plan for the park. The Brooklands Park Masterplan is being put together by a consultant who has collated feedback from over 800 community responses and is taking into account the results of an ecological study of the park's current wildlife habitats and species present. Forthcoming enhancements and the implementation of a Masterplan will increase Brooklands' recreation and wildlife value and enhance its scenic beauty.

Fig 3: Location of areas designated as Local Green Space in Worthing borough.



Note - this figure also shows adjoining spaces located within Arun District that could only be designated by a development plan relating to the Ferring Neighbourhood Plan area or by the Arun Local Plan.

SP6	LOCAL GREEN SPACE
<p>a) The three areas listed below are designated as Local Green Space:</p> <ul style="list-style-type: none"> i. Goring-Ferring Gap ii. Chatsmore Farm iii. Brooklands Recreation Area <p><u>Goring-Ferring Gap:</u></p> <p>b) The Goring Ferring Gap is designated as Local Green Space because the community value: its historic associations including important views that contribute strongly to a sense of place; wildlife; opportunities for bird-watching, stargazing, and quiet recreation; and the provision of relative tranquility in an otherwise unrelieved urban conurbation.</p>	

- c) Increased quiet and informal recreation would be compatible with this designation. However, additional formal recreation or structures to support informal recreation could damage the qualities for which the Goring-Ferring Gap is valued. Any proposal would have to demonstrate that it does not conflict with those values.

Chatsmore Farm:

- d) Chatsmore Farm is designated as Local Green Space because the community value: its setting to the historic environment and the South Downs National Park; important views that contribute strongly to a sense of place; wildlife, especially along the Ferring Rife; and the offer of escape from the urban environment for relaxation and exercise.
- e) Increased quiet and informal recreation would be compatible with this designation. Whilst some formal recreation space could be considered it would be important that it did not conflict with the qualities for which Chatsmore Farm is valued.

Brooklands Recreation Area:

- f) Brooklands Recreation Area provides a mix of semi-natural open space and recreation/leisure facilities on a scale that is suitable to this area of open and managed landscape. The lake itself has three main functions providing drainage and flood prevention relief; leisure and amenity; and wildlife value.
- g) Development in Brooklands will not normally be permitted unless it is for recreation and/or landscape enhancement; does not compromise the functions of the lake or its long term maintenance; is compatible with the park's long-term management plan; uses the existing road access or a new access taken from Western Road; does not adversely impact on nearby residences significantly; and adequately investigates and takes measures to deal with contaminated land and potential for landfill gas emissions.
- h) Land to the north of the managed park area, which is currently overgrown with scrub and mature trees, could benefit from reclamation. Proposals that may be acceptable, subject to the above points, could include a more managed woodland area with the possibility of open green space and/or an additional recreational facility of suitable scale and materials that sits appropriately screened in the semi-natural environment. Enhancement of boundary and internal tree cover will be required to conserve the separation between East Worthing and Lancing including when viewed from the National Park.

**WORTHING
BOROUGH
COUNCIL**

**DRAFT
LOCAL PLAN
2016 - 2033**

REGULATION 18

OCTOBER 2018

PART 3 – SITES



**WORTHING BOROUGH
COUNCIL 117**

Development Sites

- 3.1 As established in previous sections, a key part of the overarching strategy is to maximise development on brownfield land and create sustainable urban extensions adjacent to the existing urban area. This will be achieved through a combination of sites that are allocated for development and other sites that are identified as Areas of Change.
- 3.2 All sites included in this section have been assessed in detail through the Council's Strategic Housing Land Availability Assessment and the Local Plan Sustainability Appraisal. Supported by this and other evidence, a conclusion has been reached that they should be allocated or identified for development within the Plan.

Allocations

- 3.3 The site allocations that follow are considered to be 'deliverable'. This means that they are viable, available and offer a suitable location for development. Importantly, the Council is of the view that they are achievable with a realistic prospect that housing (and other uses) will be delivered on each site within five years. As a consequence, the forecast capacity for these sites forms a key component of the Council's 5 year housing land supply.
- 3.4 Broadly, there are two forms of site allocated for development. The first are previously developed sites within the urban area ('brownfield sites'). These sites present the best opportunity to deliver positive change and renewal within the existing built-up area as they are already well served by sustainable transport and infrastructure. The redevelopment of the majority of these sites, particularly those in the town centre, has been embedded with a range of documents and strategies over a number of years. Work to deliver these opportunities has gathered pace in recent times and their regeneration continues to be a corporate priority that also helps to meet sub-regional objectives set out in the Local Strategic Statement.
- 3.5 The other type of site allocated for development is those located on the edge of the town. Given the levels of development needed and the requirement to plan positively to meet housing needs, brownfield sites alone are not sufficient. The Plan has therefore assessed the potential for development from all sources including edge of town opportunities, some of which are greenfield (not previously developed). Robust evidence has informed the decision to allocate four of these sites for development in the Plan. The proximity of these development sites adjacent to existing urban areas will allow for integration with existing communities and will provide access to nearby facilities, services, and public transport.

Areas of Change

- 3.6 In addition to the sites allocated for development there are a number of other important previously developed sites within Worthing where change is expected and encouraged

over the Plan period. However, there is currently insufficient delivery certainty for these sites that would justify a specific allocation.

- 3.7 Nevertheless, given the lack of development opportunities in the Borough and the important role that these sites can play in meeting wider objectives it is important that they are not overlooked. They are therefore identified in this Plan as ‘Areas of Change’ in order to recognise the contribution they can make to meeting development needs and to act as a catalyst for preparation of development proposals and / or public sector initiatives. By definition, proposals for these Areas of Change are not as advanced as those for the allocations and, for this reason, the potential level of development that could be delivered on these sites is not currently included within the Council’s 5 year housing land supply assumptions (although the indicative assumptions are taken into account within the delivery assumptions over the plan period). Despite this the Plan provides similar information as that set out for each allocation, albeit at a higher level. Information provided includes an indication as to how and when these areas might be developed and the likely mix of uses. However, given the nature of these sites, it is inevitable that there may be some degree of change as development proposals are progressed. Dependent on progress being made in the coming months, it is expected that some of these sites currently identified as Areas of Change may become allocations by the time the Local Plan is submitted for examination.

Omission Sites

- 3.8 This version of the Local Plan also includes three omission sites. These are sites where, in principle, a level of development might be acceptable. However, for the reasons set out for each site, the Council has reached a conclusion that, at this stage, sufficient and robust evidence has not been submitted that would provide confidence that the identified constraints could be overcome. The purpose of including these sites now is to provide site owners / promoters with the opportunity to address these concerns and also to provide other people with an interest in the sites with an opportunity to comment. This is important as these sites could be allocated for development in the next version of this Plan if it can be demonstrated that the current delivery constraints can be suitably addressed.

Overarching Development Principles


- 3.9 Development of all allocated and identified sites must contribute towards meeting the Vision and Strategic Objectives identified in this Plan. Delivery as proposed will contribute towards providing the housing, employment and leisure opportunities needed within the borough and will also help to address wider community infrastructure needs. Proposals for development should be supported by robust evidence and must comply with national planning legislation, all other relevant Local Plan policies and related guidance.
- 3.10 In particular, proposals for development on these sites must:
- use a design-led approach to optimise the potential of each site;

- ensure that the scale, massing and appearance of the development provides a high quality, sustainable design and layout, that contributes positively to local character including identified heritage assets;
- not harm the amenity of occupiers/users and nearby properties;
- be sympathetic to local landscape characteristics and avoid, remedy or mitigate any negative impact on natural features, natural heritage assets, open spaces and identified views;
- mitigate and adapt to the impacts of climate change;
- ensure development is safe from flooding across its lifetime taking climate change into account, and does not increase flood risk elsewhere;
- incorporate biodiversity features at the design stage, aiming for a net gain in biodiversity and contributing to Green Infrastructure at site and network level;
- ensure that development takes account of existing or planned infrastructure and contributes to additional infrastructure where necessary;
- provide adequately serviced utility infrastructure including water, sewerage, waste, telecommunications, heat, power and cooling;
- be designed to reduce the need to travel and minimise car use;
- mitigate the impacts of development on the Worthing Air Quality Management Area;
- provide a safe and inclusive environment which is accessible to people of all ages and (dis)ability.

For each site the Local Plan sets out:

- a description of the site
- site and developable area
- indicative capacity
- the site constraints
- site specific development requirements (including proposed uses)

3. KEY SITES IN WORTHING BOROUGH

SITES	PAGES	COLOUR CODE
Allocations (A)	41	
A1 Caravan Club	41	
A2 Land west of Fulbeck Ave	43	
A3 Upper Brighton Rd	45	
A4 Decoy Farm	47	
A5 Teville Gate	49	
A6 Union Place	51	
A7 Grafton	53	
A8 Civic Centre Car Park	55	
Areas of Change (AOC)	57	
AOC1 Centenary House	57	
AOC2 British Gas Site, Lyndhurst Rd	59	
AOC3 Stagecoach, Marine Parade	61	
AOC4 Worthing Leisure Centre	63	
AOC5 HMRC Offices, Barrington Rd	65	
AOC6 Martlets Way	67	
Omission Sites (OS)	69	
OS1 Land east of Titnore Lane	69	
OS2 Land north of Beeches Ave	71	
OS3 Worthing United Football Club	73	

A1: CARAVAN CLUB

Ward: Northbrook	Indicative Capacity: 75 residential units
Site Area: 5.70 ha	Current Land Uses(s): Caravan Park



Site Description

This previously developed site is located on Titnore Way to the northwest of Worthing, adjacent to, but currently outside, the identified built up area boundary of the town. West Worthing Tennis and Squash Club lies to the west, an area of woodland and lake lie to the north and an area of scrubland (See Site A2) lies to the east. A priority junction access is located in the west of the site onto Titnore Way. The site as a whole, which is ringed by mature trees, consists of approximately 80 caravan pitches and associated facilities. The majority of the site is mown grass with areas of hard standing but it also includes some pockets of well-maintained tree groups.

The site is owned by Worthing Borough Council and leased to the Caravan Club. The Council and the Caravan Club are working towards the grant of a new long term lease to the Club for approximately 3 hectares of the northern part of the site. This allows for the remainder of the site (the southern portion – 2.7 ha) to be allocated for residential development whilst at the same time ensuring that the existing use is retained and improved.

Site Constraints

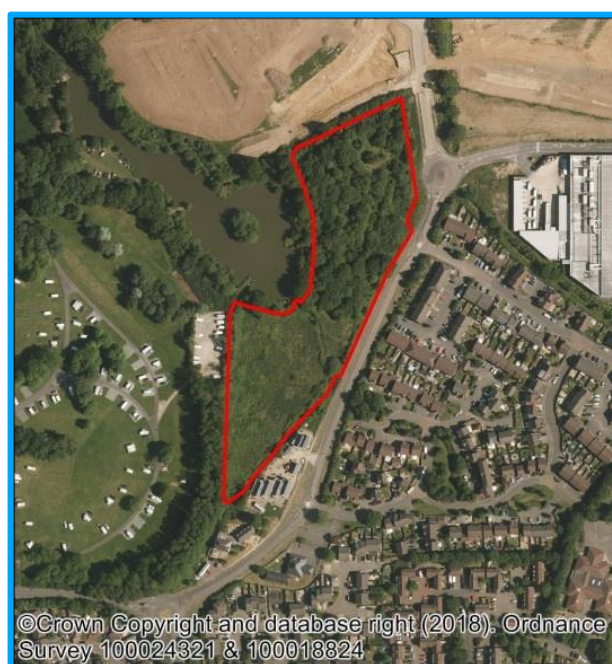
- Titnore & Goring Woods Local Wildlife site borders the site to the north and west.
- Lake lies to the north east of the site – a breach of the dam has previously caused flooding in the local area.

Development Requirements - any future development proposals should:

- retain and enhance boundary vegetation to maintain self-containment and limit views of the site locally and from the National Park;
- maintain a suitable buffer to the lake and mitigate against the risk of flooding;
- incorporate the internal tree groups into the design of the new development;
- help to protect, and where possible, support the continued use of the land to the north as a caravan site;
- provide a footway adjacent to the southern boundary of the site on Titnore Way;
- ensure a suitable relationship with the site to the east (A2 – Land West of Fulbeck Avenue) in terms of private amenity and overlooking.

A2: LAND WEST OF FULBECK AVENUE

Ward: Northbrook	Indicative Capacity: 50 residential units
Site Area: 0.85 ha	Current Land Uses(s): Unmanaged scrub and woodland



Site Description:

This greenfield site is located to the north west of the town. It lies on the edge of the urban area but falls within the current built-up area. The Titnore Way Caravan Park (see Site A1) lies to the west and recent development along Fulbeck Avenue and the West Durrington Strategic Development now mean that the site is adjacent to residential development to the north and south. A lake is situated to the north-west from which a stream flows through the southern part of the site. The Titnore & Goring Woods Local Wildlife Site borders the site to the north west. There is no current use of the site which is heavily vegetated, particularly along site boundaries. The southern part of the site consists of overgrown grassland and scrub. The northern part consists of a small area of woodland.

Site Constraints

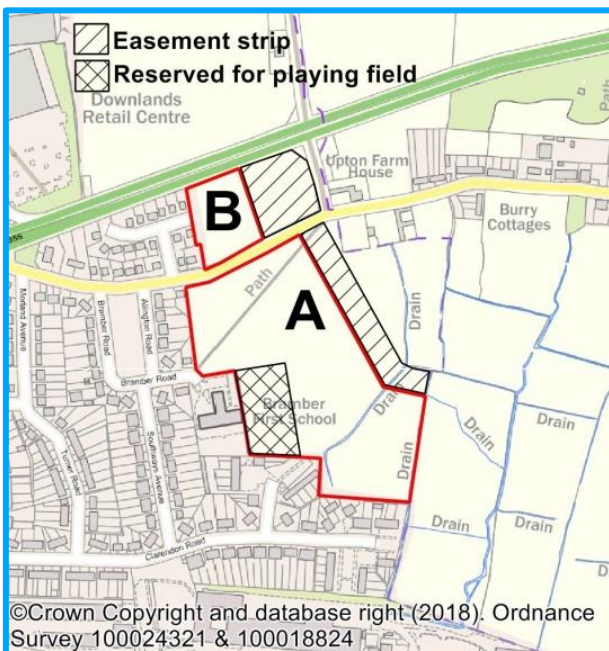
- A band of preserved trees runs along the north east boundary of the site.
- Local Wildlife Site borders site to north-west.
- Lake lies to the north of the site – a breach of the dam has previously caused flooding in the local area.
- Barleyfields Stream crosses the southern part of the site.

Development Requirements - any future development proposals should:

- retain mature trees, in particular some of the woodland in the northern part of the site to act as a feature between the site and the West Durrington development and to limit views to the site from the National Park to the north;
- enhance boundary vegetation;
- maintain a suitable buffer to the lake and mitigate against the risk of flooding – this will include the management of ground water within the site;
- protect the stream / watercourse and incorporate within the design of the open space to be provided as part of the development;
- ensure a suitable relationship with the site to the west (Site A1 – Caravan Club) in terms of private amenity and overlooking;
- provide a new point of access from Fulbeck Avenue.

A3: LAND AT UPPER BRIGHTON ROAD

Ward: Broadwater	Indicative Capacity: 123 residential units (Parcel A = 105 Parcel B = 18)
Site Area: 7.50 ha (Parcel A = 6.18 ha Parcel B = 1.32 ha)	Current Land Uses(s): Arable fields / paddock



Site Description

This greenfield site is located on the north eastern edge of Worthing and to the north-west of Sompting and it is adjacent to, but currently outside, the identified built up area boundary of the town. It is formed by two parcels of land split by Upper Brighton Road. The larger irregular shaped area to the south (Parcel A) is currently in use as arable/pastoral fields. A footpath crosses diagonally through the north western part of this area. The smaller area (Parcel B) is a rectangular pastoral field currently in equestrian use that lies adjacent to the A27 to the north. The developable area is 4.15 ha comprising of 3.53 ha for Parcel A and 0.62 ha for Parcel B.

The site adjoins housing to the west and south beyond which (to the south) lies a large industrial area. Bramber First School is located adjacent to the south west and an area of land within the site is reserved for an expansion of the school to include playing fields. Adjacent to the site to the north east is the Sompting Conservation Area and a small linear settlement. The boundary with Adur District Council runs along the eastern edge of the site.

Site Constraints

- Cabling (and associated easement strip) to serve Rampion offshore windfarm crosses the site diagonally and this restricts development in the eastern part of both land parcels.

Site Constraints Continued

- In close proximity to the South Downs National Park boundary.
- Sompting Conservation Area and Upton Farm House (Grade II listed building) lie close to the eastern boundary.

Development Requirements - any future development proposals should:

- ensure that development is located to the west of the easement strip for the windfarm cable;
- enhance existing hedgerows / linear scrub habitats along field boundaries;
- create a range of habitats with high wildlife interest within areas of open space;
- retain and enhance existing waterbodies and/or create new wetland habitats;
- provide additional tree planting along boundaries to help to assimilate development into the landscape and maintain visual separation between Worthing and Sompting;
- provide a safe and suitable vehicular access from Upper Brighton Road / The Templars;
- provide non-motorised user access from the southern portion of site onto Bramber Road and improved non-motorised user facilities along Upper Brighton Road.

Parcel A

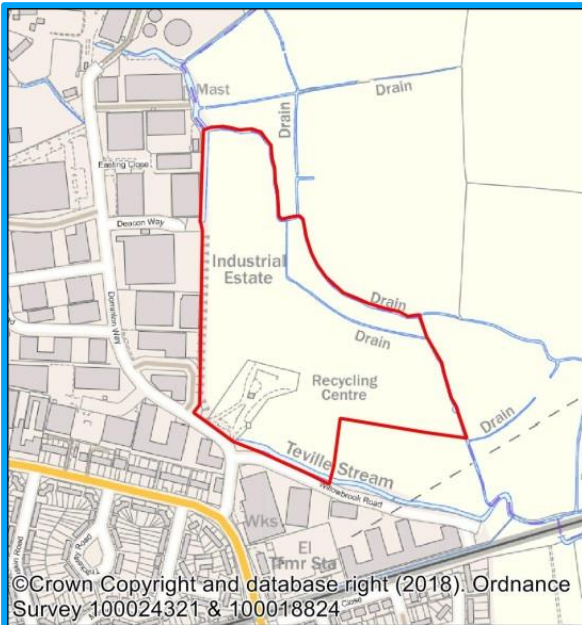
- strengthen eastern boundary vegetation;
- protect and enhance public footpath (3135);

Parcel B

- provide a buffer of open space and then lower density housing along the northern edge of the site nearest the A27 / National Park;
- maintain separation between the eastern edge of Worthing and the more rural in character settlement to the east by limiting development to the western half of the site;
- include a block of woodland planting within the eastern area.

A4: DECOY FARM, EAST WORTHING

Ward: Broadwater	Indicative Capacity: Minimum of 28,000 sqm commercial
Site Area: 7.3 ha	Current Land Uses(s): Former landfill / scrub



Site Description

This previously developed site is located within the existing built up area boundary. The site is a former landfill site that received domestic waste. It adjoins industrial estates to the west and the Local Green Gap (within Adur District) to the east. To the south of the site is the current household waste recycling site. Current access points for the site are onto Dominion Way.

The majority of the site is a plateau consisting of open grassland. The Teville Stream (a Water Framework Directive waterbody) runs along the western boundary and there are culverted watercourses to the east and south. Works have been permitted to re-route and enhance the Teville Stream. There are also proposals to extend the Cokerham Brooks Local Wildlife Site, located on the other side of the Gap.

The site has been identified as being strategically important for boosting employment opportunities and economic performance in the sub-region in the Coastal West Sussex Strategic Economic Plan (2016) and the Growth Deal with West Sussex County Council (2017).

Site Constraints

- The site is known to be contaminated due to its use as a former landfill.
- The site is 2-4 metres above surrounding land.

Site Constraints Continued

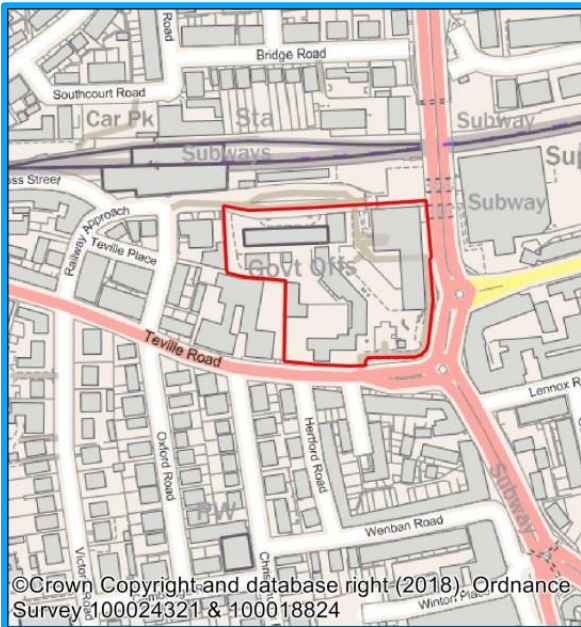
- Adjacent to the Local Green Gap.
- The Teville Stream (partly culverted) and a number of watercourses run along the site boundaries. There are areas of Flood Zone 3 associated with these.

Development Requirements - any future development proposals should:

- ensure that any contaminated land issues are appropriately assessed and managed;
- assess views across the Local Green Gap, and provide any necessary mitigation;
- locate development in parts of the site at lowest flood risk outside of Flood Zone 3 and demonstrate how flood risk will be safely managed and not increased elsewhere taking climate change into account;
- have regard to and help facilitate and deliver plans to re-route the Teville Stream and deliver a public right of way across the Local Green Gap;
- minimise impacts on nearby residential properties;
- deliver new commercial floorspace which protects the continued operation of the adjacent household waste recycling site;
- mitigate offsite traffic impacts on the local and strategic road networks and local air quality;
- deliver a net gain in biodiversity through enhancement of valued habitats.

A5: TEVILLE GATE

Ward: Central	Indicative Capacity: Mixed use scheme with 300 residential units
Site Area: 1.80 ha	Current Land Uses(s): Vacant with some public car parking



Site Description:

This previously developed site is located within the existing urban area in a highly sustainable location. It is one of the most high profile sites in Worthing linking the railway station with the town centre. It formerly comprised the Teville Gate Shopping Centre, multi-storey car park, and Teville Gate House. The site is currently vacant with buildings having recently been demolished by Worthing Borough Council. Planning permission has been granted for a temporary surface car park to be installed ahead of redevelopment.

Site Constraints

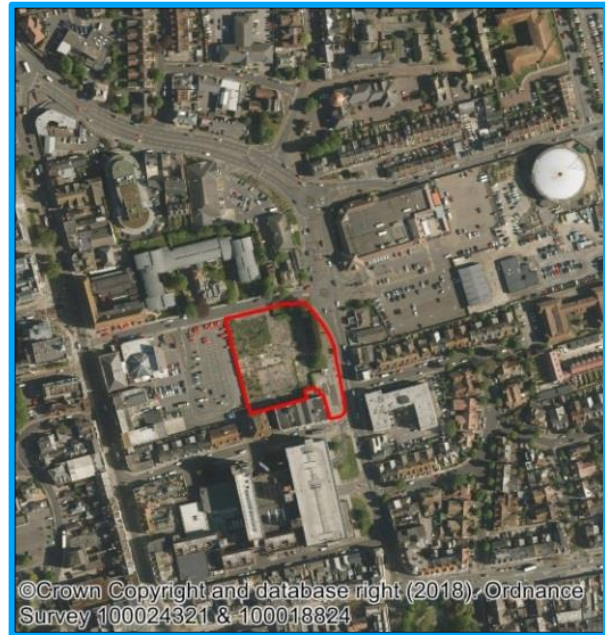
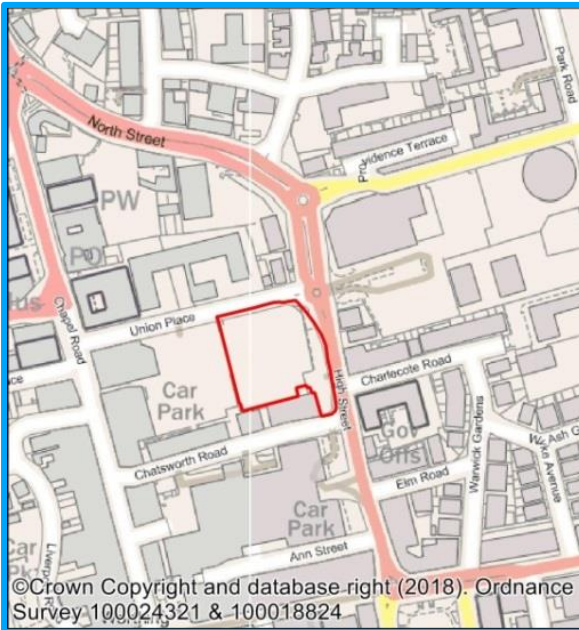
- There are areas of potentially contaminated land within the site.
- The site is in an area with a high chance of surface water flooding and is at high risk of groundwater flooding.
- Grade II Listed Worthing Railway Station site and the Grand Victorian Hotel are in close proximity to the site.
- Teville Gate House (in the north-west corner of the site) is within the Railway Approach key office location.
- There are underground utilities services and a culverted watercourse running through the site.

Development Requirements - any future development proposals should:

- deliver a mixed use scheme with a minimum of 300 homes, retail and leisure uses, B1 commercial uses and at least 100 replacement public car parking spaces;
- ensure that any contaminated land issues are appropriately assessed and managed;
- ensure the development is made safe from surface and groundwater flooding taking climate change into account; and incorporate appropriate SuDS to ensure flood risk is not increased elsewhere and where possible reduce flooding locally;
- protect and enhance nearby heritage assets and ensure no significant harm is caused to them or their settings;
- provide a high quality public realm with cycle and pedestrian links from the station to the town centre, and under the A24 to Morrisons, having regard to the Worthing Public Realm Study;
- protect the amenity of future occupants from unacceptable levels of rail and road noise;
- ensure no loss of employment Use Class B1(a) floorspace.

A6: UNION PLACE SOUTH (CORNER OF UNION PLACE & HIGH STREET)

Ward: Central	Indicative Capacity: 128 residential units, 2,390 sqm commercial & 3,088 sqm leisure
Site Area: 0.6 ha	Current Land Uses(s): Vacant site and car park



Site Description

This previously developed site lies east of the Connaught Theatre and west of the High Street. It comprises a vacant site of unmade ground and footings to the former Police Station, and an adjoining small area of car park along the High Street. It is close to Chapel Road (secondary shopping area) and links to the central shopping area via the Guildbourne Centre. Redevelopment could act as a catalyst for change, revitalising the High Street and generating new retail circuits. As such, the site is identified as being strategically important in a number of key documents including the Worthing Investment Prospectus (WSCC and WBC 2016) and the Worthing Town Centre Investment Strategy (WBC 2016). It has also been the subject of various funding and delivery initiatives, including the Coast to Capital Local Growth Fund (April 2016) and a land-pooling agreement with the publicly-owned development company LCR (April 2018).

Site Constraints

- Includes small areas with a medium or high chance of surface water flooding.
- Includes large areas of potentially contaminated land – below ground conditions currently unknown.
- Overlooking and 'Right of Light' issues associated with surrounding buildings.

Site Constraints Continued

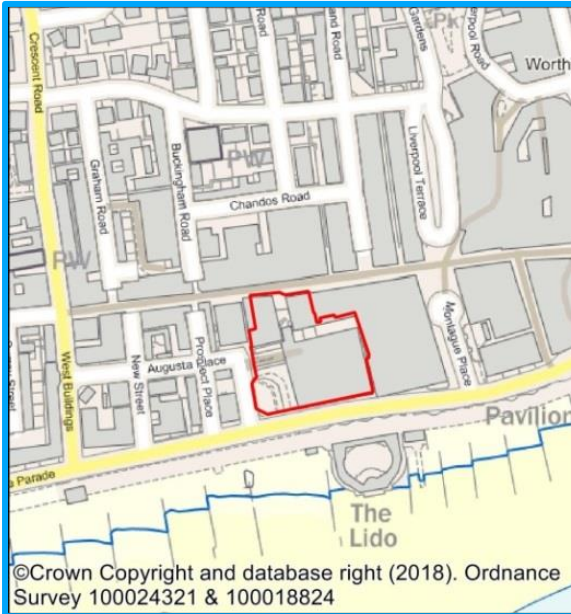
- Chapel Road Conservation Area (CA) lies west of the site, and the development would most likely be visible from other close by Conservation Areas.
- There are a number of Grade II listed buildings on adjacent roads, and an Archaeological Notification Area lies to the west of the High St.
Development of the site will need to take account of nearby occupiers and address capacity for power, water and drainage created by the new scheme.

Development Requirements - any future development proposals should:

- create a landmark development in the heart of the town centre which creates a sense of place and provides an attractive setting to the historic environment;
- provide a mix of uses including homes and commercial floorspace with the potential for restaurants and leisure (such as a multiplex cinema);
- provide a high quality public realm and generate new retail circuits connecting to Chapel Road, High Street and South Street;
- introduce active usages along Union Place Road and the High Street (employing natural surveillance to design out crime);
- ensure that any contaminated land issues are appropriately assessed and managed;
- manage 'Right of Light' implications appropriately;
- ensure that any archaeological assessment requirements are met;
- provide a new electricity sub-station, surface water attenuation and improved drainage provision as necessary.

A7: GRAFTON SITE, MARINE PARADE

Ward: Central	Indicative Capacity: 113 residential units & 2,979 sqm commercial
Site Area: 0.76 ha	Current Land Uses(s): Car park, bowling alley, retail, service yard



Site Description

This previously developed seafront site is located within the urban area opposite the Lido. It is bounded by: Montague Street (a pedestrianised shopping area) to the north; Marine Parade (the seafront road) to the south; Augusta Place (a service road) to the west; and Knightsbridge House (Marks and Spencer on the lower floors with sea-facing flats above) to the east. The site itself has a 430 space multi-storey car park, a ten-pin bowling alley, several retail units, a service yard at basement level and upper level access ramps to roof parking decks. There has been a long-term aspiration to redevelop this area with a mixed use scheme that improves the public realm and integrates the seafront and town centre. This objective has been reflected in various strategies and funding initiatives including the Worthing Investment Prospectus (WSCC & WBC 2016), the Worthing Town Centre Investment Strategy (WBC 2016) and the Seafront Investment Plan (WBC 2018). The site is accessible to vehicles from Augusta Place (a one-way street) which also provides egress onto Marine Parade through an existing priority junction.

Site Constraints

- The majority of the site is in Flood Zone 3.
- Foul & surface water drains cross the site, and a pumping station is on site.
- The surroundings include several Conservation Areas, and the Lido (a Grade II Listed Building) is opposite the site on the seafront.

Site Constraints Continued

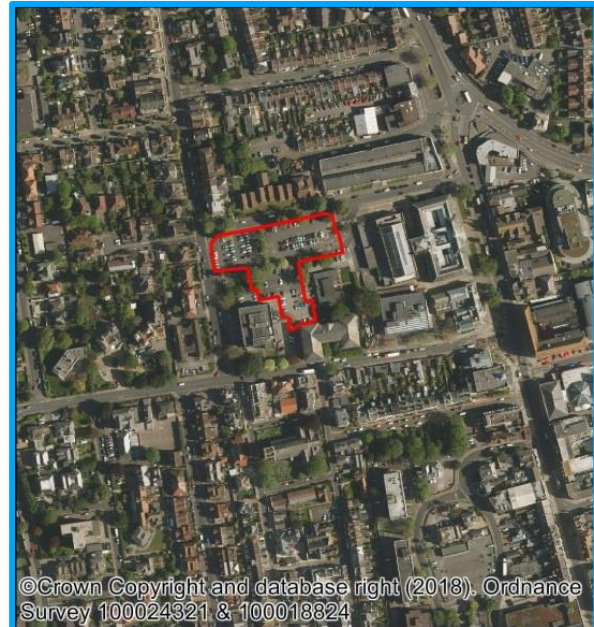
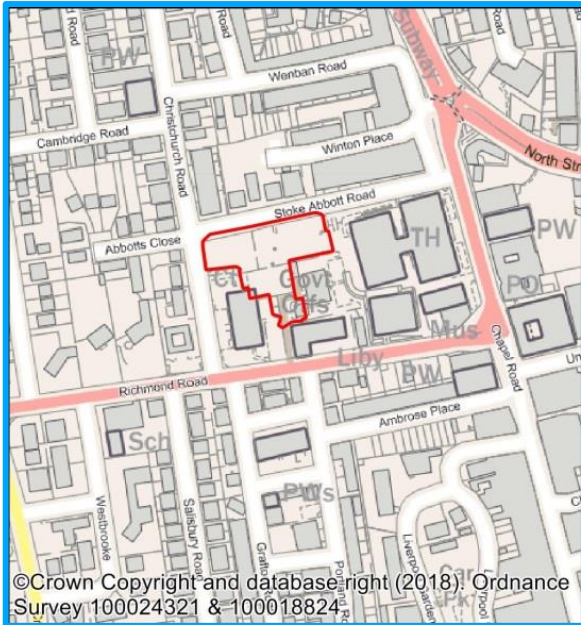
- The multi-storey carpark currently provides space for 430 cars.
- There are complex access rights to neighbouring retail and residential areas. Development proposals will need to address 'Right of Light' issues with neighbouring properties.

Development Requirements - any future development proposals should:

- provide a mix of high quality residential, retail and leisure uses, a limited number of public car parking spaces (unless parking can be provided elsewhere), and amenity space;
- manage flood risks so that development is safe across its lifetime without increasing flood risk elsewhere;
- reposition and maintain the network of service connections to existing properties (surface and foul water drainage and pumping station), and provide to new-build;
- provide a high quality public realm that enhances the town centre and provides an attractive setting to the historic environment, including the Grade II Listed Lido and surrounding Conservation Areas;
- address access arrangements for all users/ to all uses; this might include temporary arrangements during construction as well as long term solutions;
- create a new route linking the seafront and primary shopping area;
- create a focal point which transforms this central part of the seafront and links to other valued destinations in a coherent and attractive way;
- ensure that 'Right of Light' issues are appropriately managed.

A8: CIVIC CENTRE CAR PARK

Ward: Central	Indicative Capacity: 64 residential units and healthcare facility
Site Area: 0.7 ha	Current Land Uses(s): Hard surface car park



Site Description

This previously developed site is located within the existing urban area. The site currently accommodates 187 car parking spaces for use by Council staff during office hours and for the public outside of office hours. The site is bounded by a 'civic hub' comprising Worthing County Court, the Assembly Hall and Worthing Town Hall, and Worthing Borough and Adur District Council Offices (Portland House). NHS Sussex Community NHS Trust has a central clinic (providing emergency dental services) adjacent to the car park to the south. Outside of this 'civic hub', the predominant land use in the immediate area is residential.

The site currently has one point of vehicular access which is onto Stoke Abbott Road to the north of the site which links with the A259 Chapel Road to the east. The nearest bus stops to the site are located on the A259 Chapel Road approximately 175m to the east of the site.

The site is owned by Worthing Borough Council and discussions are currently taking place with NHS Coastal West Sussex Clinical Commissioning Group, looking at a wider healthcare led development within the adjacent civic hub.

Site Constraints

- Groundwater vulnerability – major.
- Electricity sub-station located to the south of the site.

Site Constraints Continued

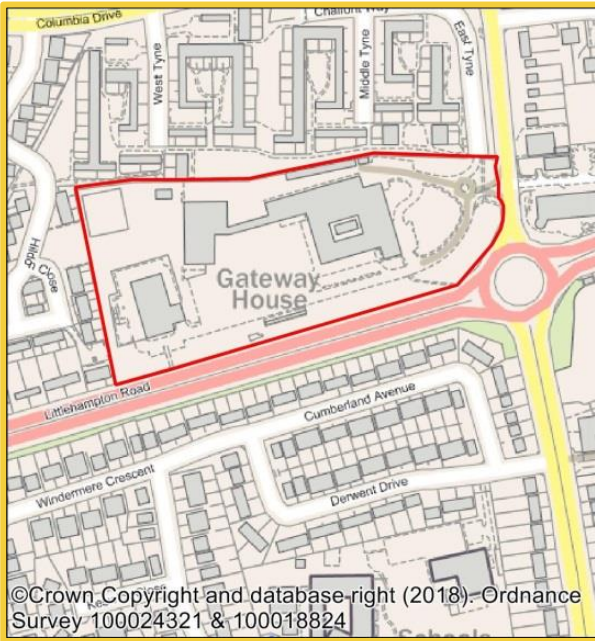
- There may be a risk of contamination on this site due to the existing use and this will need investigating prior to development.
- The proposed health hub will generate significant traffic which will need to be catered for on-site to ensure the success of the facility.

Development Requirements - any future development proposals should:

- provide a mix of high quality residential, healthcare facilities and public car park (unless parking can be provided elsewhere) and amenity space;
- enhance permeability and provide an attractive and accessible pedestrian link from the site to the town centre;
- be sensitive to the surrounding conservation areas;
- provide high quality design with particular attention to the height and massing of any scheme. Due regard should be given to the established building line to the north of the site along the frontage of Christchurch Road;
- provide sufficient parking to ensure the success of the new health facility;
- ensure that any contaminated land issues are appropriately assessed and managed.

AOCI: CENTENARY HOUSE

Ward: Northbrook	Indicative Capacity: 100 residential units & 10,000 sqm employment floorspace
Site Area: 3.88 ha	Current Land Uses(s): Office use / Police Custody Suite



Site Description

This previously developed site lies within the existing built up area and is currently in use as offices occupied by West Sussex County Council (WSCC) services and Sussex Police. The site is bound by the A2032 to the south, residential properties to the west & north and Durrington Lane to the east. It includes a prominent 6-storey tower with other 2-3 storey buildings providing a total of 11,000 sqm of office space along with a large expanse of parking (300+ spaces). A police custody suite, which is to be retained, is located to the west of the site. The offices are currently under-utilised, expensive to maintain and require significant investment. Redevelopment provides an opportunity to make more efficient use of land, re-provide and enhance facilities for Sussex Police and WSCC (approx. 5,000 sqm) and make use of surplus land for additional employment space (approx. 5,000 sqm) and new homes. The site is currently accessed from Durrington Lane via a priority junction which has a 'left only' restriction on vehicles leaving the site.

The site forms part of the national One Public Estate Programme and is one of five West Sussex Partnership projects. This is a national programme that brings public sector organisations together to improve public services, review and rationalise the public estate, free up land to meet development needs and support economic growth. Funding was granted in 2017 to enable feasibility work to take place – this work will help to influence the plans for the site and the timetable for redevelopment.

Site Constraints

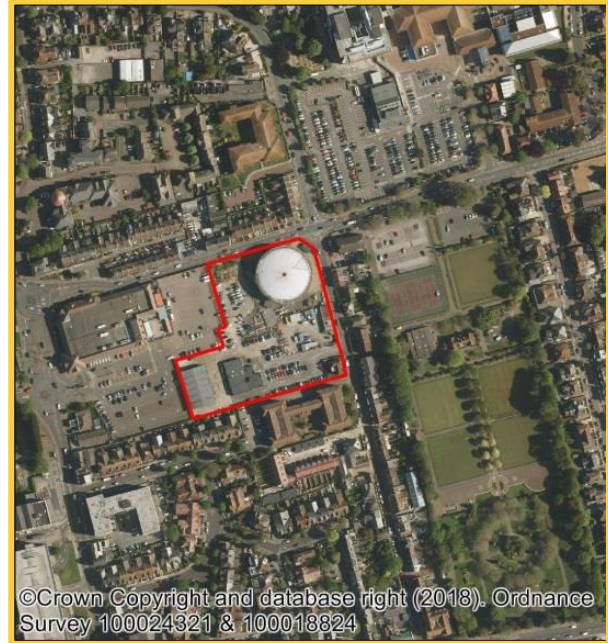
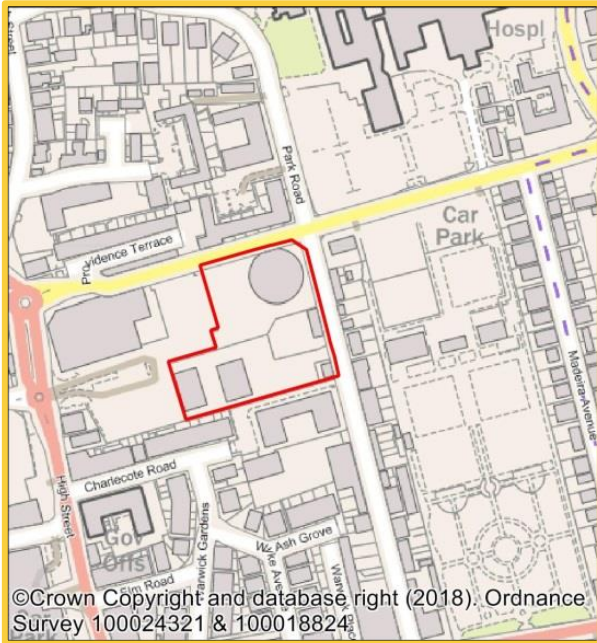
- Within an area considered to be at a high risk of groundwater flooding (Flood Zone 1).
- Within an area containing recorded archaeological remains.
- Protection of existing employment uses.
- A number of protected trees border the site.
- The transport study indicates that, at peak times, the Durrington Lane north approach is operating over capacity.

Development Requirements - any future development proposals should:

- deliver a mixed-use community-led scheme (potentially with some facilitating residential development);
- enhance boundary vegetation and incorporate the protected trees;
- respond to the findings of the Worthing Local Plan Transport Study and seek to improve the operational capacity and safety of Durrington Lane and associated site access;
- suitably address the prominent south-east corner of the site.

AOC2: BRITISH GAS SITE, LYNDHURST ROAD

Ward: Central	Indicative Capacity: 85 residential units
Site Area: 1.14 ha	Current Land Uses(s): Redundant gasholder / depot buildings / NHS car park



Site Description

This is a large previously developed site located to the north east of Worthing town centre. It comprises a redundant gasholder, depot buildings and a temporary NHS car park for the nearby Worthing Hospital. The site is bounded by residential properties to the south, a supermarket to the west, Lyndhurst Road to the north and Park Road to the east. Worthing Hospital lies to the north-east of the site. Access to the site is via Park Street.

There has been a long-term aspiration to develop this site which is within two separate ownerships. The two owners are in discussion about how to progress a comprehensive redevelopment. Planning permission has already been granted for the demolition of the gasholder which is currently being dismantled. The site (subject to addressing the contamination issues) presents an opportunity for high quality residential within a highly sustainable location within the town centre boundary. This could be part of a mixed use development to include appropriate commercial uses such as retail and offices.

Site Constraints

- Significant levels of contaminated land.
- Within an area containing recorded archaeological remains.

Site Constraints Continued

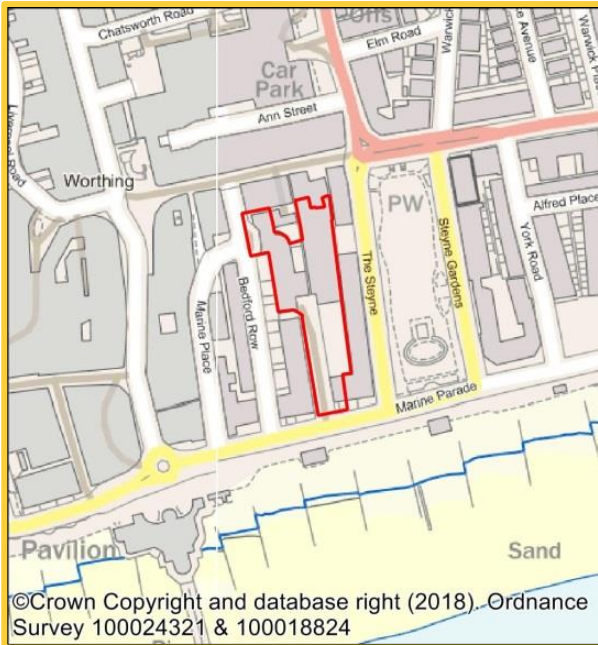
- Evidence of potential ecological constraints.
- Potential access issues.

Development Requirements - any future development proposals should:

- provide a high quality mixed development which could comprise residential development together with appropriate commercial uses;
- undertake detailed investigations of the contamination to assess the level of remediation that can be achieved, which will influence the final mix of uses;
- undertake an assessment of the archaeological remains;
- undertake an extensive phase I habitat survey and desktop study and provide mitigation as appropriate;
- address provision for suitable access/egress on Park Road and Lyndhurst Road; enhance permeability and provide an attractive and accessible pedestrian link from the site to the High Street and town centre;
- consider the comprehensive redevelopment of the whole site rather than a piecemeal development approach.

AOC3: STAGECOACH BUS DEPOT, LIBRARY PLACE

Ward: Central	Indicative Capacity: 60 residential units / 3,500 sqm leisure / retail
Site Area: 0.69 ha	Current Land Uses(s): Bus depot



Site Description

This previously developed site is located in a prominent position on the seafront, just to the north east of the pier. This centrally located site sits adjacent to the Steyne Gardens and Warwick Gardens Conservation Areas and a Grade II* listed building - the Dome Cinema. To the north of the site lies the retail and restaurant area of Warwick Street.

There has been a long-term aspiration to provide a mixed use development that is sensitive to the surrounding area and helps to integrate the seafront and town centre. This objective has been reflected in the Seafront Masterplan and the Council's Investment Prospectus. To unlock this key town centre site the Council is continuing to working closely with its owners (Stagecoach) to help facilitate the relocation of the current bus station to a suitable alternative site.

Site Constraints

- Part of the site is within Flood Zone 2 and parts lie within Zone 3.
- There may be a risk of contamination on this site due to the existing use and this will need investigating prior to development.
- The whole site is bounded by conservation areas with a small part situated within the Steyne Garden Conservation Area.

Site Constraints Continued

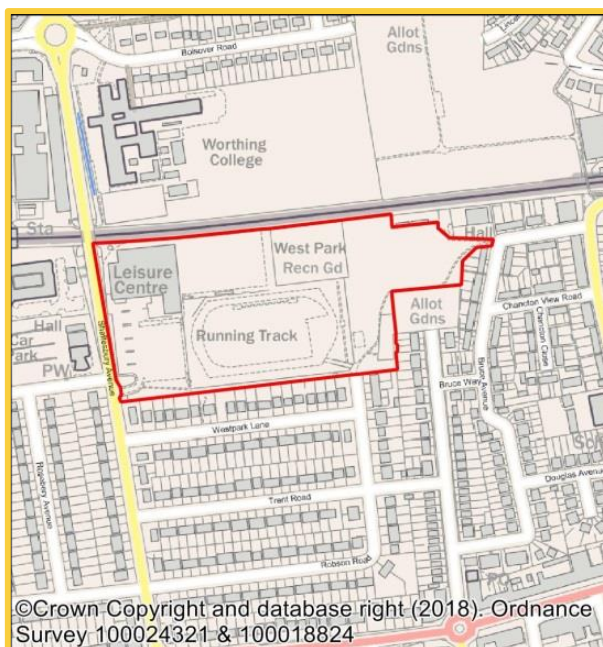
- The Dome Cinema is a Grade II* listed building. Other listed buildings in close proximity include the residential terrace of Bedford Row, the Chatsworth Hotel, houses fronting Steyne Gardens and Stanford Cottage.
- Within an area containing recorded archaeological remains.
- There are a number of preserved trees within and adjacent to the site.

Development Requirements - any future development proposals should:

- provide for a mixed development of leisure, retail, cultural and residential uses that provides vibrancy and helps to integrate the town centre and seafront;
- manage flood risks so that development is safe across its lifetime without increasing flood risk elsewhere;
- ensure that any contaminated land issues are appropriately assessed and managed;
- be sensitive to the surrounding conservation areas and listed buildings;
- enhance permeability and provide an attractive and accessible pedestrian link from Marine Parade to Warwick Street;
- proposals should also consider whether there is there is an opportunity to re-open the historic twitten;
- undertake an assessment of the archaeological remains;
- incorporate the existing protected trees into any proposed design.

AOC4: WORTHING LEISURE CENTRE

Ward: Marine	Indicative Capacity: TBC
Site Area: 7.4 ha	Current Land Uses(s): Leisure Centre



Site Description

This previously developed site is located within the existing urban area. The leisure centre is adjacent to the railway line to the north and lies parallel to Shaftesbury Avenue to the west. To the east of site is West Park Recreation Ground. The site is bordered by residential development to the south and south-east. The leisure centre site is the largest of the five of South Downs Leisure Trust sites and comprises of an indoor double sports hall, athletics track, 3G football centre, soft-play area, bar, cafe, function room and car parking.

The site currently has one point of vehicular access which is onto Shaftesbury Avenue. The nearest bus stops to the site are located on Shaftesbury Avenue.

The existing leisure centre needs significant investment and ideally replacement. The redevelopment of this site, which could include a level of enabling development, will be informed by a review of the Borough's playing pitches and built facilities.

Site Constraints

- Two telecommunication masts located on site, north-west and south-west.
- Two electricity sub stations located on site, north-west and south-east.
- Site is identified as having groundwater vulnerability (major).

Site Constraints Continued

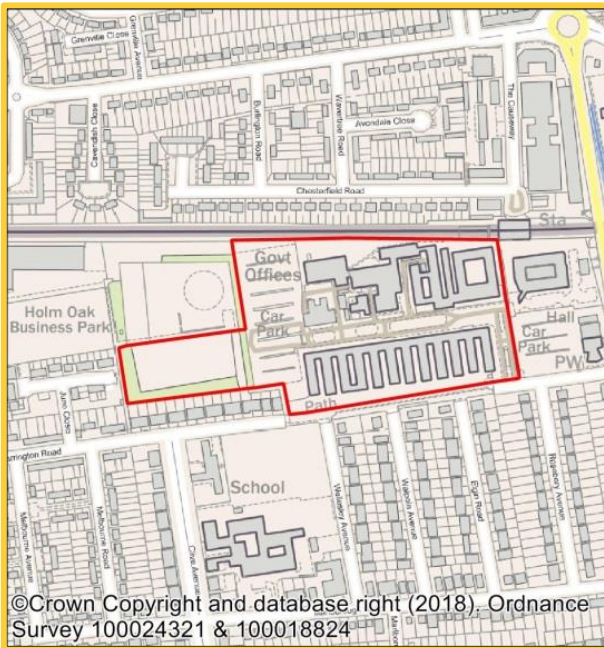
- Some restricted covenants on the site dating back to the original transfer of the land to the Council.
- Potential for impact on amenity (noise) given proximity of the railway line.
- Floodlighting from parking and playing pitches may affect surrounding residences to the south.
- Adjacent to a small parcel of potentially contaminated land to the north- east.

Development Requirements - any future development proposals should:

- provide for a mixed development of leisure and residential uses to include the provision of a new and enhanced leisure centre, swimming pools, fitness studio, sports hall, crèche, café and community uses;
- consider the comprehensive redevelopment of the whole site rather than a piecemeal development approach;
- address provision for suitable access/egress Shaftesbury Avenue;
- mitigate any impacts of noise and vibration resulting from the presence of the railway line to the north of the site;
- ensure that any contaminated land issues are appropriately assessed and managed;
- consider the opportunity to provide alternative access connections into the site.

AOC5: HMRC OFFICES, BARRINGTON ROAD

Ward: Goring	Indicative Capacity: 250 residential units & 2,500 sqm BI
Site Area: 6.8 ha	Current Land Uses(s): HMRC Offices and support facilities



Site Description

This previously developed site is located adjacent to and south of Durrington railway station. The site currently comprises offices occupied by HMRC which range from single story units (formerly a hostel for war veterans) up to a five storey section of one of the buildings. The accommodation floorspace extends to 20,830 sqm with 457 surface car parking spaces. Some of the more dated offices are no longer occupied.

HMRC's lease on the site comes to an end in 2021 at which point the site will become available for a mixed-use development. It is expected that HMRC will then reorganise their operations at Durrington and retain a presence on the adjacent site (the more modern Durrington Bridge House) located to the east.

Site Constraints

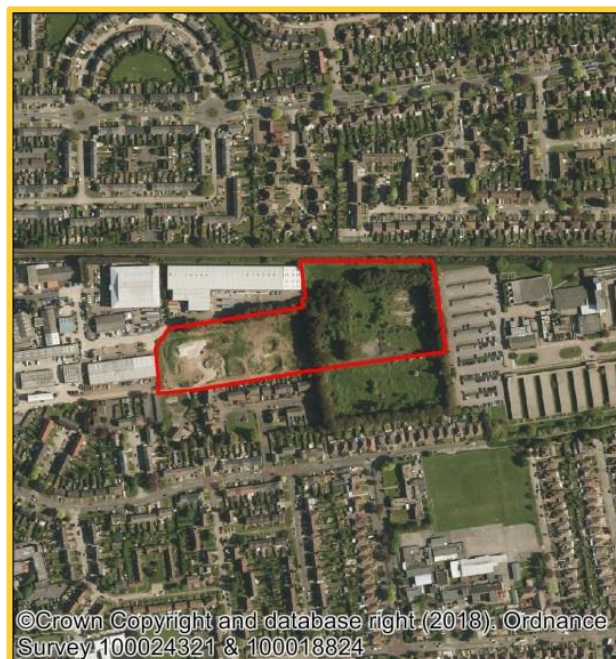
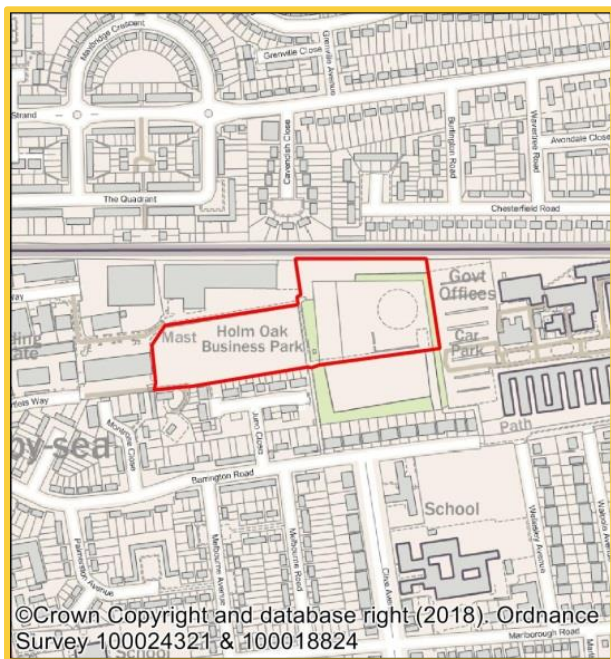
- Low to moderate risk of contamination / pollution.
- Some areas of mature vegetation and trees within site and along parts of the site boundary.

Development Requirements - any future development proposals should:

- deliver of mix of residential and employment uses;
- ensure that any contaminated land issues are appropriately assessed and managed;
- retain high quality trees in and around the site;
- mitigate any impacts of noise and vibration resulting from the presence of the railway line to the north of the site;
- not prevent (or negatively impact) the potential for development on land lying adjacent to the west of the site (see AOC6 – Martlets Way);
- seek to improve access to and from Durrington Station;
- provide appropriate junction improvements at Barrington Rd / Shaftsbury Avenue.

AOC6: MARTLETS WAY

Ward: Goring	Indicative Capacity: 50 residential units & 5,400 sqm employment
Site Area: 3 ha	Current Land Uses(s): Vacant, former wastewater treatment plant / former gasholder site



Site Description

This previously developed site, which is now cleared and vacant, was formerly used as a wastewater treatment plant and as a gasholder. The site, which is in two ownerships, is adjacent to the Goring Business Park and is in close proximity to Goring by Sea Railway Station. The current access is from either Martlets Way or Woods Way; this access would be suitable for any employment development of the site with some improvement. Access for any residential development should be via Juno Close or Barrington Road.

The site has the potential to deliver a higher quantum of employment floorspace as identified in the Employment Land Review (2015), which would go some way to meet the identified employment floorspace need over the plan period. Whilst the employment use of the site should be maximised, it is accepted that some level of residential development may be acceptable if this helps to facilitate the delivery of employment uses.

Given the strong links between this AOC and AOC 5 consideration should be given to the comprehensive redevelopment of these areas.

Site Constraints

- Current access arrangements are not ideal and there is a risk that piecemeal development on parts of the site might 'land-lick' other areas.
- Previous site uses indicate likely contamination.
- A line of mature established Ilex trees crosses the site.

Development Requirements - any future development proposals should:

- provide a mixed use development of employment and residential uses;
- promote a travel plan to improve the accessibility and sustainability of the site;
- ensure that any contaminated land issues are appropriately assessed and managed;
- protect mature Ilex oak trees that separate the former gas holder site from the former sewage treatment works;
- ensure that the layout and access arrangements for any development does constrain or prevent the ability for development to come forward elsewhere within the site as a whole.
- consider the potential for a comprehensive redevelopment with AOC5 to the east of this site.

OS1: LAND EAST OF TITNORE LANE

Ward: Northbrook	Current Land Uses(s): Two fields of arable land
Site Area: 6.9 ha	Key Constraints: Ancient woodland / Local Wildlife Site / Access



Site Description

This greenfield site, located in the north west of the borough, abuts the South Downs National Park (SDNP) to the west and north. The site is bound by Northbrook Farm Caravan Club and West Worthing Tennis and Squash Club to the south. The site is surrounded on three sides by ancient woodland, and is divided into northern and southern portions by a wide tree belt, which runs broadly east-west through the centre of the site. The woodland within and surrounding the site, forms part of the Titnore & Goring Woods Complex Local Wildlife Site (LWS).

The current Core Strategy Proposals Map shows this land as falling within the West Durrington Strategic Development Area. However, due to environmental sensitivity this land was excluded from the permitted scheme for 700 dwellings currently under construction to the east.

The landowner has promoted this site for residential development through the Council's Strategic Housing Land Availability Assessment.

The landscape study concluded that this site is potentially suitable in landscape, visual and ecology terms for limited development proposals, but would need to demonstrate no adverse impacts on the setting to the adjacent National Park, the adjacent ancient woodland, or the wider landscape.

Site Constraints

- Titnore & Goring Woods Complex LWS (including ancient woodland) runs through the centre of the site and borders the site.
- Grade 3 agricultural land.
- Setting of SDNP which abuts the site to the north and west.
- Within area considered to be at a medium risk of groundwater flooding.
- Habitats associated with Titnore and Goring Woods.
- Access to the site would require a reduction in the speed limit on Titnore Lane.

Why Site Is Not Suitable For Development

For the following reasons, at this stage, the Council does not consider that this site is appropriate for development:

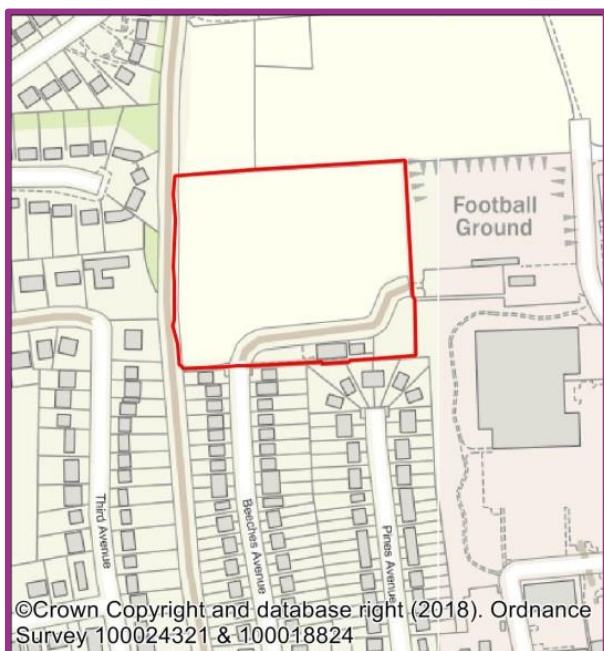
- it is not been demonstrated that residential development would not result in the loss or deterioration of ancient woodland (an irreplaceable habitat) or have a negative impact on the Local Wildlife Site
(In response to a proposed housing layout (126 dwellings) put forward by the land owner, the Council's Landscape consultant concluded that 'the scheme proposed would compromise the integrity of the internal woodland and hedgerow, and potentially reduce the screening potential of the roadside hedgerows. Any proposals should respect current Natural England standing advice with regard to ancient woodland. A less intensive land use than proposed may provide a more acceptable solution to the development of the site)
- subject to a reduction in the current speed limit, safe and suitable access may be achievable from Titnore Lane. However, further evidence is required to demonstrate this.

Note

For clarity, if this site is not allocated for development within the Local Plan, the Council's Policies Map will be amended so that the built-up area boundary runs along the eastern boundary of this site. The land in question would therefore be shown as being 'countryside' and will no longer fall within the area illustrated as being 'West Durrington Strategic Development'.

OS2: LAND NORTH OF BEECHES AVENUE

Ward: Offington	Current Land Uses(s): Paddock, grazing land and car repairers
Site Area: 2.8 ha	Key Constraints: Access



Site Description

The site, which is located to the northeast of the borough, currently lies outside, but adjacent on three sides to, the built-up area boundary. The South Downs National Park (SDNP) lies adjacent to the north of the site. Residential development abuts the site to the south and the west (Charmandean Lane) and Worthing United Football Club (see OS3) lies to the east. Public footpath runs adjacent to the western boundary of the site which consists of dense linear scrub.

The landowner has promoted this site for residential development (90 dwellings) through the Council's Strategic Housing Land Availability Assessment.

The current access to the site is from the south via an existing field access onto Beeches Avenue which provides a direct route to the A27 via an existing priority junction.

The Council's landscape study concluded that this site could potentially accommodate development due to its generally lower landscape, visual and ecology sensitivity or value.

Site Constraints

- Access.
- Setting of SDNP which abuts site to the north.
- Relocation of existing business (car repairers).
- Proximity to Air Quality Management Area (boundary of AQMA abuts the site to the south east).
- Located within Environment Agency Source Protection Zone I.
- Grade 2 agricultural land.

Why Site Is Not Suitable For Development

For the following key reason, at this stage, the Council does not consider that this site is appropriate for development:

- It has not been demonstrated that suitable vehicular access arrangements can be achieved.

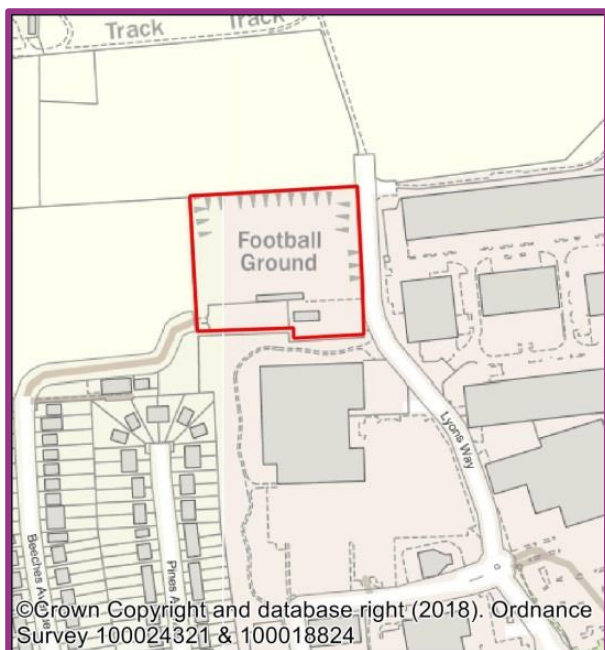
Note

The transport study concludes that Beeches Avenue would not provide for a suitable access for any significant level of development due to the increased use of the access to Beeches Avenue from the A27 Upper Brighton Road (part of the Strategic Road Network). Beeches Avenue is a cul-de-sac serving 48 dwellings and the proposal would significantly increase the number of dwellings using this access.

An alternative access arrangement using Lyons Way has been suggested by the site promoter. This would link the development of this site with the development of Worthing United FC to the east (OS3). At this stage, the Council is not satisfied that the Football Club can be suitably relocated so this is not currently considered to be a suitable access solution.

OS3: WORTHING UNITED FOOTBALL CLUB

Ward: Offington	Current Land Uses(s): Football Club
Site Area: 1.5 ha	Key Constraint: Protection of playing field / Football Club



Site Description

The football club, which is located within the built-up area in the north east of the borough, comprises a football pitch, stands, club house and car parking. A large Sainsbury superstore abuts the site to the south and a complex of employment development at the Downlands Business Park lies to the east. To the west of the site and outside the current built-up area is 'Land North of Beeches Avenue' (OS2) which is largely in use as a paddock. Mature poplar trees along southern boundary.

The South Downs National Park (SDNP) abuts the site to the north. The site is accessed from Lyons Way which connects to the A27.

The landowner has promoted this site for residential development (60 dwellings) through the Council's Strategic Housing Land Availability Assessment.

The landscape study concluded that this site could potentially accommodate development due to its generally lower landscape, visual and ecology sensitivity or value.

Site Constraints

- Relocation of existing football club.
- Setting of SDNP which abuts site to the north.
- Proximity to Air Quality Management Area (the AQMA boundary abuts the site to the east and south)
- Located within Environment Agency Source Protection Zone I.
- North east corner of site is an area with a high chance of flooding from surface water.

Why Site Is Not Suitable For Development

For the following reason, at this stage, the Council does not consider that this site is appropriate for development:

- The redevelopment of this site is dependent on the relocation of the Football Club. At this stage the Council is not satisfied that the Football Club can be suitably relocated and that the resulting loss of a playing field can be justified.

Note

The site promoter has suggested that if the football club was developed for housing that there may be potential to configure the transport provision to access this site from Lyons Way as well as land at Beeches Avenue (OS2). Whilst this may provide for an acceptable access arrangement it does not override the key development constraint.

**WORTHING
BOROUGH
COUNCIL**

**DRAFT
LOCAL PLAN
2016 - 2033**

REGULATION 18

OCTOBER 2018



PART 4 – CORE POLICIES



**WORTHING BOROUGH
COUNCIL**

HOMES AND NEIGHBOURHOODS

Local Plans have a key role to play in delivering high quality development in the most efficient way to help meet identified needs. Importantly, the Plan must ensure that the opportunities for sustainable development help to deliver well-designed new homes that best reflect the needs of local residents.

Places that have a good quality built environment are successful places that meet the need of all its users. The ‘Quality of the Built Environment’ and ‘Public Realm’ policies seek well-designed developments that relate well to their setting and contribute positively to local character and distinctiveness.

Policies	Vision and Strategic Objectives
<ul style="list-style-type: none"> • CPI Housing Mix & Quality • CP2 Density • CP3 Affordable Housing • CP4 Gypsy & Travellers and Travelling Showpeople • CP5 Quality of the built environment • CP6 Public Realm 	<ul style="list-style-type: none"> • V2, V3, V4 • SO1, SO2, SO3, SO5, SO6, SO9, SO10, SO11, SO13, SO16, SO18

CPI HOUSING MIX AND QUALITY

What you told us

- 4.1 At the Issues and Options consultation stage a wide range of suggestions were made as to how development should provide an appropriate mix of housing types flexible enough to adapt to different local needs. This included the delivery of specialist accommodation to deliver lifetime homes and meet the demands of an ageing population. Existing housing should be protected, particularly where it provides for a specialist need.

What the policy needs to do

- 4.2 The National Planning Policy Framework (NPPF) requires Local Plan policies to deliver a wide choice of quality homes by planning for a mix of housing based on current and future

demographic projections, market trends and the differing needs of the various sectors of the community. This should include families with children, older people, travellers and people with disabilities.

Supporting Text

- 4.3 Delivering housing is far more than just a ‘numbers game’. New housing must support the needs of the community as a whole by including affordable and market homes of the type, size and tenure needed by residents. However, housing mix can have implications, both for development feasibility and viability as well as for local character. Therefore, whilst it is important to manage the mix of housing provided on new developments, this should not be a formulaic exercise and a practical balance must be struck.
- 4.4 Local housing evidence suggests that the demand for different types of homes over the Plan period will be similar to the existing profile of stock with a slight shift in demand towards smaller homes in the future given that household size is expected to fall slightly reflecting the ageing population. To reflect this the Worthing Housing Study (2015) recommends that the following mix of market housing should be sought:
- 1 bed dwellings - 15%
 - 2 bed dwellings - 40%
 - 3 bed dwellings - 35%
 - 4 bed dwellings - 10%
- 4.5 Whilst this provides a useful guide, it is not considered appropriate or practical to prescribe precise targets within policy for the type and size of each housing type as this would lack flexibility to respond to the characteristics of the available sites and changes in demands in the market over time.
- 4.6 However, given the nature of the development opportunities in Worthing, the likelihood is that sites in and around the town centre and sites located near to transport hubs will be most suited to delivering one and two bed dwellings. New developments outside of these areas, particularly those on the edge of town, will be more suited to meeting the needs for larger family housing.

Requirements of Specific Groups

- 4.7 Accessible, inclusive homes accommodate the needs of a wide range of households, such as young professionals, families, older people and individuals with disabilities – it is not ‘specialist’ housing for one group of people, but housing for all.
- 4.8 Given Worthing’s ageing population and generally higher levels of disability and health problems amongst older people, there is a need for accessible and adaptable homes to be designed to meet changing needs and to enable people to remain living independently at home for longer.

- 4.9 To meet this objective, the Council supports and promotes housing design that helps to increase choice, independence and longevity of tenure. In this regard, it is vital that all developments meet, and where possible exceed, the minimum national accessibility standards to ensure that people are able to access and use buildings and their facilities. In addition, the higher optional Building Regulations standard M4(2) Accessible and Adaptable Dwellings will apply as a planning condition to development where viability is not compromised. By requiring new housing to meet these requirements the Council can satisfy the long term needs of the widest range of households in Worthing whilst also helping to reduce the risk of accidents around the home and to also help avoid unnecessary and often unwanted moves to more costly housing with care provision.
- 4.10 Housing evidence also identifies a need for specialist retirement accommodation such as sheltered housing, registered care homes and extra care provision designed to meet the needs of older people. The Worthing Housing Study concludes that the need for specialist household spaces for older people over the Plan period is equal to approximately 10% of the overall housing need for the borough. Therefore, the provision of such housing in both affordable and market tenures, will be supported on appropriate sites.
- 4.11 In this regard, Worthing is a registered Dementia Friendly Community and is working towards improving inclusion and quality of life for people with dementia. The Council will therefore encourage the design of new homes to have regard to the guidance contained within the 'RTPI: Dementia and Town Planning' (2017).

Retaining Existing Homes

- 4.12 Given the limited amount of potential land available for new residential development in the Built Up Area it is important to safeguard Worthing's existing housing stock. Loss of existing housing is generally only acceptable where the housing is replaced at existing or higher densities with at least the equivalent level of overall floorspace. Exceptions may be made where a need for a particular community use has been identified and where the loss of residential accommodation would facilitate such provision. In addition, there may be exceptional circumstances when the conversion of existing flats back to a single dwelling may be acceptable if the development would better reflect the character of the surrounding area and/or would deliver a better standard of living accommodation.

Flat Conversions

- 4.13 Conversions from houses to flats can provide a useful addition of smaller dwellings to the housing stock. Whilst it is recognised that some existing older and/or larger units may have potential to be converted into flats or maisonettes it is also important that a mix of dwellings is retained. When considering proposals for conversion to flats the size and type of dwelling as well as the impact on adjoining properties and the character of the area will be taken into account. The conversion of semi-detached and terraced properties is not favoured.

Empty Homes

- 4.14 Bringing empty properties back into residential use helps to meet local housing demand and improves the appearance of the environment. In line with the NPPF, the joint Adur and Worthing Empty Property Strategy 2013-2018 aims to reduce the number of empty properties through the use of positive actions and interventions to return properties into use.

Houses in Multiple Occupation (HMOs)

- 4.15 Shared accommodation, including Houses in Multiple Occupation (HMOs), play an important role in providing housing for people on low incomes, those on benefit payments and young professionals. They are often the only choice of housing for people who would otherwise be homeless.
- 4.16 Given the overriding level of housing need in Worthing, it is important that an adequate supply of HMO accommodation is retained. One of the aims of the housing mix policy is to retain all acceptable forms of residential accommodation and this would include non-self-contained units such as HMOs. However, in assessing applications involving the loss of an HMO, the Council will have regard to the quality and nature of accommodation provided.
- 4.17 Where planning permission is required for a new HMO, the acceptability of a proposal to convert a building will be assessed by balancing the contribution that such a conversion will make to meeting housing demand against the potential harm to the character and amenity of an area and the suitability of the property concerned. This consideration will also take into account the concentration of HMOs in close proximity to the proposal site to ensure that additional provision of this form of housing would not result in an imbalance of housing in the local community.
- 4.18 The Council will continue to monitor the provision of HMO accommodation throughout the period of the Plan and, if necessary, further guidance will be published.

Self-Build and Custom Build

- 4.19 Self-build and custom-build housing is a significant part of the Government's strategy to improve and diversify housing provision. The Council maintains a register of individuals and associations of individuals who have expressed an interest in self and custom build homes. The Council will support proposals for high-quality self-build and custom-build projects that are sensitive to the characteristics of the local area. On sites where more than one self or custom build dwelling is proposed, a design framework should be submitted as part of the planning application.

CPI HOUSING MIX

- a) In order to deliver sustainable, mixed and balanced communities, the Council will expect housing developments (both market and affordable) to incorporate a range of dwelling types, tenures and sizes) that reflect and respond to the most up-to-date evidence of housing needs and demands.**
- b) Housing developments should provide flexible, socially inclusive and adaptable accommodation to help meet the diverse needs of the community and the changing needs of occupants over time.**
- c) To provide suitable housing and genuine choice for Worthing’s population, including disabled people, older people and families with young children the Council will expect relevant applications to meet the optional higher Building Regulations standard for Accessible and Adaptable dwellings where feasible and viable. In particular, residential development must ensure that:
 - i. all new build dwellings meet Building Regulation requirement M4(2) ‘accessible and adaptable dwellings’;**
 - ii. for major developments (10+ dwellings), that at least 10 percent of new build dwellings meet Building Regulation requirement M4(3) ‘wheelchair user dwellings’, i.e. designed to be wheelchair accessible, or easily adaptable for residents who are wheelchair users.****
- d) New residential development for older people, including specialist retirement accommodation and registered care homes, extra care and supported housing, in both affordable and market tenures in accessible and suitable locations within the Built up Area will be supported.**
- e) When considering proposals for the conversion of dwellings into flats, maisonettes, or HMOs account will be taken of the size and type of property to be converted, the effects the proposal will have on the amenity of adjoining dwellings and the character of the area, including the current mix of dwellings.**
- f) The Council will support proposals for high-quality self-build and custom-build projects that are sensitive to the characteristics of the local area.**
- g) Development, by redevelopment including demolition and change of use, which will result in the net loss of existing dwellings will not be permitted. An exception may be made where:
 - i. the proposed development provides a demonstrable benefit to the community which outweighs the loss of the dwelling concerned; or**
 - ii. the proposed development does not result in a net loss of family****

- housing provides an overall increase in the number of dwellings; or
- iii. the dwelling concerned does not provide an acceptable standard of accommodation and cannot readily be altered or adapted to do so; or
 - iv. The benefits to the character of the area outweigh the loss. the proposed development would better reflect the character of the surrounding area.

CP2 DENSITY

What you told us

4.20 In general, respondents to the Issues and Options consultation were not opposed to raising densities (particularly in the town centre) to help address housing needs but this was on the condition that adequate infrastructure is provided and that the development did not have a negative impact on the townscape and existing occupiers. There was agreement that all sites should be used efficiently but there was a mixed view as to whether (and where) high rise developments could be acceptable.

What the policy needs to do

4.21 The NPPF requires planning policies to promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. To ensure that the development potential of available land is optimised the Plan must include the use of minimum density standards for town centres and other areas well served by public transport. These standards should seek a positive uplift in the average density of residential development unless it can be shown that there are strong reasons why this would be inappropriate.

Supporting Text

4.22 Land is a scarce resource in Worthing and there are competing demands for its use. Given the need for additional homes it is important that the limited amount of land available is used efficiently when considering proposals for new residential development. As such, the density of new residential development should be maximised, subject to being built at a density appropriate to the character of the area.

4.23 A design-led approach to optimising density should be based on an evaluation of the site's attributes, its surrounding context and the capacity of surrounding infrastructure (particularly public transport services). Controlling density does not in itself create a good quality environment. Sufficient external space around and between new homes is an

important factor in the creation of a pleasant residential environment contributing to the character, identity and appearance of an area. It is also important to ensure adequate privacy and daylight to both existing and new homes.

- 4.24 Making more efficient use of available sites means using innovative and imaginative design to make the best use of land available. It is considered that a minimum density of 35 dwellings per hectare is appropriate throughout Worthing when applied to developments of family housing. There may be exceptional cases when a lower density would be appropriate, for example, within a Conservation Area where a higher density could have an adverse impact on its unique and special character.
- 4.25 To ensure that the best use is made of available land the Council will seek significantly higher densities in appropriate locations, particularly the town centre and in areas with good public transport connections.
- 4.26 Although the Council aims to deliver a significant uplift in the existing average density in most parts of Worthing this aspiration must be balanced against the sustainability of the location and the character and amenity of the surroundings.

Space Standards

- 4.27 Whilst higher density housing can help to meet housing needs and regenerate an area, this should be balanced against the desire to provide a good living environment for existing and future residents. Therefore, in providing new homes, it is important that they are designed and constructed to a high quality with good standards of internal space. A lack of living and storage space can compromise basic lifestyle needs and can have profound impacts on an occupant's health and wellbeing.
- 4.28 Therefore, it will be important to ensure that new homes, including conversions, provide sufficient internal space for everyday activities and their design should enable flexibility and adaptability by meeting the nationally described space standards. This applies to homes of all tenures.
- 4.29 The Council's local standards will continue to apply for external space as this is not covered within the national standards. It is important that occupiers have access to some private or at least, semi-private outdoor space. In the case of non-flatted developments, this can most easily be provided in the form of a private enclosed garden. In the case of flats, balconies may take the place of a garden but easily accessible communal areas will often be required.

CP2 DENSITY

- a) Development proposals must make the most efficient use of land, which will usually mean developing at densities above those of the surrounding area. The optimum density of a development should result from a designed approach to determine the capacity of the site. Particular consideration should be given to:
- i. the site context and character of the surrounding area (particularly any heritage assets);
 - ii. its connectivity and accessibility by walking and cycling, and existing and planned public transport;
 - iii. the capacity of surrounding infrastructure.
- b) Residential developments of family housing should achieve densities of a minimum of 35 dwellings per hectare. In exceptional cases residential development may be permitted at a lower density but only where it is demonstrated by the applicant to the satisfaction of the Council that the minimum density specified would result in an unacceptable impact on the surrounding area.
- c) Developments of flats, mixed residential developments, or developments in the town centre or near public transport hubs will be expected to achieve densities far higher than this figure. In these locations residential development should achieve densities in excess of 50 dwellings per hectare.
- d) Proposed residential development that does not demonstrably optimise the housing density of the site in accordance with this policy will be refused.

Space Standards

- e) As housing densities increase it is vital the new homes are of adequate size and fit for purpose. Therefore, new dwellings (including conversions) across all tenures will be expected to meet the minimum nationally described space standards. The Council's local standards will continue to apply for external space.
- f) It is accepted that for some design solutions (particularly conversions) there may be exceptional reasons why some of these requirements cannot or should not be met. In these instances, the applicant must provide strong evidence to satisfy the Council that the new dwellings to be delivered would be of high quality that provides a good living environment for future residents.

CP3 AFFORDABLE HOUSING

What you told us

- 4.30 At Issues and Options consultation stage there was general support for the provision of affordable housing but a point was made that it needed to be 'genuinely' affordable and that it should remain 'affordable'. The policy should provide a clear definition of what is meant as 'affordable' and should respond to government policy / guidance.

What the policy needs to do

- 4.31 The NPPF requires Local Plan policies to identify the type and tenure of homes required by those who require affordable housing. The provision of affordable housing should be met on site unless off-site provision or an appropriate financial contribution in lieu can be justified or if the agreed approach contributes towards the objective of creating mixed and balanced communities.

Supporting Text

- 4.32 Affordable housing is housing for sale or rent, for those households whose needs are not met by the market. The term 'affordable' as defined in the NPPF includes affordable rented housing, starter homes, discounted market sales housing and other affordable routes to home ownership such as intermediate housing and shared ownership. Eligibility is determined with regard to local incomes and local house prices.
- 4.33 Various studies, including the Coastal West Sussex Strategic Housing Market Assessment Update (SHMA) (2012) and the Worthing Housing Study (2015), have gathered information on household incomes and housing costs to estimate the proportion of affordable housing needs in Worthing in each tenure.
- 4.34 These studies conclude that housing affordability is a major issue for many residents within the borough, particularly for many families and newly forming households. Home ownership has become less affordable and, as a consequence, the number of people on the Housing Register has increased and there is an increasing reliance on the private rented sector.
- 4.35 The difficulty for Worthing residents in accessing market housing is clearly demonstrated within the Centre for Cities study published in January 2017. This identified Worthing as having the 8th highest affordability ratio for housing in the country (i.e. the average house price in the Borough of £279,900 when compared against the average annual wage £26,100 resulted in an affordability ratio of 10.7). Similarly, the average market rent for residential property is beyond many households, for example, the net income required per year to rent a two bedroom property (assuming 35% of income spent on rent) is £30,891.

- 4.36 As a consequence, it is perhaps not surprising that there are a high number of households on the housing register across all sectors. In May 2017 there were 1,277 households on the Worthing Housing Register and the lack of available property means that people are often housed in temporary, and sometimes inappropriate, accommodation. In 2016 the average waiting time for a social housing property in Adur and Worthing was: Band A: 6-9 months / Band B: 9-12 months / Band C: 4-5 years.
- 4.37 The Worthing Housing Study (2015) concludes that a total of 435 affordable homes a year would need to be built throughout the Plan period if all housing needs were to be met. Only a relatively small proportion of this need will be delivered, and as a consequence, all current evidence indicates that the demand for affordable housing in the borough is likely to increase significantly.
- 4.38 In response, the Council is committed to taking all opportunities to deliver high quality affordable housing for people who are unable to access or afford market housing as well as helping people make the step from social or affordable-rented housing to home ownership. To achieve this aim the Council will continue to work with public bodies and Registered Providers to maximise development of affordable housing on sites.
- 4.39 The Local Plan will seek to ensure that all new residential developments of 10+ dwellings contribute to the supply of affordable homes. Given the lack of opportunities for large scale development in Worthing it is particularly important that smaller developments of 10-14 dwellings contribute towards meeting the very significant affordable housing needs. However, the stepped approach, established in the policy below, ensures that a disproportionate burden is not placed on these developments.
- 4.40 The preferred affordable housing tenure mix for individual sites will be informed by ongoing monitoring of local housing needs together with site and neighbourhood characteristics. However, as a guide the Council's preferred mix of tenure is currently 75% social / affordable rented housing and 25% intermediate housing.
- 4.41 Similarly, on individual sites, the preferred affordable housing mix in terms of unit size and type of dwelling will be determined through negotiation and informed by up to date assessments of local housing needs and site / neighbourhood characteristics. However, as reflected below, smaller properties are in greatest demand. At a borough-wide level, the Worthing Housing Study (2015) recommends the following mix of affordable housing:
- 1 bed dwellings - 40%
 - 2 bed dwellings - 30%
 - 3 bed dwellings - 25%
 - 4 bed dwellings - 5%
- 4.42 The Council will require affordable housing to be provided on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified and the agreed approach contributes to the objective of creating mixed and balanced

communities. Further information relating to affordable housing requirements is set out within the Councils' Developer Contributions Supplementary Planning Document (SPD).

- 4.43 The requirements for affordable housing set out in the policy below are informed by local evidence of need and viability gathered over a number of years. However, following this consultation, it is accepted that further evidence will be required before the next version of this Plan is prepared to endorse (or potentially amend) this policy approach to respond to the latest Government policy and guidance on affordable housing and viability.

CP3 AFFORDABLE HOUSING

- a) New residential development (including conversions and changes of use) with the capacity to provide 10 or more self-contained units will be expected to provide an appropriate mix of affordable housing according to the following site size thresholds:**
 - i. on sites of 10-14 dwellings (gross) 20% affordable housing will be sought;**
 - ii. on sites of 15 (gross) dwellings or more 30% affordable housing will be sought.**
- b) Affordable housing should be delivered on-site. In exceptional circumstances a financial contribution may be accepted by the Council in order to provide affordable housing off-site where the other sites may be more appropriate to provide affordable housing than the site of the proposed development.**
- c) Affordable housing should incorporate a mix of tenures and sizes. The exact tenure split and size of units on each site will be a matter for negotiation, taking account of up-to-date assessments and the characteristics of the area.**
- d) Affordable housing should be appropriately distributed throughout a new development and should be designed to a high quality, with the same external appearance as for market housing.**
- e) Where developers are unable to meet the requirements for delivery of affordable housing, the Council will need to be satisfied by robust financial viability evidence (through an open book approach) that the target cannot be met. An independent assessment will be undertaken at the developers cost.**

CP4 GYPSY AND TRAVELLER AND TRAVELLING SHOWPEOPLE

What you told us

- 4.44 At Issues and Options consultation stage respondents stated that the Plan should seek to meet the needs of all sectors of society. Any policy should be worded positively so that applications can be considered favourably, provided they conform with the Council's criteria.

What the policy needs to do

- 4.45 Local Authorities are required to assess and understand the accommodation needs of their community and there is a duty to consider the needs of people residing in or visiting a borough with respect to sites for caravans. The Government's overarching aim is to ensure fair and equal treatment for Travellers, in a way that facilitates the traditional and nomadic way of life of travellers while respecting the interests of the settled community. The Council is also required to set out criteria by which any relevant application will be assessed.

Supporting Text

- 4.46 Local Planning Authorities have to use robust evidence to establish accommodation needs when preparing Local Plans and making planning decisions. As such, a joint Gypsy and Traveller and Travelling Showpeople Accommodation Assessment (GTAA) was undertaken in 2013 by consultants on behalf of the Coastal West Sussex Authorities (Adur, Arun, Worthing and Chichester) and the South Downs National Park Authority. Phase I of the GTAA provides evidence on the current and likely future accommodation needs of Gypsies and Travellers and Travelling Showpeople. An update to this report was published in 2014.
- 4.47 This study identified that there were no existing sites within Worthing at that time and no identified current or future need. As a consequence, no new sites were required to be allocated. This study is currently being updated and its findings will be reflected at the next stage of this Local Plan. This update is required as the current study is out of date but also to consider the change in the planning definition of the term 'Gypsies and Travellers' (changed in 2015). Early indications suggest that there continues to be no identified need within Worthing.
- 4.48 Whilst the emerging evidence has not identified a need, and therefore no requirement to provide sites, there is still a requirement to include a criteria based policy to provide a basis for decision making in the event that relevant applications do come forward. This is line with Policy B of the National Planning Policy for Traveller Sites.

CP4 GYPSY AND TRAVELLER AND TRAVELLING SHOWPEOPLE

- a) Proposals for new Gypsy, Traveller and Travelling Showpeople sites will be permitted provided that the following criteria can be satisfied:**
- i. the potential occupants are recognised as gypsies, travellers or travelling showpeople (as defined in Planning Policy for Travellers Sites 2015); and**
 - ii. the proposal helps meet the identified need;**
 - iii. the site would have safe access to the highway network and provision for parking and turning;**
 - iv. the site would be well related to the existing settlement where local services and community facilities (including schools and health services) can be accessed by foot, cycle and public transport as well as by car;**
 - v. development should be of a scale that is sympathetic to the local environment and should not have an unacceptable adverse impact on the amenities of both residents of the site and occupiers of nearby properties, particularly in respect of noise and disturbance from vehicular movements, on-site business activities and other potential sources of noise;**
 - vi. the site would be served, or be capable of being served by an adequate mains water supply, and electricity, drainage and sewerage connections;**
 - vii. the site would not be located in an area of high flood risk (Flood Zone 3), on contaminated land, near refuse/landfill sites, wastewater treatment works, electricity pylons or be adversely affected by noise and odour in order to protect the amenity, health and well-being of residents; and**
 - viii. there is adequate provision for storage and maintenance of equipment, where required for Travelling Showpeople.**
- b) In assessing applications for Gypsy and Traveller or Travelling Showpeople sites, best practice guidance published by the Government and other relevant bodies will be used.**

CP5 QUALITY OF THE BUILT ENVIRONMENT

What you told us

4.49 Not surprisingly, a recurring theme in responses to the Issues and Options consultation was the need to ensure that new developments demonstrate high quality design. In general, there was support for using brownfield sites more efficiently but also specific reference to the need to avoid overdevelopment by considering the height, massing and scale of the townscape in relation to streetscape and design. The Issues and Options consultation posed the question, 'should the Council include a policy that would resist the inappropriate development of residential gardens?' 76% of respondents thought the Council should, and 24% thought that development should not be resisted as a matter of course.

What the policy needs to do

4.50 The NPPF seeks to secure high quality design; poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions should be refused. Existing poor design should not set a precedent; and poor design should be replaced with better design. Local Plans are also required to include policies that promote healthy communities and sustainable travel measures and create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion.

Supporting Text

4.51 The quality of the built environment determines in part, how a place is perceived, experienced and enjoyed. It encompasses the setting, the street pattern, the buildings and walkways, the parking, green spaces and public squares. A good environment meets the needs of all its users, whether pedestrian or cyclist, child or elder, resident, visitor or worker. It will also incorporate natural space for people and wildlife to move through, supporting both well-being and biodiversity. Places that have a good quality built environment are successful places - socially, economically and environmentally.

4.52 The quality of new design plays an important part in creating successful developments – well-designed developments relate well to existing buildings and spaces around them, are pleasant to use and take account of local distinctiveness without necessarily replicating what is already there. Good design is a key aspect of sustainable development. It encompasses architectural design, form, height, scale, siting, layout, density, orientation, lighting, materials, parking, street design, connectivity and open space/green infrastructure. To ensure that development delivered is of high quality the Council will seek to ensure that the quality of approved development is not materially diminished between permission and completion.

- 4.53 As well as being well-designed, new development should integrate well into Worthing's landscape and townscape, contribute positively to its varied character and distinctiveness, and where possible improve connections between places (including to the downs and coast). In the townscape open spaces are important features which can contribute to making the built up area pleasant and attractive. Where open spaces contribute to the quality of the townscape their loss will be resisted.
- 4.54 The relatively compact form of the borough and the constrained nature of the surrounding areas means that pressure to build upwards is likely to continue. Whilst this form of development can contribute towards meeting housing needs it is acknowledged that tall buildings can be assertive and dominant due to their visibility. In response to this the Council has published a Tall Building Guidance Supplementary Planning Document (SPD) which helps to lead taller buildings to the most appropriate sites and sets out the criteria by which the quality of developments will be assessed and controlled.
- 4.55 Good use of 'natural surveillance', natural and artificial light, and careful siting of buildings and street furniture can improve the layout of an area, reduce perceived and actual crime and opportunities for anti-social behaviour, and make an area more pleasant to use.
- 4.56 Lighting can add character and highlight elements of architectural quality. However, it is important to ensure that light shines on its 'target' and does not waste energy or contribute to 'skyglow', which detracts from the night sky's natural state and is a form of visual pollution. In this context it should be noted that the South Downs National Park is an internationally designated Dark Skies Reserve. The South Downs National Park Authority is a statutory consultee for all applications affecting the Park.
- 4.57 Private residential gardens within the built up area are now excluded from the definition of previously developed land, but their development may sometimes be appropriate. Applications for this type of development will be considered carefully and each case will be determined on its own merits. A range of issues, including the size and shape of the garden, impact on neighbouring dwellings, biodiversity, density, and the character of the area, will all be taken into account.
- 4.58 Extensions and alterations to residential properties or ancillary development such as new freestanding buildings and garages should have regard to scale, design and materials in relation not only to the property concerned, but also any predominant characteristics in the area, including garden size. The impact of any proposal on the street-scene and on neighbouring property must also be acceptable.
- 4.59 Residential annexes can provide a suitable solution for accommodating a relative or dependant within the curtilage of the main dwellinghouse. Where a totally independent dwelling is not acceptable, for example where there is a lack of separate curtilage, inadequate parking or a general unacceptable intensity of use, permission may be granted for an annexe subject to conditions limiting occupation to a relative or dependent, and requiring conversion of the accommodation to a use in association with the main dwelling, when it is no longer required for the relative or dependent. Such annexes would be ancillary to the main dwelling both in scale and range of accommodation and facilities, and

should not assume a detached or independent identity by design or sub-division of the curtilage of the main dwelling.

- 4.60 Whilst the most effective and efficient use of land and buildings is positively encouraged this must not be at a cost of unacceptable loss of amenity for residents, for example through noise, vehicular movement, visual intrusion or loss of important open space.
- 4.61 Best practice guidance published by the Government, the Council and other bodies will be used when assessing applications. Design codes, planning briefs and masterplans will be developed for key sites where appropriate.
- 4.62 The Council has adopted the following documents which provide guidance on design.
- Guide to Residential Development SPD (adopted November 2013)
 - Tall Building Guidance SPD (adopted November 2013)
 - Space Standards SPD (Feb 2012)
 - Extending or altering your home SPG (adopted 1998).
- 4.63 Although some aspects have been superseded by national policy, they all have parts that remain relevant. The Council is committed to updating its SPD and SPG and will schedule this work in its forthcoming Local Development Scheme. In the meantime applicants are advised to discuss with the Council about how this guidance should be used.
- 4.64 The Council will also have regard to a range of other best practice documents, standards and advice, such as:
- By Design (DETR/CABE, 2000);
 - Building in Context Toolkit (Historic England/CABE, 2001);
 - Buildings for Life 12 (Design Council CABE, 2015);
 - Tall Buildings Advice Note 4 (Historic England, 2015);
 - Active Design Checklist (Sport England/Public Health England, Oct 2015);
 - Dementia and Town Planning (RTPI, Jan 2017).
- 4.65 The use of these standards and principles (or their successors) will be encouraged.

CP5 QUALITY OF THE BUILT ENVIRONMENT

- a) All new development (including extensions, alterations, ancillary development, change of use and intensification) should:**
- i. be of a high architectural and design quality and respect and enhance the character of the site and the prevailing character of the area. This will include consideration of proportion, form, design, context, massing, siting, layout, density, height, size, scale, materials, detailed design features and landscaping.**
 - ii. enhance the local environment by way of its appearance and character, with particular attention being paid to the architectural form, height, materials, density, scale, orientation, landscaping, impact on street scene and layout of the development;**
 - iii. be well built, fit for purpose, and adaptable to changing lifestyle, demography and climate;**
 - iv. include a layout and design which: take account of potential users of the site; create safe conditions for access, egress and active travel (walking and cycling) between all locations; provide good links to integrated public transport; and have acceptable parking arrangements (in terms of amount and layout);**
 - v. incorporate the principles of securing safety and reducing crime through design in order to create a safe and secure environment;**
 - vi. make a positive contribution to the sense of place, local character and distinctiveness of an area;**
 - vii. not have an unacceptable impact on the occupiers of adjacent properties, particularly of residential dwellings, including unacceptable loss of privacy, daylight/sunlight, outlook, an unacceptable increase in noise or vehicular movements or loss of important open space;**
 - viii. respect the existing natural features of the site, including landform, trees and biodiversity and contribute positively to biodiversity;**
 - ix. ensure that lighting incorporated into developments provides the minimum for public safety, is energy efficient and avoids light pollution.**

Residential Annexes

- b) Residential annexes must be designed as ancillary to the main dwelling and be capable of satisfactory conversion for use in association with the main dwelling when it is no longer required by a relative or dependant.**

Ensuring Approved Plans are Delivered

- c) To ensure that the quality of approved development is not materially diminished between permission and completion, where appropriate, the Council will use Planning Conditions to prevent incremental changes being made to approved plans that would impact negatively on the design and quality of the scheme proposed.

CP6 PUBLIC REALM

What you told us

- 4.66 Respondents to the Issues and Options consultation gave widespread support for the regeneration of the town centre and seafront with specific reference to the need to enhance the public realm and improve accessibility and cohesion. Specific reference was made to enhancing public spaces through improved landscaping and through the use of high quality materials and design.

What the policy needs to do

- 4.67 The NPPF requires Councils to support the vitality of town centres and, with the public realm in mind, it states that Local Plans should identify priority areas for infrastructure provision and/or environmental enhancements to build sustainable economic growth. It promotes the use of planning policies to ensure that the arrangement of streets and spaces help to create places that are safe and accessible and that establish a strong sense of place. The policy also needs to support and reflect a number of local studies and strategies that seek to deliver improvements to the public realm, particularly in the town centre and seafront.

Supporting Text

- 4.68 The public realm is the space around, between and within buildings that are publicly accessible, including streets, squares, parks, open spaces and pedestrian and cycle routes. These spaces are dynamic elements that have a distinct and unique identity, whether they are spaces to move through or spaces to gather in. The quality of the public realm has a significant influence on quality of life because it affects people's sense of place, security and belonging, as well as having an influence on a range of health and social factors. For this reason, the public realm should be multi-functional, attractive, accessible and contribute to the highest possible standards of comfort, security and ease of movement. This will help to create environments that people want to live and work in.

- 4.69 Improvements to the public realm provide an opportunity to enhance the quality, character and distinctiveness of Worthing, and form an important part of a wider strategy for regeneration and renewal. Significant improvements to the public realm have been delivered in partnership during recent years including enhancement to parts of the seafront, a public realm upgrade in Montague Place and improved cycling and pedestrian access. However, it is accepted that the current condition and quality of the public realm in some other areas is poor. For example, the streetscape around the seafront area is overwhelmingly dominated by car parking spaces and a wide carriageway which creates severance from the town centre. Elsewhere, in parts of the town centre, the public realm is lacking in cohesion and legibility, with many examples of mismatched materials and landscaping in poor condition. The Local Plan and supporting strategies seek to address these issues.
- 4.70 The Worthing Investment Prospectus (2016) sets out a broad vision for the town centre and identifies a number of key development opportunities expected to come forward. The delivery of these sites and the intensification of uses in and around the town centre will help to transform the look and feel of the town over the next decade. To support these changes the Prospectus also highlights the importance of the spaces and connections that link these sites and, as such, it includes an aspiration for an improved public realm. It concludes by highlighting opportunities to add value to the town's quality of place, sense of arrival and ease of movement.
- 4.71 To support the Investment Prospectus and to update existing strategies, the Council, in partnership with West Sussex County Council, commissioned consultants to prepare a Public Realm Strategy. The Options Appraisal (August 2017) identifies a series of public realm improvements to Worthing town centre over the next 5 to 10 years that will support town centre regeneration, help to deliver growth and enhance sustainable transport opportunities. Funding has been secured as part of the Adur & Worthing Growth Deal to deliver a number of the improvements and feasibility work is currently being undertaken.
- 4.72 To provide a coordinated approach the Public Realm Strategy was prepared in parallel with a Seafront Investment Plan (2017) which provides a comprehensive plan and delivery strategy for revitalising and renewing the town's seafront. It seeks to build on recent improvements in the area to help create several new public spaces and amenities and provide a high quality setting for new development. A key part of the strategy will be to improve the public realm with proposals to enhance pedestrian comfort levels and reduce vehicular dominance of the seafront through extended footways, new crossings, traffic reconfiguration around Steyne Gardens and an upgraded promenade with enhanced street furniture and new lighting.
- 4.73 When considering proposals for the public realm the Council will also have regard to a range of other documents, standards and advice such as local SPDs / Guidance and other publications such as 'By Design' (DETR/CABE) and CABE's 'Building in Context' toolkit.
- 4.74 Shopfronts can have a significant impact on the streetscene. The design and materials of shopfronts should respect the character of the area and the building of which they form a

part. Advertisements can also form part of the public realm and need to be designed sensitively.

- 4.75 The Public Art Strategy (2009) provides guidance and direction on the opportunities for future investment and commissioning of public art in Adur and Worthing. The policy below requires public art to be provided, in some form, as a part of major developments; it will also be encouraged on smaller sites.

CP6 PUBLIC REALM

- a) The enhancement of the public realm in Worthing, particularly in the town centre and seafront, is an integral part of the strategic objectives for the town. Opportunities should be taken to improve the public realm through new development, integrated sustainable transport schemes or regeneration schemes.**
- b) Proposals must ensure that public realm is safe, accessible, inclusive, attractive, well-connected, easy to understand and maintain, and that it relates to the local and historic context. It is expected that new development will incorporate the highest quality design, landscaping, green infrastructure, street furniture and surfaces.**
- c) Proposals for improvements to the public realm that are in line with the Council's Public Realm Strategy and Seafront Investment Plan will be supported.**
- d) New shopfronts will be permitted where the design and materials respect the character of the area and of the building of which they form part.**
- e) Express consent will only be granted for advertisements which respect the character and appearance of the surrounding area, and do not create a danger or hazard to public safety. Where an illuminated advertisement is acceptable in principle, such advertisements should be either externally illuminated or have internally illuminated individual lettering with a solid or opaque background.**
- f) The Council will support the delivery of public art that helps to enhance the public realm. Public art should be incorporated within major developments.**

SUSTAINABLE COMMUNITIES

Local Plans have an important social role in terms of creating and supporting sustainable communities that are strong, vibrant and healthy. This section recognises key policy areas that are the backbone in delivering sustainable communities. The Local Plan is an important mechanism to promote health and wellbeing and address the wider determinants of health. In particular, the Local Plan will seek to address the variation in levels of deprivation across the Borough with policies that will help to support the quality of community life, social cohesion, access to the natural environment and delivering infrastructure that is needed to support sustainable communities.

Adur and Worthing Councils' Platforms for our Places (2018) recognises the need to promote the physical and mental health of our communities and tackle the wider determinants of health. It is considered that this section of the Local Plan will assist in the Council meeting its corporate commitments.

Policies	Vision and Strategic Objectives
<ul style="list-style-type: none"> • CP7 Healthy Communities • CP8 Open Space, Recreation and Leisure • CP9 Planning for Sustainable Communities / Community Facilities • CPI0 Delivering Infrastructure 	<ul style="list-style-type: none"> • VI, V4 • SO1, SO3, SO4, SO6, SO7, SO13, SO15, SO16, SO19, SO20

CP7 HEALTHY COMMUNITIES

What you told us

4.76 The Issues and Options consultation generated support for the emerging Plan in facilitating strong, vibrant and healthy communities. It was identified that the Local Plan needs to include an objective on health with details given on how inequalities should be reduced. In addition, the Plan must recognise and address the challenges arising from an ageing population and that future development should be designed for life and be able to accommodate the needs of all residents at all stages of their life. It was also commented that Worthing will benefit from high quality public realm and landscape to facilitate positive social cohesion thus creating a sense of place.

What the policy needs to do

- 4.77 The NPPF requires local planning authorities to set out planning policies to achieve places which promote:
- Social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other;
 - safe and accessible environments, so that crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion - for example through the use of clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas; and
 - healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.
- 4.78 Many factors influence our health, including the lifestyles we lead, the environment we live in and the opportunities we have to exercise and to access health facilities. It is important that the Policy provides linkages to the relevant elements needed to provide the foundations for achieving health and wellbeing amongst the built and natural environment in Worthing.

Supporting Text

Role of Planning in achieving sustainable communities

- 4.79 As a result of the Health and Social Care Act 2012, Local Authorities now take responsibility for public health in their local communities. The Council recognises the important role that spatial planning has in the creation of healthy, safe and inclusive communities as well as facilitating opportunities for people to be encouraged to lead active lifestyles and thereby improving their ability to access high quality open spaces and green infrastructure for recreation and leisure. There is an important link between the physical and social environment in which we live and how healthy we are, both physically and mentally. The Planning system is one of many tools that can contribute to addressing the wider determinants of health.
- 4.80 It is evident that health inequalities stem from health determinants present in the social, physical and economic environment we live in, such as the design and quality of homes and neighbourhood, the ability to cycle and walk safely, the opportunities we have to exercise and to access health facilities. A wider sense of wellbeing is influenced by a variety of factors such as opportunities for work, positive social interactions within the public realm, attractive historic environments, social and cultural factors including range and quality of community, faith, art, culture and leisure facilities.

- 4.81 Facilitating a healthy and active community provides numerous benefits, not just on a social level but also economically and environmentally. Cycling and walking helps to minimise air pollution, with high quality open spaces and public realm design being seen as attractive places to invest, work and live.
- 4.82 This section of the Plan draws out key Policy areas which can contribute towards creating strong, vibrant and healthy communities as well as addressing some of the existing health inequalities in the built and natural environment. The Local Plan recognises its important role in providing attractive, accessible and safe policy measures to encourage people to make positive behaviour choices towards leading healthy lifestyles such as providing cycling and walking networks and improving access and quality of open spaces.

Health and Wellbeing in Worthing

- 4.83 Adur & Worthing Councils' Public Health Strategy 2018 - 2021 'Start Well, Live Well, Age Well' (2018) explains that whilst there is much to celebrate in Worthing, there are however significant health challenges and inequalities including: higher than average levels of obesity and alcohol misuse; low rates of physical activity; isolated older people and loneliness of all ages; early deaths from cancers and high incidence of mental health issues amongst young people. We know that; between and within some of our wards there are significant health inequalities, resulting in life expectancy differences of between seven and nine years, depending on where people live. Of even greater concern are the differences between the poorest and most affluent areas in terms of disability free life expectancy, which shows that many in our poorest areas are expected to be ill and out of work long before the projected state retirement age, with a resulting impact on health and social care services. Public Health and focussing on prevention is fundamental to the work of the local authorities; the Public Health Strategy (2018-2021) is designed to help us not only identify these issues, but with our partners and our communities create the conditions to use our combined resources to tackle them.

Health Impact Assessment

- 4.84 A Health Impact Assessment (HIA) is a process which ensures that the effect of development on both health and health inequalities are considered and addressed during the planning process.
- 4.85 Screening is a preliminary assessment of what health impacts might arise from a development proposal and informs the decision of whether the proposal would benefit from further assessment. The scope of a HIA will vary depending on the size of the development and its location. The HIA should appraise the likely positive and negative health impacts of a development on different groups in the community and identify any mitigation measures for any potential negative impacts as well as measures for enhancing any potential positive impacts. Further information on the application of HIA will be set out within a SPD.

Healthy Communities

- 4.86 A healthy lifestyle is one which helps to keep and improve a person's health and wellbeing. The borough's parks and open spaces help to enable local communities to lead lifestyles with greater levels of physical activity, resulting in better physical and mental health, reduced stress levels and increased social interaction. These spaces provide a vital natural resource in which people of all ages can play, exercise, relax and enjoy the natural world. Easy and improved access for all residents, including the elderly, those living with dementia and people with disabilities to high quality open and natural space is therefore important.
- 4.87 Providing enhanced, safe and accessible active travel routes, such as cycling and walking can also have a significant effect on health by encouraging participation in physical activity and promoting social interaction, in addition to reducing noise and air pollution.
- 4.88 The design and quality of the built environment can have a significant impact on physical and mental health of how people perceive and navigate their environments. A high quality, inclusive and accessible environment benefits the quality of life for residents and visitors. It should enable everyone at all stages of life and at all levels of ability to participate equally, confidently and independently in everyday activities and to easily interact with one another thus forming and strengthening social connections. Homes need to be constructed and designed in a manner so that they can adapt to changing demands and needs for all generations thus enabling people to live independently for longer and reducing the need for extensive adaptations to buildings.
- 4.89 Growth in the provision and quality of local employment opportunities is essential in supporting socio-economic benefits. Provision of a range of varied jobs can ensure that local communities derive maximum economic benefits from those opportunities. The creation of employment opportunities need to be in accessible locations served by public transport links and walking and cycling infrastructure to encourage physical activity and also not to disadvantage those who do not have access to a car.
- 4.90 Accessible healthcare, social and leisure facilities are essential and are particularly relevant for the elderly and less physically active members of society. The protection of existing health, education, social, community and cultural facilities and the future provision of social infrastructure is central to delivering sustainable development that minimises the need to travel by car and thereby creates places and opportunities for social interaction through walking and cycling.
- 4.91 The Council recognises the value that the local environment and the borough's natural resources has upon the health and wellbeing our communities by providing relaxation and stress alleviation, stimulating social cohesion, supporting physical activity, mitigating the impacts of climate change (i.e extreme heat) and reducing exposure to air pollutants and noise.

4.92 Local planning authorities have an important role in supporting opportunities for communities to access healthier food and allotments.

CP7 HEALTHY COMMUNITIES

- a) The Council will promote the creation of strong, vibrant and healthy communities and seek a reduction in health inequalities by:**
- i. promoting healthy lifestyles, such as through improvements in the quality and accessibility of recreation opportunities, and the enhancement and accessibility of safe active travel routes to enable exercise and physical activity as part of everyday life;**
 - ii. supporting good mental health by providing high quality homes within an attractive environment, providing social connections through inclusive development layout and public realm design and improved access to open spaces;**
 - iii. improving provision of and / or access to employment recognising the clear links between income and health;**
 - iv. supporting proposals for new and improved health services and facilities in locations where they can be accessed by sustainable transport modes;**
 - v. improving environmental sustainability and reducing contributors to poor health and mitigating their risks, such as those associated with climate change, flooding, hazardous uses, crime and poor air quality;**
 - vi. supporting healthy eating and promoting healthy food choices, through increasing opportunities for communal food growing spaces including allotments and garden plots within development to enable healthy lifestyles.**
- b) Major residential and commercial development will be required to undertake a screening for a Health Impact Assessment (HIA), and a full HIA if necessary, proportionate to the development proposed, to demonstrate the health outcomes on the health and wellbeing of communities.**

CP8 OPEN SPACE, RECREATION AND LEISURE

What you told us

4.93 It is evident, from the Issues and Options consultation, that open spaces, play areas and sport facilities provide an environment that contributes to health and wellbeing for all. Communities in Worthing wish to protect and maintain parks, open space, and recreation parks and for the Local Plan to identify opportunities for new open space, recreation and leisure facilities for everyone. It was also recognised that open spaces need to be accessible for all members of the community including elderly residents and wheelchair users.

What the policy needs to do

4.94 The NPPF sets out that access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities.

Supporting Text

4.95 High quality open spaces and opportunities for sport and recreation make an important contribution to the health and wellbeing of communities.

4.96 The extent of the urban area and pressures for development mean that the protection of valued high quality open spaces and sport and recreation facilities is a key priority and they should only be built on in exceptional circumstances.

4.97 Open space, which includes all open space of public value, can take many forms, from formal sports pitches to open areas within a development, linear corridors and country parks. In addition to social benefits they can also have an ecological value, contribute to green infrastructure and form an important component of the landscape.

4.98 The coastline to the south and South Downs National Park to the north provide an expanse of natural/semi natural open space for Worthing's residents and visitors. Within the borough Highdown Gardens, Field Place and Beach House Park have been awarded the the Green Flag Award. In addition numerous amenity spaces make an important contribution to local residents health and wellbeing by providing spaces for play, recreation and walking and cycling.

4.99 Open space, Playing Pitch and Built Facilities studies were produced for Adur and Worthing in 2014. They provide an assessment of current sites and future requirements. Key findings include:

- the current assessment indicates that there is unmet demand in Worthing for swimming pools;

- across Worthing there is a deficiency in the amount of natural/semi-natural and amenity greenspace;
- the number of playing pitches is sufficient to meet current and future demand across all sports.

4.100 Built leisure facilities are primarily managed by South Downs Leisure Trust which operates five sites across Worthing. Since the study was published new 3G pitches have been provided and options are being explored to redevelop Worthing Leisure Centre. Updates to these studies will be undertaken to support this Local Plan.

4.101 The Open Space Study (2014) sets minimum provision standards for different open space typologies in Worthing. In terms of quantity, the local standards are as follows (all quantities are hectares per 1000 population):

Table 2: Worthing Minimum Provision Standards for Open Space

	Parks and Gardens	Natural / Semi Natural	Amenity Greenspace	Provision for Children and Young People	Allotments
Standard (per 1,000 population)	0.20	2.57	0.78	0.05	0.15

4.102 Work on the England Coast Path - a new National Trail around all of England's coast is expected to be completed in 2020. As part of this programme Natural England have set out proposals for improved access to the coast between East Head, Chichester and Shoreham by Sea. The frontage in Worthing will become part of the National Trail.

CP8 OPEN SPACE, RECREATION AND LEISURE

- a) **Major development for residential use will be required to provide open space on site in accordance with the Council's adopted standards. Where it is not possible to provide open space on site, contributions will be required to provide or improve open space off-site.**
- b) **The loss of existing open space, or sports and recreation buildings/facilities will be refused unless:**
 - i. **the development is for alternative sports and recreational provision, the need for which clearly outweighs the loss; or**

- ii. an assessment has been undertaken which clearly shows the open space, buildings or land to be surplus to requirements and not required to meet any other shortfalls in open space types; or
- iii. the loss resulting from the proposed development would be replaced by equivalent or improved provision in terms of quantity and quality in a suitable location.

c) Proposals for built sports facilities and formal sports provision will be supported where they are in accordance with policies in this plan.

CP9 PLANNING FOR SUSTAINABLE COMMUNITIES / COMMUNITY FACILITIES

What you told us

4.103 The Issues and Options consultation confirmed the view that a key challenge is that new development may help support existing facilities but can also add pressure on them. It was also raised that the Local Plan must identify specific infrastructure needs of the local community and therefore invest and provide the right range of facilities and services to meet people's needs at all stages of their lives. The Local Plan also needs to be aware of the changing social and cultural dynamics within the borough including faith and how this impacts on demand for facilities to meet operational needs.

What the policy needs to do

4.104 The Policy needs to plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments.

4.105 The NPPF seeks Local Planning Policies to guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs; ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community. The NPPF also requires Local Planning Authorities to take a positive and collaborative approach to enable development to be brought forward under a Community Right to Build Order, including working with communities to identify and resolve key issues before applications are submitted.

Supporting Text

- 4.106 Communities need a range of education, health, social, community and cultural facilities and services to support their wellbeing. These are provided by a variety of service providers. It is important that these are accessible to all and respond to the needs of different ages and groups, particularly the less mobile and more deprived members of the community. Locating these close to the communities they serve, helps reduce the need to travel and creates strong inclusive neighbourhoods.
- 4.107 There is limited space within Worthing for new development and as such it is important that improvements and expansions to existing facilities as well as new facilities are supported. The Local Plan is supported by an Infrastructure Delivery Plan which reflects the requirements of this Policy. The Infrastructure Delivery Plan provides an overview of existing education, health, social, community and cultural facilities and their current quality and capacity. It highlights the additional infrastructure required, as identified by infrastructure providers, to support growth set out in the Local Plan and how this will be delivered as part of major sites or supported through the Community Infrastructure Levy. The Local Plan also plays a role in facilitating the delivery of essential social infrastructure required by service providers on suitable sites. Where appropriate, new facilities should be designed in a way, and opportunities sought, to facilitate shared use.
- 4.108 The lack of space also creates pressure to release facilities to deliver housing. It is important that these facilities are protected where they are continuing to meet the needs of the local community. Where the provision of a community facility would result in the loss of existing residential use, Policy CPI: Housing Mix and Quality will need to be taken into account.
- 4.109 The Community Right to Bid aims to keep valued land and buildings (that are on the Assets of Community Value register) in community use by giving local people the chance to bid to buy them, if and when they come onto the market.

CP9 PLANNING FOR SUSTAINABLE COMMUNITIES / COMMUNITY FACILITIES

- a) The Council will protect, and support improvements to health, education, social, community and cultural facilities to ensure they meet the needs of local communities where it is demonstrated there would be no unacceptable impact on adjacent properties.**
- b) The provision of multi-purpose facilities and the secure sharing or extended use of facilities that can be accessed by the wider community will be encouraged.**
- c) The Council will work with service providers to deliver appropriate facilities**

in accessible locations. Proposals by service providers for the delivery of facilities in appropriate locations to meet the needs generated by new development and existing communities will be supported in principle.

- d) **The Council will seek planning obligations to secure new and improved community facilities and services to mitigate the impact of developments. The Council may also fund improvements to community facilities using receipts from the Community Infrastructure Levy where this is identified on the Council's Community Infrastructure Levy Funding List.**
- e) **Development which would result in the loss of facilities will normally be resisted and will only be permitted where:**
 - i. **a replacement facility of a similar nature is provided that meets the needs of its current and intended users, as well as the local community;**
 - ii. **it can be demonstrated the existing premises are no longer required or viable in their existing use and the premises have been marketed for a reasonable period of time for an alternative community use.**

CPI0 DELIVERING INFRASTRUCTURE

What you told us

4.110 Representations received through the Issues and Options consultation set out the need to protect and invest in health services and facilities, education services and schools, including increasing provision for new development and that infrastructure must be provided at an early stage of the development process.

What the policy needs to do

4.111 The Policy must plan positively for the development and infrastructure required in the borough. In order to promote sustainable future growth within the borough, infrastructure is needed to address the demands arising from development. The NPPF requires Local Planning Authorities to work with other authorities and providers to: assess the quality and capacity of infrastructure for transport, water supply, wastewater and its treatment, energy (including heat), telecommunications, utilities, waste, health, social care, education, flood risk and coastal change management, and its ability to meet forecast demands. The Policy needs to reflect the identified infrastructure requirements contained within the Infrastructure Delivery Plan.

Supporting Text

- 4.112 Future residential and employment growth in the borough together with the projected demographic changes will place demand upon the capacity of infrastructure. Investment to improve existing infrastructure and the provision of new infrastructure and services will be necessary in order to support sustainable development. The Council expects developers to fund or provide the necessary improvements so as to mitigate or compensate for the impact of their proposal. These measures are known as ‘developer contributions’.
- 4.113 The term ‘infrastructure’ includes a wide range of items comprising of social, physical and green infrastructure, such as: utilities; green infrastructure (including open space); sports facilities; play areas; roads; public transport; education; libraries; health facilities; flood defence; drainage; waste and recycling; and public art (this is not an exhaustive list). Some of the infrastructure is provided by statutory undertakers whilst other elements are provided by West Sussex County Council and/or Worthing Borough Council. Delivery of major infrastructure will often require a multi-agency approach and partnership working. Management agreements can also be required to ensure that effective arrangements are in place to look after infrastructure. The delivery of various forms of infrastructure required in this Local Plan is a fundamental part of delivering the vision for Worthing.
- 4.114 The Local Plan identifies sites for future growth and these will be required to deliver infrastructure on-site to meet the needs of the development, and if appropriate, financial contributions for off-site facilities. Where appropriate, smaller sites should also contribute towards the delivery of facilities and services to ensure that the cumulative impacts of development can be managed and provided for in a timely and effective way.
- 4.115 In line with national planning policy, and in conjunction with infrastructure providers, the Council has updated its Infrastructure Delivery Plan to establish the quality and capacity of existing infrastructure and what additional infrastructure is required to support future growth within the borough up until 2033. The Infrastructure Delivery Plan also provides information as to how and when the required infrastructure will be delivered and a broad indication of phasing, costs and funding mechanisms. The Infrastructure Delivery Plan is a ‘live’ evidence base document that will be regularly reviewed and updated as the Local Plan progresses.
- 4.116 Where sites come forward for development, infrastructure can be provided directly by developers, or planning contributions can be used to deliver on or off-site infrastructure to address or mitigate the impacts of development. The type, scale and location and impact of the development will determine the necessary contribution. Developers will be expected to provide information, and if necessary negotiate with, the Council, or the relevant provider, on the infrastructure necessary to make the proposal acceptable. This will include the timing of provision which should be phased to minimise the impact on existing resources.
- 4.117 The provision of infrastructure should be taken into account when estimating the costs of a scheme and its viability. Where a developer considers that the proposal has been made unviable by the level of infrastructure required, the Council will work with the developer

to address the issue. The developer will need to demonstrate how this would threaten delivery of the development.

- 4.118 The Council has an adopted Community Infrastructure Levy which is a mechanism that allows the Council to raise funds from some forms of development. As outlined below, the Community Infrastructure Levy and planning obligations are currently the two main mechanisms used by the Council to collect developer contributions towards infrastructure provision. Information on both the Community Infrastructure Levy and planning obligations and an explanation of the relationship between them is set out within the Developer Contributions SPD (2015).
- 4.119 The Council will continue to use planning obligations to secure the provision of affordable housing and where site specific infrastructure is essential for development to take place on individual sites, or which it is needed to mitigate the impact of development at the site or neighbourhood level.
- 4.120 The Community Infrastructure Levy is a fixed rate charge on the net additional increase in floorspace that is collected as a financial contribution although in some cases it may be more appropriate to transfer land or infrastructure ('in-kind'). The Community Infrastructure Levy was implemented in the borough on the 1st October 2015 and it is now the main source for collecting contributions from eligible developments in Worthing. Unlike planning obligations, the Community Infrastructure Levy does not have to directly relate to off-setting the implications of an individual development, but instead relates to the overall cumulative effect of development in Worthing.
- 4.121 The Community Infrastructure Levy charge is non-negotiable. However, mandatory exemptions and relief from the Community Infrastructure Levy include social (affordable) housing relief and some developments by charitable institutions. Further information relating to exemptions and other discretionary matters is set out in the Charging Schedule.
- 4.122 The Council has the responsibility for prioritising the spend of Community Infrastructure Levy and governance structures are currently being established to manage this process. Prioritisation of projects will be partly informed by the Council's Regulation 123 list which sets out the infrastructure projects that the Council intends will be, or may be, wholly or partly funded through the Community Infrastructure Levy (and therefore not through planning obligations). In addition, the Council will prepare an Infrastructure Business Plan which, when in place, will form the key document for prioritising infrastructure projects, as identified in the Infrastructure Delivery Plan and the Regulation 123 list.
- 4.123 There will be competing demands on funding from the Community Infrastructure Levy from a variety of service providers and it is not expected that the Community Infrastructure Levy will generate enough funds to completely cover the cost of new infrastructure needed to fully support planned development. As a consequence, the Council will continue to request and apply for funding from other sources to help ensure that infrastructure in the borough can support growth.

4.124 Although the Community Infrastructure Levy will be the principle mechanism for collecting developer contributions, the reality is that some developments will be liable to pay both Community Infrastructure Levy ('general infrastructure') and planning obligations (site specific measures / affordable housing). However, in these instances the contributions will cover different infrastructure projects and developments will not be charged for the same infrastructure through each mechanism. To ensure no 'double dipping' takes place the Council differentiates the 'general' infrastructure projects that will be funded through CIL (set out on the Regulation 123 list) and distinguishes these from the projects that will still be expected to be funded through planning obligations. Regulation 123 impose pooling restrictions which restricts the Council from collecting more than five separate planning obligations for a type of infrastructure.

CPI0 DELIVERING INFRASTRUCTURE

- a) Development will be required to provide or contribute to the provision (and where appropriate, maintenance) of facilities, infrastructure and services made necessary by development, or where it gives rise to a need for additional or improved infrastructure.**
- b) The Council will work with partners including infrastructure and service providers and stakeholders to ensure that the necessary physical, economic, social and environmental infrastructure is provided to support development.**
- c) Infrastructure should be provided at the appropriate time, prior to the development becoming operational or being occupied. Larger developments may need to be phased to ensure that this requirement can be met.**
- d) Proposals by service providers for the delivery of utility infrastructure to meet the needs generated by new development and by existing communities will normally be permitted.**

LOCAL ECONOMY

The policies in this section seek to support Worthing’s ambition to build on its current economic strengths, help local businesses to grow and equip the town’s workforce to be ready for future challenges and emerging sectors. The strategy is to plan positively for sustainable economic growth, promoting and enhancing the economic role of the town, and guiding its role within the wider sub-region. The Local Plan will help to deliver sustainable economic development by establishing a clear policy framework and helps to meet quantitative and qualitative demand for all types of economic activity over the Plan period.

The Councils Platforms for our Places (2017) and Economic Strategy recognise the need to create a place that business wish to invest in. An adaptive and creative approach to delivering space is needed to meet the demands of start-ups and growing business

Policies	Vision and Strategic Objectives
<ul style="list-style-type: none"> • CPI1 - Economic growth and skills • CPI2-Protecting and enhancing existing employment sites • CPI3 - The visitor economy • CPI4 - Retail policies 	<ul style="list-style-type: none"> • VI,V2,V3 • SO8, SO9, SO10, SO11, SO12, SO13, SO14

CPI1 ECONOMIC GROWTH AND SKILLS

What you told us

4.125 In general, respondents to the Issues and Options consultation considered that the Council had identified the key challenges facing the local economy. Specific comments included the need to: focus not only on local markets; create an innovative and creative environment; provide low cost and incubator space for start-ups; and encourage investment in sustainable green industries amongst others. It was also felt that more focus should be given to high quality training in new and varied skills as this would help rectify the economic value imbalance between local and ‘exported’ resident expertise and reduce out-commuting.

What the policy needs to do

- 4.126 The National Planning Policy Framework states that planning's economic role in achieving sustainable development is 'contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support borough growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure'.
- 4.127 In drawing up Local Plans, local planning authorities should: set out a clear economic vision and strategy for their area; positively and proactively encourage sustainable economic growth; set criteria, or identify sites to meet anticipated needs over the plan period; support existing business sectors and; where possible, identify and plan for new or emerging sectors.

Supporting Text

- 4.128 Worthing's local economy has a strong base and, overall, evidence demonstrates a moderate performance when compared to other local authority areas in the sub-region. However, the town has recorded relatively low levels of economic activity and wage earnings and a low level of employment growth, average worker productivity and business start-ups.
- 4.129 To help address some of these issues, the Adur & Worthing Economic Strategy (2018) sets out ambitious plans for how Worthing will achieve 'good growth' and deliver a number of improvements that would allow the town to significantly enhance its attraction and competitiveness. Good growth will balance economic success with quality of life whilst sustaining natural assets and the environment.
- 4.130 There is potential for employment growth particularly in the advanced engineering, digital and tourism sectors. Whilst there is a focus on supporting the consolidation and growth of existing business this Plan also offers flexibility to the newly emerging sectors which in some cases compete for the same space as existing and more traditional businesses, but in other cases require more a bespoke product.
- 4.131 The Worthing Investment Prospectus (2016) sets out a broad vision for the town centre and identifies a number of key development site opportunities that are expected to come forward. Supported by this Plan, the delivery of these sites provides an opportunity to improve the town's identity, enhance the public realm, add vibrancy and improve connectivity. The intensification of uses in and around the town centre will help to transform the look and feel of the town.
- 4.132 Elsewhere in Worthing, a further challenge will be to provide new premises to meet identified employment needs and support local business. The Council is also committed to work in partnership with other authorities in the region to promote and support economic development.

Industrial

- 4.133 Whilst Worthing is not recognised as a strategic industrial location or a particularly sizeable industrial location when compared to other locations in the wider sub-region, demand for industrial space remains strong and very low levels of vacancy reflect a limited supply of industrial space in the market (i.e. particularly modern, good quality space). Typical industrial rents in Worthing are now comparable with nearby locations such as Shoreham-by-Sea and Chichester, but still remain competitive over Brighton and Hove. Demand is largely localised and comes from a mix of industrial sectors (i.e. particularly warehousing and small scale logistics) with premise requirements mostly ranging between 185 sqm and 930 sqm. However, there has also been some more recent interest for industrial space ranging from 930 sqm and 4,645 sqm indicating some demand for large industrial accommodation does exist in Worthing.
- 4.134 The development of new industrial space in Worthing has been very limited in recent years. In addition, much of the borough's existing stock is relatively dated and in need of refurbishment. This lack of supply and severe shortage of industrial space, coupled with strong demand, means that existing firms within Worthing struggle to accommodate any expansion and relocation plans in the borough which are rarely able to be met. To help meet need at least one new industrial park/site is required in the borough to provide a release valve and enable churn, intensification and upgrading of existing older sites. Failure to achieve this will increase the risk that potential economic opportunities will be diverted from the borough.

Offices

- 4.135 The borough is not viewed as a particularly strong office location, with limited levels of demand, take up and stock. The office market is relatively localised and what limited demand there is generally comes from local Small and Medium Enterprises (SME's) operating across a range of business service sectors. In general, there is a demand for good quality, small modern premises, typically falling within a size range of 185 sqm to 465 sqm. However, there have been recent enquiries for much larger office buildings and evidence of growing demand from local businesses seeking smaller office suites.
- 4.136 Office developments are dispersed across the borough with the greatest concentration located within the town centre (43%). Very limited amounts of new office development have occurred in Worthing in recent years, with the majority of the stock comprising older style 1970's and 1980's space for which demand is low. There is currently insufficient demand to warrant speculative development in the borough and this unlikely to change in the short to medium term.
- 4.137 Changes to Permitted Development rights to allow the change of use from office to residential has had an impact upon the borough's office market. So far, it has generally involved the loss of poorer quality, older redundant space rather than primary office space that is in demand. However, going forward, stronger measures may need to put into place to protect existing office space or plan for additional provision particularly if Worthing's better quality provision becomes at risk.

4.138 Despite relatively modest demand for and take up of office space in recent years it is considered that Worthing’s office economy still has a role to play, but the future health of the office market relies upon providing small scale, good quality and flexible space to meet the needs of local SME’s. The provision of new high grade workspace would also allow existing office occupiers to relocate from outdated space and into purpose built accommodation.

Identified Employment Need

4.139 In order to gain an understanding of how the local economy is performing and what the Local Plan can do to support future growth needs, the Council undertook a number of studies including the Economic Research and Employment Land Study (2016). This provides an understanding of the existing economic situation in Worthing and explores the employment growth potential of the local economy.

4.140 Whilst the primary focus of the study was on the specific floorspace needs for ‘B’ Class B1 (office and light industry), B2 (general industry) and B8 (warehousing and storage) employment space it is acknowledged there is also a need for non ‘B’ Class employment uses within the borough.

4.141 The study looked at a range of growth scenarios and translated this into floorspace requirements for different employment sectors. This included a scenario which tested meeting full objectively assessed housing need. However, it should be noted that the floorspace requirements set out in the table below provides figures that relate to the scenario that provides the most ‘realistic’ level of population / housing growth (300 dwellings per annum) and that best reflects that approach being advanced in this Plan. Further work to respond to the revised NPPF and reflect recent changes in the economy will be undertaken to inform the Submission version of this Plan.

Table 3 – Gross employment floorspace requirements (2013 – 2033)

Uses	‘Realistic’ floorspace requirements
Offices (B1a/B1b)	14,530 sqm
Industrial (B1c/B2/B8)	40,160 sqm
Total	54,690 sqm

4.142 In broad terms, meeting the requirements set out above would equate to a need for 11.6 ha of employment land. The Council will plan positively to meet this need to ensure that the indigenous growth potential of Worthing (i.e from its resident workforce) is not constrained by a lack of capacity. However, the ability to provide this level of employment floorspace must be considered in the context of the constrained availability of land in Worthing and the competing pressures on the sites that are available. As a consequence, there are only a limited number of new sites specifically for ‘B’ Class use that will help to

meet the identified need. The primary focus is therefore to protect and enhance existing employment land and buildings through reinvestment, intensification and redevelopment.

Skills

- 4.143 Whilst the Local Plan aims to provide the right physical conditions a further aim is to help ensure that the local population has the right skills to meet the needs of local businesses so that they are able to invest and grow. The evidence shows that ‘economic activity rate’ is much lower than regional and national rates and suggest that there could be some capacity to expand the local labour supply from the existing resident population whilst also improving skills and educational attainment.
- 4.144 The Adur & Worthing Economic Strategy addresses the need for an appropriately qualified and skilled local labour force, to ensure it meets the needs of its economy. Furthermore, ‘Platforms for Our Places’ commits the Council to working with education providers, local businesses and sub regional partners to strengthen local skills by developing quality apprenticeships. It will seek to increase the number of apprenticeships available; work with employers and partners to exploit skills led growth and productivity gains through the use of digital technologies and work with partners to inspire young people and promote pathways for employment and learning.
- 4.145 Worthing is also a significant centre of learning with a strong further education sector which is able to deliver some higher education courses. In particular, building on past achievements in the fields of science and technology Worthing can be a place which supports industries that are seeing massive investment at a global level – advanced engineering, electrical engineering, creative, digital, IT, bio-science, nanotechnology, big data whilst being ready to accommodate businesses looking to relocate from Brighton and further afield. The Council will continue to work with key partners to identify trends to improve the workforce skills necessary to support local business, particularly in Science, Technology, Education and Maths (STEM) and digital skills in order to attract and grow higher value, more knowledge and technology-intensive businesses.
- 4.146 Major developments in Worthing may provide opportunities to address some of the identified current and future skills requirements and it is therefore important to explore how such developments can assist in addressing them.

CPI1 ECONOMIC GROWTH AND SKILLS

- a) The Local Plan will support, promote and enable the continued development of a strong, sustainable and diverse local economy by:**
- i. identifying sufficient sites and premises in sustainable locations to meet identified needs of business;**
 - ii. ensuring the availability of sufficient and suitable workspaces in terms of type, size and cost, to meet the needs of current and future businesses, including start up / serviced and incubator space;**
 - iii. requiring supporting infrastructure and suitable environments for larger employers and small and medium sized enterprises;**
 - iv. promoting a ‘town centre’ first approach to new office space;**
 - v. supporting the reinvestment, intensification and redevelopment of key employment areas to allow for upgraded and new floorspace;**
 - vi. identifying employment renewal opportunities for under-utilised and vacant premises;**
 - vii. making more efficient use of existing and underused and accessible employment sites;**
 - viii. supporting the development of tourism, leisure, sporting and creative industries with particular emphasis on the town centre and seafront locations;**
 - ix. supporting the improvement of digital infrastructure through the provision of digitally enabled sites, premises and facilities; and**
 - x. ensuring major development proposals demonstrate how they will contribute to addressing identified local skills shortage. Opportunities should be taken to support local employment, skills development and training. The Council will negotiate on a case by case basis and where appropriate secure such opportunities by use of a S106 legal agreement.**

CPI2 PROTECTING AND ENHANCING EXISTING EMPLOYMENT SITES

What you told us

- 4.147 In general, respondents to the Issues and Options consultation agreed that the Plan should continue to protect key employment areas in line with the current policy. However, some respondents considered that whilst there was a need to protect the best assets based on clear evidence there needed to be some degree of flexibility in certain cases that would allow for greater adaptability and resilience. It was argued that this could also allow for the delivery of more office/lab space for high value Small and Medium Enterprises (SME's).

What the policy needs to do

4.148 The National Planning Policy Framework states that planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. In these instances applications for alternative uses or land or buildings should be treated on their merits having regard to market signals and the relative need for different land use to support sustainable communities.

Supporting Text

4.149 Having a range of sites and premises across the borough to suit the different needs of businesses for space, location and accessibility is vital to maintaining and developing Worthing's successful economy. An increase in the number and diversity of employment opportunities is fundamental to improving the competitiveness of Worthing and the wider sub regional economy.

4.150 The Council recognises the pressure that employment space is under from growth in both new and expanding businesses and competing demands from other uses, particularly housing. It also acknowledges that whilst existing employment areas experience very high levels of occupancy some of them are outdated and in need of improvement. However, it is important to ensure that there are long term plans to allow for the growth of businesses and that appropriate sites (i.e. suitable for continued employment use) are not released in the short term. In recent years, to ensure the current and future economic vitality and wellbeing of the borough, the Council has sought to protect its key industrial and business areas and afford some level of protection to those outside of those key areas allowing for managed loss where appropriate (subject to a clear criteria based approach).

4.151 Whilst the primary focus is to protect existing sites and premises in B class use, it is recognised that the economy is always changing and adapting to new technologies and trends. It is therefore essential that there is flexibility in approach to allow for new forms of economic activity and employment. However, it is also important for business that when making business and investment decisions, that there is a level of commercial certainty. It is therefore, considered appropriate that any change is 'managed'. This is of particular importance given the significant constraint in the supply of employment land in the borough. Therefore, the approach is one that will support new economic uses on existing sites where it can be demonstrated against the criteria in the policy that such a use will not undermine the wider economic strategy objectives of the borough.

Existing employment sites

4.152 The Worthing Economic Research and Employment Land Review (2016) has highlighted the need to retain employment premises and land in the borough. The assessment concluded that the borough contains a reasonable mix of sites of differing conditions and type. Generally, the range of employment sites comprises good quality, well-maintained stock with low vacancy levels, which demonstrates that much of the existing employment

space in the borough is meeting a need within the local market. While there is also evidence of some poorer quality sites and premises, often characterised by poor access and proximity to local amenities, these sites are still predominantly occupied. No evidence has been found to suggest that the existing employment sites assessed in the study no longer have a reasonable prospect of continuing to be used for employment uses over the plan period.

- 4.153 Using the latest available data the work undertaken on behalf of the Council has identified that there has been a decrease in the stock of both offices and industrial space in the borough between 2000 and 2012. The study has concluded that the current approach contained within the Core Strategy (2012) to protecting key employment sites and locations is still justified. As a minimum it states that the policy should be applied to the borough's key industrial and office sites to ensure Worthing can retain its business base and sector strengths, particularly in view of the overall constraints to bringing forward additional employment land. The Council's Sustainable Economy Supplementary Planning Document (SPD) (2012) continues to provide appropriate guidance on protecting employment sites in the borough and will remain a core consideration of the decision making process when considering any application that seeks the loss of existing 'B' Class employment floorspace. The policy applies to all sizes of employment floorspace including ancillary uses, however the level of evidence required will be proportionate to the size of the space within each proposal.
- 4.154 The evidence has identified a number of employment sites for continued protection. These are made up of 'key office locations' and 'industrial estates and business parks' and are listed within the policy below.
- 4.155 The Council intends to update the existing Sustainable Economy SPD that supports this policy and which will provide further detail of how the criteria will be assessed during the planning application process. The effectiveness of this policy approach will be closely monitored and, if appropriate, consideration will be given to whether it is appropriate to apply Article 4 directions for certain areas (i.e the removal of certain permitted development rights). The intention would be to prevent the loss of valued employment floorspace through permitted development, particularly B1 and B8, without a proper assessment as to whether the space is required to meet needs of the local economy.

CPI2 PROTECTING AND ENHANCING EXISTING EMPLOYMENT SITES

- a) Existing premises, sites or floorspace which are used for, or last used for, business purposes (for the purpose of this policy this includes uses falling within B1, B2 and B8 use classes), which is suitable for continued business use and that provides local employment opportunities will be protected against loss to other uses.

Part 1

b) **Protected Employment Areas**

- i. The following key industrial estates and business parks will be protected:

- Broadwater Business Park
- Northbrook Business Park
- Northbrook Trading Estate
- Canterbury Road (including Garcia Trading Estate)
- Downlands Business Park
- East Worthing Industrial Estate
- Faraday Close
- Goring Business Park
- Ivy Arch Road
- Meadow Road Industrial Estate
- Yeoman Way

- ii. The following key office locations will be protected:

- Liverpool Terrace/Liverpool Gardens
- Chatsworth Road
- North Street/High Street
- Railway Approach
- Crescent Road
- Farncombe Road

- c) The primary focus in these 'protected' employment areas will be for B class uses appropriate to their location. Only in exceptional circumstances will a site protected under Part 1 of the Policy (above) be considered for alternative uses using the principles of the Sustainable Economy Supplementary Planning Document.

Part 2

- d) Outside the protected employment areas listed in Part 1 above, existing premises and land or floorspace which is used, or was last used, for use Class B (including B1, B2 and B8) purposes will be protected unless it can be satisfactorily demonstrated that the site (or part of the site) or premises is genuinely redundant and is unlikely to be re-used for industrial or commercial use within the Plan period, having regard to the following factors:

- i. the primary focus is to be protect existing B class uses, however, greater flexibility will be given to other employment generating uses;
- ii. if the site, with or without adaptation, would not be capable of accommodating an acceptable employment development;
- iii. no effective demand exists or is likely to exist in the future to use the land or buildings for employment generating activities. Consideration should include the length of time the property has remained vacant, the attempts made to sell/let it and the demand for the size and type of employment premises in the area;
- iv. if the condition of the property and the works required to make it suitable for an employment use, either through refurbishment or redevelopment, would be uneconomic;
- v. if the loss of a small proportion of floorspace would lead to a significant upgrade of the remaining employment floorspace;
- vi. if the existing use conflicts with neighbouring uses; and
- vii. if the introduction of any non B class use will not negatively impact on the operation of the remaining or neighbouring Class B uses.

CPI3 THE VISITOR ECONOMY

What you told us

4.156 Responses to the Issues and Options consultation indicated that the Council had identified the key challenges facing tourism. However, it was generally agreed that more could be done to improve the tourism offer. In particular, there was a desire to: develop indoor leisure facilities to reduce seasonality; enhance the seafront & lido; promote a more inclusive night-time economy; retain existing visitor facilities and accommodation and support new provision; and improve access to the South Downs National Park.

What the policy needs to do

4.157 This Policy aims to support, develop and enhance existing and new visitor attractions and visitor accommodation to meet current and future needs. It will do this by encouraging and supporting the provision of new tourism infrastructure, protecting existing viable tourism infrastructure whilst allowing for the flexibility respond to adapting demands.

Supporting Text

4.158 Tourism is of significant importance to Worthing's local economy with total direct expenditure in 2016 by visitors to the borough estimated to have been in the region of £191 million. In that year, just over a million visitor nights were spent in the borough and

approximately 3.6 million tourism day trips were made. The tourism related expenditure is estimated to have supported 3,693 actual jobs (including part time and seasonal jobs). Over the plan period, jobs in the accommodation and food services sector alone are expected to grow by approximately 36%. However, to maintain and improve its position, the sector needs to build on its strengths whilst taking up the challenge of adapting to current and future needs to create a more resilient and sustainable sector.

- 4.159 The tourism sector is dependent on the quality of the cultural heritage, natural and historic environment and facilities on offer. The borough has natural assets that can help to promote and encourage tourism such as the coast and the South Downs National Park as well as a number of historic assets. Worthing has a long history of being a seaside resort with its pier, popular promenade, theatres and cultural venues. It also has a large and growing kitesurfing and watersports community.
- 4.160 However, the Council recognises that the borough has potential to enhance this sector and is taking a proactive approach to achieve this through this Plan and other strategies. Collectively, these will help to promote and widen the 'local offer', address issues of seasonality, support regeneration objectives, enhance the public realm and support and grow the cultural sector. There is also the opportunity to enhance the evening/night-time economy, further develop 'active tourism' and capitalise on the town's proximity to the South Downs National Park.
- 4.161 The Hotel and Visitor Accommodation Study (2013 and Update 2016) for Adur and Worthing indicated that overall hotel performance has gradually strengthened. It also noted that the range of visitor accommodation has restructured to comprise a more significant proportion of budget/limited service hotels and smaller stock of full service 3 star hotels. Smaller guesthouses and B&B's have seen a loss of bed spaces which has largely been offset by an increase in the number of Air BnB rooms. Future growth in demand in the next few years is likely to come from contractors involved with the development of major sites as well as from events and visits by family and friends. Evidence still confirms that there is an ongoing market demand for a variety of new visitor accommodation in Worthing and that the policy approach whilst offering flexibility should, in general, seek to protect the existing stock.
- 4.162 It is considered that visitor accommodation (hotels, guest houses, etc.) is most appropriately located within the Built Up Area with a more particular focus on the town centre and seafront area. Similarly, visitor attractions will be expected to be located within the Built Up Area, unless it can be demonstrated that they require a countryside location, and comply with Policy SP4 Countryside and Coast.

CPI3 THE VISITOR ECONOMY

- a) **The Local Plan supports the provision of tourism facilities, in particular those that would help to extend the tourist season, meet the needs of visitors and the local community and are acceptable in environmental and amenity terms.**
- b) **Existing visitor attractions, facilities and accommodation should be retained unless it is demonstrated that the use is no longer required and the site is unlikely to be reused or redeveloped for visitor purposes. To demonstrate these requirements the Council will apply tests included in its Sustainable Economy Supplementary Planning Document including the following:**
 - i. **evidence of marketing actively conducted for a reasonable period of time;**
 - ii. **that alternative visitor uses have been fully explored;**
 - iii. **an appraisal indicating that the use is no longer viable;**
 - iv. **evidence that the site has not been made deliberately unviable;**
 - v. **evidence of the suitability of the site to accommodate the alternative visitor use; and**
 - vi. **evidence that a reduction of floorspace or bed spaces in the case of visitor accommodation is the only way of improving the standard of the existing tourist facility.**
- c) **The Council will have regard to changes in the market, the economy and supply of visitor accommodation at the time of assessing an application.**

CPI4 RETAIL

What you told us

4.163 Overall, most respondents to the Issues and Options consultation were agreed that much more could be done to improve the retail offer in the town and the appeal of the town centre. Repeated comments included the need to: redevelop Guildbourne Centre; provide greater cohesion and better links to the seafront; deliver vibrancy and a better mix of uses (including local / independent stores); improve accessibility; and enhance the evening economy.

What the policy needs to do

4.164 The National Planning Policy Framework (NPPF) advises Councils to plan positively to meet needs arising for town centres uses. Policies should support the vitality and viability

of town centres, allocate a range of suitable sites to meet the scale and type of retail development needed, whilst being flexible enough to respond to changing circumstances.

- 4.165 The NPPF advocates the ‘town centre first’ approach and requires planning policies to positively promote competitive town centre environments and manage the growth of centres over the plan period. The NPPF encourages Local Planning Authorities to positively seek opportunities to meet the development needs of their area. Where physical capacity is not present in a town centre to meet the level of ‘need’ identified local authorities are encouraged to find the most appropriate alternative strategy having regard to the sequential and impact test.

Supporting Text

- 4.166 Our town centre, and the hierarchy of local centres, still remain at the heart of our communities and they still offer significant opportunities for the future. The role of the Local Plan, alongside other strategies, is to help to ensure that our centres remain vital and vibrant to serve the communities in which they are located and beyond.
- 4.167 The traditional role of the high street with its primarily retail focus, has changed significantly over recent years. Whilst retailing still has an important role to play the nature of that retailing itself has changed as has the role and function of our town centres. The change is in part, a result of the retail sector's response to consumer trends and technological advances and the sector will need to continue to find ways to adapt to the rapidly changing environment. Challenges from competition posed by the internet, multi-channel retailing and out of centre developments will continue and town centres need to have a compelling, diverse offer in order to effectively compete. Not all change has had a negative impact, in a positive ‘twist’ the emergence of ‘click and collect’ is now one of the most significant drivers of growth, increasing footfall as customers visit centres more frequently to pick up orders and make additional purchases. Such change will continue to impact on how town centres are used and how they are defined. The Local Plan therefore needs to provide the flexible framework to allow our centres to respond to the fast changing environment to ensure our town centre continues to thrive.
- 4.168 The Worthing Retail and Main Town Centre Uses Study 2017 is a borough-wide study which has been used to inform this Plan. The study provides an up to date understanding of the current health and performance of the borough’s retail, leisure and other town centre uses within the existing network of retail centres. It also sets out current and future needs and recommendations on the most appropriate policy approach going forward.

Identified Floorspace Need

- 4.169 The Local Plan needs to ensure the provision of a sufficient supply of suitable sites to meet the identified need. The local evidence has identified, in line with the NPPF requirements, the following floorspace needs up to 2026. The evidence advises against planning to meet

need beyond 2026 given the continuing uncertainties in the economy. It recommends further updates of need to be carried out in the medium term.

- 4.170 **Convenience Goods ‘Need’** - the evidence has identified that Worthing town centre is not performing the role of a ‘convenience goods’ shopping destination. However, overall when combining the current convenience floorspace throughout the borough it was found to be trading in balance, leading to relatively limited requirement for new convenience goods floorspace. The level of identified convenience goods floorspace need to 2026 is: 1,250sqm (net).
- 4.171 **Comparison Goods ‘Need’** - the evidence found that the town centre was performing satisfactorily, however, there is considerable opportunity to consolidate and enhance this performance and to ‘clawback’ lost trade from other centres. The level of identified comparison goods floorspace need to 2026 is: 9,200sqm (net).
- 4.172 **Commercial Leisure ‘Need’** - there is a need to continue to support the café / restaurant market in the town centre by seeking an increase in quality and breadth of offer to drive vibrancy throughout shop opening hours. Evidence has also identified the potential for new or enhanced leisure uses such as a multiplex cinema. The Local Plan will support such provision provided it can be located within the Primary Shopping Area (PSA) or can demonstrate strong linkages and integration with the PSA in order to increase the overall vitality and viability of the town centre.

The Hierarchy

- 4.173 Worthing has a wide variety of shopping centres which include the main town centre, 3 district shopping centres and 23 local centres (8 medium scale and 15 small scale centres). They differ greatly in size and the nature of what they offer, but given the compact nature of the borough and inevitable overlaps between their catchments, all, either individually or together, enable people to access the range of facilities they require, often locally. This can help to reduce the need to travel. They help support healthy communities through the promotion of access to fresh food and social interaction, and they also support local economies providing opportunities for independent businesses, employing and often owned by local people. The centres are also important in the part they play in defining places and local distinctiveness.
- 4.174 It is important to ensure that these existing centres are allowed to develop and adapt in response to future changes. To guide policies and strategies, the Local Plan defines a network (the pattern of provision) and hierarchy (the role and relationships in the network) of centres within the borough.
- 4.175 The hierarchy that informs the proposed policy position is addressed in turn below. However, it should be noted that in light of future changes to the role and function of these centres, the defined frontages will be reviewed at regular intervals throughout the Local Plan period to ensure that the centres can be responsive to future changes and

trends. In addition, the completion of key development sites in and around the town centre may require a reconsideration of frontages / boundaries.

Worthing Town Centre

- 4.176 Worthing town centre is a sub-regional centre, which performs a key economic, strategic and cultural role. It is a key economic driver for the borough, as a location for main retail, leisure, food and drink, and cultural activities. It is also a location for a significant proportion of the borough's office-based businesses and has a large residential population.
- 4.177 The town centre is performing adequately, but substantial opportunity has been identified to transform the town centre to take a step change upwards in terms of its attraction and competitiveness. Vacancy rates are below national average, but above West Sussex regional averages. However, since 2015, vacancy rates have increased in West Sussex whilst those in the town centre have remained more stable and are more reflective of the regional average. Worthing is performing better in this specific indicator than at any time in the last 5 years.
- 4.178 In order to respond to the rapidly changing retail landscape the town centre needs to ensure that it continues to be a centre that offers a broad range of town centre uses that bring people into the town. Commercial, leisure and cultural uses are playing an increasingly important role in the vitality and viability, providing uses that strengthen both the daytime and evening/night time economies. Worthing Town Centre is already delivering an increasingly better quality restaurant, cafe and bar offer and this positive progress needs to be built upon.
- 4.179 The key challenges for the town centre are therefore to: aspire to a better quality of retail and leisure operator; enhance the comparison retail provision; support the specialist / niche retail offer and café culture; and achieve stronger linkages with, and usage of the seafront. The Council has developed strategies and programmes to improve the public realm and seafront area and is working with partners to produce a creative programme of events and activities to bring people into the town and stay for longer, 'extending the day'. In addition, the Council's Investment Prospectus is being used to help promote Worthing town centre as an investment opportunity.
- 4.180 The town centre benefits from a number of well-positioned opportunity sites which can be used to improve the offer, including diversifying the range of main town centre uses, and introducing a new dwellings and vitality into the town centre. This includes the three Areas of Change (Stagecoach, Grafton and Union Place) that form the focus for new / additional floorspace. These sites provide the opportunity to create an improved retail / town centre circuit taking into account the key gateways, seafront and core retail shopping and leisure areas. When considering proposals for any new development careful attention will need to be given to how it will relate to the wider strategy for the town centre and how the proposed uses could help to reinforce and support the identified character areas (see below).

4.181 The role of the Local Plan is to actively support the change required, allowing for flexibility of uses in a managed way by ensuring that the right uses are directed to the right locations to support the overall strategy for the town centre. This includes the positive encouragement of a range of uses to support the wider function of the town centre.

Town Centre - Character Areas

4.182 The defined policy shopping frontages reflect the current role and different areas of the town centre and enable sufficient control / flexibility of uses across these areas. However, the evidence recommends the identification of the following 'Character Areas' to reflect and underpin a commitment to the Town Centre Strategy moving forwards and aspirations for growth and change:

- Teville Gate: Town centre gateway and a focus for non-retail 'other' town centre uses including hotels, health clubs, offices and car parking. Teville Gate to remain 'out-of-centre'
- Chapel Road Cultural and Civic Quarter: Retention as cultural and civic quarter, outside but on the edge of the Primary Shopping Area
- Chapel Road South / Guildbourne / Union Place South: Key town centre retail anchors, bigger box units, potential for new multiplex cinema and food and beverage leisure operators
- Warwick Street/Brighton Road: café cultural, food and beverage, specialist/niche/independent retailing. Located within the Primary Shopping Area
- South Street/Montague Street/Grafton Site: Aspirational high end retailing, food and beverage, and commercial leisure quarter anchored by a boutique bowling 'destination'. Strong links between 'Commercial Heart' and Seafront, and located within the Primary Shopping Area
- Rowlands Road: Specialist/independent/niche retailing, and a local retail services offer. Located within the Primary Shopping Area.

4.183 The identification of these areas help form the focus of the town centre strategy along with the key town centre sites. Therefore, any application within these areas will be considered against the specific role and function of the character area in which development is proposed.

Town Centre - Primary Shopping Area

4.184 Whilst recognising that flexibility is essential in ensuring the town centres remain resilient, vibrant and vital, it is also important to ensure that there is a critical mass of floorspace for class A1 retail use, particularly within the town centre to ensure that it can consolidate and improve its comparison goods market share over the course of the Plan period. However, it is acknowledged that there needs to be a reduction in the areas where only A1 retail uses will be permitted. Having a clear approach will give confidence to

those wishing to invest in the town. The evidence therefore supports the following changes to the existing zones (as currently set out in the Core Strategy):

<p>Primary Zone A (PZA)</p>	<p>This is the primary shopping area which contains the larger-format department and ‘anchor’ stores; these stores help drive footfall in the town centre and act as attractors for other retailers. Therefore only A1 use class uses will be permitted in this area and the policy approach will be to resist the loss of A1 retail uses within this zone. The evidence recommends the following change to the current boundary:</p> <ul style="list-style-type: none"> • Contract western boundary of Primary Zone A frontage to junction of Montague Street / Buckingham Road (north side) and up to and including 105 - 109 Montague Street (south side) - (See map extract supporting document Retail Map 1 annotation 1).
<p>Secondary Zone A (SZA)</p>	<p>This area this was previously known as ‘Primary Zone B’. Analysis has shown that the area contains a wider range of uses than might typically be expected in a primary shopping area. It is therefore recommended that this area is redefined within the Secondary Area. The policy approach will be to allow for a more flexible approach A1 (retail) and A3 (restaurants and cafes) and A4 (drinking establishments) will be welcomed.</p>
<p>Secondary Zone B (SZB)</p>	<p>This area this was previously known as ‘Secondary Zone’. The evidence recommends the following changes to the current boundary:</p> <ul style="list-style-type: none"> • Remove current secondary zone allocation at Buckingham Road (west side) but retain the retail unit on the eastern side within the redefined SZB - (See map extract supporting document Retail Map 1 annotation 2) • Extend SZB frontage on Rowlands Road to incorporate the Gala Bingo unit as bingo halls are classified as a ‘main town centre use’ - (See map extract supporting document Retail Map 1 annotation 3) • Analysis of the current Rowlands Road Neighbourhood Centre (See map extract supporting document Retail Map 1 annotation 4) indicates that some parts, more specifically 23 to 83 Rowlands Road, have uses that are more aligned to the higher order function of the town centre and act as a strong ‘gateway’ arrival into the town centre when approached from the west. The recommendation is that this area should be included within the SZB frontage (See map extract supporting document Retail Map 2). • It is recommended that the units on the south side of Rowlands Road between Wordsworth Road and Heene Place should be de-designated as these are not active frontage (See map extract supporting document Retail Map 2).

	<p>supporting document Retail Map 2 - Remove from frontage allocations).</p> <ul style="list-style-type: none"> • Extend SZB to include the Connaught Theatre and Cinema as these are classified as a 'main town centre' use (See map extract supporting document Retail Map 1 annotation 5).
--	--

4.185 A more flexible policy approach will be applied in SZB to allow for A1 (Retail), A2 (Financial and Professional Services), A3 (Restaurants and Cafes), A4 (Drinking Establishments), A5 (Hot Food Takeaways). Other appropriate uses including D1 (such as health and beauty uses), leisure and cultural developments may be permitted where it can be demonstrated that it will enhance the vitality and viability of the frontage in which it is proposed, generate footfall and retain a shopfront display (as appropriate) and meets with the Councils wider strategies for the town centre.

4.186 Subject to continued monitoring, consideration will be given as to whether Article 4 directions (the removal of certain permitted development rights) should be applied. They may be applied to ensure that the loss of certain uses can be properly assessed against the policies in this plan, to ensure that the right development and uses are directed to the right locations.

Town Centre - Evening and Night-time Economy

4.187 The evening and night time economy refers to a range of economic activity taking place between the retail closing hours and the early morning hours. It is a sector that is becoming increasingly important aspect of town centres and the desire to see it improved has been reflected in a number of the Council's strategies. Local evidence suggests that there is a need to not only expand the variety of uses in the town centre but also provide activities that open at different time of day. This will help to help add vibrancy throughout shop opening hours as well as into the 'twilight' period when retail outlets close.

4.188 In general, the Council will support people seeking to expand beyond the usual daytime economy into evening/ night-time economic opportunities. However, careful consideration will be given as to the appropriateness of certain types of activities and operational hours, so that there is a balance between the needs of (and impacts on) local residents with the economic benefits of promoting an enhanced evening and night-time economy.

District Centres

4.189 The 3 District Centres (Broadwater, Goring and West Durrington) that are designated based on size and the diversity of uses, but also by the size of their catchment. The three centres are all underpinned by an important retail function, and whilst some greater flexibility can be applied to the range of uses which can be supported within these centres, it is vital to ensure that they continue to meet local residents' essential day to day shopping needs and assist in promoting sustainable patterns of shopping in the borough. Evidence

supports the continued designation of these district centres. The overall boundaries remain fit for purpose the evidence but it recommends the following changes to terminology and boundaries:

Broadwater	Removal of 92-94 Broadwater Street West from the centre boundary as this does not contribute to the overall offer and is disconnected from the rest of the centre (See map extract supporting document Retail Map 3). Reflecting the requirements of the NPPF define the active frontages as 'secondary shopping frontages' (current Core Strategy designation as 'Core' and 'Non -Core' frontages) (See map extract supporting document Retail Map 3).
Goring	Reflecting the requirements of the NPPF define all the active frontages as 'secondary shopping frontages' (current Core Strategy designation as 'Core' and 'Non -Core' frontages) (See map extract supporting document Retail Map 4).
West Durrington	Reflecting the requirements of the National Planning Policy Framework define all the active frontages as 'secondary shopping frontages' (current Core Strategy designation as 'Core' and 'Non -Core' frontages)

4.190 The policy approach is one that supports development within these centres that is appropriate to their role and function. Within the secondary frontages of these centres, Use Classes A1 (Retail), A2 (Financial and Professional Services) and A3 (Restaurants and Cafes), will be permitted, providing that any proposal accords with the criteria set out in the policy. D1 use such as health and beauty uses may be permitted where it can be demonstrated that the use will enhance the vitality and viability of the frontage in which it is proposed, generates footfall and retains a shopfront display. Other uses such as A4 and A5 uses will be considered on their merit, taking into consideration any negative cumulative impact of such uses on the centre, whether such uses add to the vitality and viability of the centre and the impact on residential amenity.

Local Centres

4.191 Worthing has 23 'local centres' that are made up of 8 medium scale local centres (previously neighbourhood centres) and 15 small scale centres (previously local shopping parades) that offer smaller scale convenience stores and a range of other retail services that, combined, help to meet the local needs of the local residents. The local centres are listed in the policy below.

Medium Scale Local Centres

4.192 The policy approach is one that supports development within these centres that is appropriate to their role and function. Within the secondary frontages of these centres class A1 (Retail), A2 (Financial and Professional Services) and A3 (Restaurants and Cafes), will be permitted, providing that any proposal accords with the criteria set out in the policy. D1 use such as health and beauty uses may be permitted where it can be demonstrated that the use will enhance the vitality and viability of the frontage in which it is proposed, generates footfall and retains a shopfront display. Other uses such as A4 and A5 uses will be considered on their merit, taking into consideration any negative cumulative impact of such uses on the centre, whether such uses add to the vitality and viability of the centre and the impact on residential amenity.

4.193 Evidence has recommended the following amendments to the Rowlands Road Centre:

- Analysis of the current Rowlands Road Local Centre (formerly known as Neighbourhood Centre / Medium Scale Local Centre) (See map extract supporting document Retail Map 1- annotation 4) indicates that some parts, more specifically 23 - 83 Rowlands Road, have uses that are more aligned to the higher order function of the town centre and are more appropriately located within the SZB frontage (See map extract supporting document Retail Map 2).

Small Scale Local Centres

4.194 The policy approach for small scale centres is one that supports development that is appropriate to the role and function of the local centre. Within these centres changes of use from class A1 retail to class A2 or Class A3 uses will be permitted provided it will not cause harm to the function of the centre's ability to meet day to day shopping need and that any proposal accords with the criteria set out in the policy. Other uses such as A4 and A5 uses will be considered on their merit, taking into consideration any negative cumulative impact of such uses on the centre, whether such uses add to the vitality and viability of the centre and the impact on residential amenity.

Applicable to all Centres

Upper floor Uses

4.195 The efficient and effective use of the upper floors within the centres can add to the vitality and viability of the centres. Where the loss of a retail use (including ancillary uses that support the viability of the ground floor use) on the upper floors is proposed this will only be permitted where it will not undermine the functioning of a protected A1 retail unit at ground floor. Appropriate main town centre uses will be considered, particularly retail and residential uses. However, consideration will be given to the nature of the proposed use, hours of operation, intensity of use, accessibility and impact on nearby uses.

Sequential and Impact tests

- 4.196 Worthing's Primary Shopping Area and the three sequentially preferable sites (Stagecoach/Union Place/Grafton sites) are the preferred locations for any retail development and other town centre uses. Any applications for retail and other main town centre uses proposed on sites not within the defined frontages would need to demonstrate compliance with the sequential and impact tests.
- 4.197 Local evidence recommends a specific local threshold to ensure that edge and out-of-centre retail development proposals are required to undertake a full and detailed impact assessment for schemes of above 500 sqm (Gross).
- 4.198 There may also be need to control the type of activities, hours of operation etc on any permitted out of centre development to ensure there is no adverse impact on existing centres.

CPI4 RETAIL

- a) **The Local Plan will support the vitality and viability of Worthing's town centres by seeking to meet the identified floorspace needs for retail and other town centre uses up to 2026.**
- b) **Worthing Town Centre and the 'opportunity' sites will be the focus for the identified floorspace needs.**

The Hierarchy

- c) **The Council will work with organisations and the local community to identify, protect and enhance the following hierarchy of vital and viable town, district and local centres:**

Worthing Town Centre:

- a) **To ensure that Worthing town centre continues to fulfil its sub-regional role, it is important to provide development that meets both quantitative and qualitative needs. New retail, leisure and office development will therefore, usually be directed to the town centre.**
- b) **The identified Town Centre Character Areas will help guide development in the town centre to the most appropriate locations by assessing applications against the specific role and function of the character area in which development is proposed.**
- c) **A wider range of main town centre uses will be encouraged to bring people into the town and generate footfall throughout the day. In considering the**

most appropriate locations for proposed uses, the following frontages within the 'Primary Shopping Area' will apply:

- i. **Primary Zone A** - The policy approach is to resist the loss of **A1** retail uses within this zone;
- ii. **Secondary Zone A (SZA)** - The policy approach allows for a more flexible approach, **A1** (retail) and **A3** (restaurants and cafes) and **A4** (drinking establishments) will be supported;
- iii. **Secondary Zone B (SZB)** - A more flexible policy approach will be applied in **SZB** to allow for **A1** (retail), **A2** (Financial and professional services), **A3** (Restaurants and cafes), **A4** (Drinking Establishments), **A5** (Hot food takeaways). Other uses such as **D1** (such as those falling within the health and beauty sectors), leisure and cultural developments may be permitted where it can be demonstrated that it will enhance the vitality and viability of the frontage in which it is proposed and it meets with the Councils wider strategies for the town centre.

g) Proposals that help develop and enhance the evening and night-time economy will be supported in the town centre where the operation of such activities can be controlled to address residential amenity implications.

District Centres: (Broadwater / Goring Road / West Durrington):

h) The policy approach is one that supports development within these centres that is appropriate to their role and function. More specifically the following development management policy approach is proposed:

- i. changes of use from class **A1** retail to class **A2** or class **A3** uses will be permitted, providing that class **A2** and **A3** and other non **A1** uses combined do not account for more than 50% of all units within the whole frontage;
- ii. enable the introduction of new **A1**, **A2** and **A3** of an appropriate scale to the role and function of the centre;
- iii. **A4** and **A5** uses will be considered on their merit, taking into consideration any negative cumulative impact of such uses on the centre, whether such uses add to the vitality and viability of the centre and the impact on residential amenity;
- iv. ensure the proposed use does not result in a block of non-retail uses with a frontage of more than 20 metres; and
- v. consider applications for other 'main town centre uses' of an appropriate scale within the defined centres on their individual merits.

Local Centres

i) The policy approach is to encourage convenient and accessible local shopping facilities that are of a scale appropriate to the role and function of the centre to

meet day to day needs of residents, and contribute to social inclusion.

Medium Scale Local Centres – (Findon Valley / Tarring Road / South Farm Road / The Strand / Thomas A. Beckett / Ham Road / Rowlands Road / The Mulberry):

- i. changes of use from class A1 retail to class A2 or class A3 uses will be permitted, providing that class A2 and A3 use combined do not account for more than 50% of all units within the whole frontage;
- ii. enable the introduction of new A1, A2 and A3 of an appropriate scale to the role and function of the centre;
- iii. other uses such as A4 and A5 uses will be considered on their merit, taking into consideration any negative cumulative impact of such uses on the centre, whether such uses add to the vitality and viability of the centre and the impact on residential amenity;
- iv. D1 use such as health and beauty uses may be permitted where it can be demonstrated that the use will enhance the vitality and viability of the frontage in which it is proposed, generates footfall and retains a shopfront display;
- v. ensure the proposed use does not result in a block of non-retail uses with a frontage of more than 20 metres; and
- vi. consider applications for other ‘main town centre uses’ of an appropriate scale within the defined centres on their individual merits.

Small-Scale Local Centres – (Aldsworth Parade / Boxgrove / Broadwater Street East / Limbrick Corner / Lyndhurst Road / Manor Parade / Selden Parade / Alinora Crescent / Broadwater Road / Salvington Road / South Farm Road (North) / South Street Tarring / Brighton Road / Dominion Road / Downlands Parade):

- i. changes of use from class A1 retail to class A2 or Class A3 uses will be permitted provided it will not cause harm to the function of the centre’s ability to meet day to day shopping needs;
- ii. enable the introduction of new class A1, A2 or A3 of an appropriate scale to the role and function of the centre; other uses such as A4 and A5 uses will be considered on their merit, taking into consideration any negative cumulative impact of such uses on the centre, whether such uses add to the vitality and viability of the centre and the impact on residential amenity; and
- iii. resist applications for other ‘main town centre uses’ when they are not appropriate to the role and function of the centre.

Applicable to all Centres:

- j) Development proposals will also be considered against the following criteria:
 - i. safeguarding the retail character and function of the town centre by resisting developments that detract from their vitality and viability;
 - ii. any development will need to be demonstrated that there will be no

- intensification of car parking problems; and
- iii. that any proposal will cause no significant adverse effects for the occupiers of neighbouring properties.

Upper Floor Uses

- l) **The efficient and effective use of the upper floors that add to the vitality and viability of centres will be encouraged subject to:**
 - i. **the proposed use of the upper floor will not undermine the viability of the unit on the ground floor particularly those retail uses protected by this policy;**
 - ii. **consideration will be given to the nature of the use, its appropriateness to the centre in which it is proposed, hours of operation, intensity of use and impact on nearby uses.**

Sequential and Impacts Tests

- m) **Where development of main town centre uses is proposed on the edge of or outside of centres, the sequential approach as set out in the NPPF will be applied. In considering the sequential approach full account of the role of the WTC defined within this policy, and then other centres defined in the hierarchy.**
- n) **Where retail, leisure or office development is proposed outside centres, an impact assessment will be required when development is above the following thresholds:**
 - i. **AI retail, or a use that could change to AI retail without planning permission, over 500 sqm (gross);**
 - ii. **leisure and Office uses will be subject to the NPPF threshold - 2500sqm.**
- o) **Where necessary conditions and / or legal agreements will be applied to any permission accepted out of defined centres, including defining the nature and extent of the proposed use to ensure no significant adverse impact on existing designated centres.**

HISTORIC ENVIRONMENT

The historic environment, both built and natural, gives Worthing much of its intrinsic character. This section seeks to understand what contributes to character — from individual buildings and features to downland/coastal settings and important views — and how these assets can be protected and enhanced. This may mean directing development elsewhere or requiring new development to respectfully integrate with its surroundings. Taking a strategic approach to the historic environment can also assist with meeting other aims. Encouraging the best use of heritage assets in design, tourism and education could bring inward investment that helps unlock key development sites, enhances Worthing’s sub-regional role and supports conservation. For example, the heritage assets along the seafront and in the town centre will be key to public realm improvements. Taken in the round, the Historic Environment Policies contribute to meeting the following components of the Plan’s vision and objectives:

Policies	Vision and Strategic Objectives
<ul style="list-style-type: none"> • CPI5 A Strategic Approach to the Historic Environment • CPI6 The Historic Environment 	<ul style="list-style-type: none"> • VI, V2, V3, V4 • SO6, SO9, SO10, SO15, SO16, SO18

CPI5 A Strategic Approach to the Historic Environment & CPI6 The Historic Environment

What you told us

- 4.199 Responses to the Issues and Options consultation stated that the historic environment should be protected and also enhanced where appropriate. Responses highlighted that the historic environment is not just designated assets such as listed buildings. It also includes: the intrinsic character of the town; the setting of the downs and coast; the gaps between settlements and open spaces (formal and informal) in settlements; and buildings, structures and features on or within buildings of historic relevance whether designated or undesignated and visitor interest (from the pier to beach huts), and of industrial heritage (from High Salvington Windmill to the fishermen’s huts).
- 4.200 Responses also suggested that the Council should have a positive strategy for the historic environment and heritage assets. It should: embrace opportunities for heritage led regeneration including adaptive reuse of existing and historic buildings; consider how new development integrates into historic areas to support conservation and avoid adverse impacts on heritage; develop a clear strategy for Conservation Areas; and review the lists of buildings of Local Interest.

- 4.201 Additionally, it was felt that there should be specific policies on: development affecting a heritage asset and when enforcement action is needed; and protecting key assets (like High Salvington Windmill) the setting of the South Downs National Park, and having regard to the purposes of the National Park.
- 4.202 CPI5 and CPI6 have taken these views into account, providing a strategic approach to the historic environment and setting out what requirements must be met for each type of heritage asset. The South Downs National Park is an important setting to Worthing and, whilst these policies seek to identify and protect important views, it is accepted that there should also be a specific policy addressing the setting and purposes of the National Park. This is taken forward in SP4: Countryside and Coast.

What these policies need to do

- 4.203 Local Plan policies are required to provide a positive strategy for the conservation and enjoyment of the historic environment. CPI5 sets out the Council's strategic approach to Worthing's historic environment and character. CPI6 sets out those things that proposed development should take account of and that the Council will consider when taking decisions. They complement and implement national legislation and policy from a local perspective.
- 4.204 Protection of the historic environment in England has developed in a piecemeal way over many years with separate statutory systems and policy initiatives to protect its various elements. The following legislation and policy sets the overarching framework of protection within which local policy sits:
- 4.205 The NPPF is relevant to all types of heritage asset. It states that heritage assets should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations. Significance is defined as an asset's heritage interest, whether archaeological, architectural, artistic or historic, and may be derived from both the asset and its setting. All heritage assets, whether designated or not, are material considerations in the planning process. For designated heritage assets and other archaeological assets of national importance great weight should be given to their conservation - the more important the asset the greater the weight should be. For non-designated heritage assets (and archaeological assets that are not of national importance) a balanced judgement is required that has regard to the scale of the harm/loss posed by the development and the significance of the heritage asset.
- 4.206 Combined with the NPPF, the Council will take all relevant guidance and legislation into account when considering applications that might impact on heritage assets. Historic England also publishes an extensive range of expert information and guidance on topics from 'Conservation Principles' to 'Energy Efficiency and Historic Buildings'. The Council will have regard to Historic England's publications and will expect developers to make good use of the information and guidance they contain as appropriate. A full list of relevant legislation will be set out within a supporting topic paper.

Supporting Text

- 4.207 Worthing has a rich historic environment. Pre-urban archaeology indicates that there was human activity in the area from the prehistoric period onwards. Worthing was not urban until the late 18th century when the seaside resort developed in an essentially rural setting containing a number of medieval villages. Worthing town as we know it today - nestling between the South Downs and the sea - represents the urbanisation and joining up of these historic villages. Their absorption by the later expansion of Worthing has given us a mosaic of characters that reflect changing use over time.
- 4.208 The setting of the South Downs National Park and the coast are also important parts of Worthing's historic environment. Settlements grew up in relation to them; they have provided natural resources and formed the basis of industry - from flint-mining and fishing to tourism; and they are an integral part of our cultural and natural heritage. The historic environment therefore also includes important views that cross landscape character areas and capture our changing relationship with the land, sea and other settlements.
- 4.209 Taking these different aspects into account Worthing's 'heritage assets' includes:
- 26 conservation areas (2 of which are in the National Park);
 - 9 Environmental Areas of Special Character;
 - over 360 listed buildings (1 on Historic England's 'Heritage at Risk Register 2017');
 - more than 1,000 buildings of important local interest;
 - 2 Scheduled Ancient Monuments (Cissbury Ring & a bowl barrow, in the National Park);
 - a nationally registered Historic Park & Garden (Highdown Gardens, in the National Park);
 - 10 parks and gardens of local historic interest;
 - numerous sites of archaeological interest that although not scheduled are worthy of protection and preservation;
 - its setting, including important views and landscape/townscape/seascape relationships;
 - undesignated assets including locally listed buildings and features of architectural and design interest.
- 4.210 Worthing's heritage assets not only add to the character of Worthing but also create a unique sense of place, adding to the enjoyment of Worthing by its residents and supporting tourism and regeneration. It is vital that the historic character of the built and natural environment is taken account of in the design of new development whether it is directly or indirectly affected.

- 4.211 In certain circumstances, where specific control over development is required in order to protect heritage assets, the use of Article 4 directions may be applied. These remove permitted development rights under planning legislation necessitating a planning application to be made. There are currently five Article 4 directions covering parts of several Conservation Areas in Worthing.
- 4.212 It is also important that existing listed buildings and buildings in conservation areas are not allowed to deteriorate; the Council can request improvements to be made to remedy sub-optimal conditions (for example, to repair render and renew external paintwork), and use a variety of methods to enforce positive change if such a request is not complied with.
- 4.213 Much of the evidence base for the historic environment, including Landscape Character Assessments, which is used to inform and appraise development proposals is held by West Sussex County Council. A full list of supporting evidence will be set out in a supporting topic paper and, subsequently, within the revised Conservation and Heritage Guide for Worthing.
- 4.214 Existing evidence can also be used to predict whether currently unidentified archaeological heritage assets might be discovered in the future. West Sussex County Council, who are responsible for archaeology, provide guidance on when a Historic Environment Record search is considered appropriate. They have defined 32 Archaeological Notification Areas in or within 1km of the borough. These indicate the existence, or probable existence, of archaeological heritage assets, and therefore the likelihood of archaeological work being necessary when land development of any kind is planned. Worthing Borough Council will work closely with West Sussex County Council to promote understanding of the archaeological environment, ensure appropriate investigation, and require measures to mitigate the potentially damaging effects of development.
- 4.215 The Council will work with community and partner organisations to identify and protect important views between settlements, across character areas, and capturing transitions between landscape, townscape and seascape. This will include considering the relationship between ‘views’ and the ‘function’ such views serve.
- 4.216 Worthing’s Conservation and Heritage Guide (2015) provides information on policy and guidance in respect of heritage matters in Worthing. The Council recognises that further work is required to achieve the strategic approach to the historic environment that it would like. Following adoption of the Local Plan it is committed to updating the Conservation and Heritage Guide. Additionally, in due course, the Council intends to undertake a comprehensive review of heritage assets which would include a rolling review of Conservation Area Appraisals and the production of a separate Management Plan for each Conservation Area that will guide the enhancement of their character and appearance. The Council will also explore the potential to work with others to improve the condition of listed buildings in Worthing that are on Historic England’s ‘Heritage at Risk Register’.

CPI5 A STRATEGIC APPROACH TO THE HISTORIC ENVIRONMENT

- a) **The Council will conserve and enhance the historic environment and character of Worthing, which includes historic areas, buildings, features, archaeological assets and their settings, important views and relationships between settlements and landscapes/seascapes.**
- b) **The Council will seek to:**
- i. update Worthing’s Conservation and Heritage Guide**
 - ii. review Worthing’s heritage assets**
 - iii. review Worthing’s Conservation Areas (updating their Character Appraisals and producing Management Plans) and seek opportunities to enhance their character and appearance in accordance with their Character Appraisals and Management Plans;**
 - iv. take opportunities to seek improvements to listed buildings and buildings within Conservation Areas when their condition has deteriorated. Where requests are not complied with the Council may use its statutory powers to enforce positive change;**
 - v. identify and protect important views between settlements, across character areas, and capturing transitions between landscape, townscape and seascape. This will include considering the relationship between ‘views’ and the ‘function’ such views serve;**
 - vi. recognise the role of and encourage the best use of heritage assets in regeneration, design, tourism and education;**
 - vii. use Article 4 directions where important heritage assets are under threat;**
 - viii. work with others, including the local community where appropriate, to address how best to conserve any assets listed on Historic England’s Heritage at Risk Register, or any other assets at risk of loss, and to understand the significance of the historic environment in Worthing’s character and sense of place;**
 - ix. have regard to Historic England’s range of published information, guidance and advice, and will work with others towards implementing best practice.**

CPI6 THE HISTORIC ENVIRONMENT

- a) Where development affecting any designated or undesignated heritage asset is permitted, it must be of a high quality, respecting its context and demonstrating a strong sense of place.**
- b) Proposed development should take account of the information and guidance in Worthing's Conservation and Heritage Guide (which will be updated and periodically reviewed).**

Designated Heritage Assets

- c) Development should not adversely affect the setting of a Listed Building, Conservation Area, archaeological feature of national significance, or Scheduled Ancient Monument. Where a proposed development would lead to substantial harm to, or total loss of a designated heritage asset, this will not be permitted unless there are compelling circumstances.**
- d) Planning permission and/or Listed Building consent will only be granted provided that the appearance, significance, or historic character of the listed building is not adversely affected. The reinstatement or replication of original features such as windows or doors will be supported. Materials used must be consistent with those originally used or typical of the locality. Change of use may be supported where this secures the retention of a building of historic or architectural interest where it could otherwise be lost.**
- e) Development in Conservation Areas will be required to be of a high standard of design and materials so as to respect, preserve and enhance the character and appearance of that area, and preserve important features. Conservation Area Character Appraisals will be used to assess applications within designated Conservation Areas and opportunities will be taken through new development and other measures to preserve and enhance these areas, and to implement the recommendations of Conservation Area Management Plans. The importance to the local area of Buildings of Local Interest within Conservation Areas will be a material consideration in assessing an application for their demolition or development. Where, in compelling circumstances, the Council is minded to grant permission for demolition of a building in a Conservation Area, this shall not be granted until detailed plans for redevelopment have been approved. Consent will be subject to a condition preventing demolition until a contract for the approved redevelopment scheme has been awarded.**
- f) Planning permission to replace shopfronts of inappropriate design or**

materials, or in poor condition, in Conservation Areas will be granted providing the replacement is of appropriate design and materials, respecting the character of both the building and the Conservation Area. Advertisements in Conservation Areas should respect the character, proportions and design of the building on which it is displayed, and use traditional materials where necessary. Internally illuminated signs will generally not be permitted.

Undesignated Heritage Assets

- g) The following locally listed heritage assets will be a material consideration when determining planning applications:**
- i. Buildings of Local Interest;**
 - ii. Environmental Areas of Special Character;**
 - iii. Parks and Gardens of Local Interest.**

They have been identified for their contribution to the character of the area in which they are located as set out in **Worthing's Conservation and Heritage Guide**. Their importance to the local area and community will be considered, and account will be taken of the desirability to sustain and enhance their significance. Development proposals should respect, support, and where possible positively contribute to the essential character of these heritage assets. Other buildings and features of design and architectural interest not included above may also be considered undesignated heritage assets and therefore will also be subject to these requirements.

- h) The Council will preserve archaeological features against damaging or discordant development. Such features should only be removed or altered in compelling circumstances where there is no practical alternative and where provision can be made for recording. Where a site includes, or potentially includes heritage assets of archaeological interest, an appropriate desk-based assessment will be required and a field evaluation where necessary.**
- i) Where development will affect important views:**
- i. between settlements;**
 - ii. across character areas;**
 - iii. capturing transitions between landscape, townscape and seascape;**
 - iv. to and from designated heritage assets.**

Significant changes should be identified in planning proposals. The relationship between 'views' and the 'function' they serve must be considered. Where views are demonstrably important to local character, development proposals

should respect and protect what makes the view special. West Sussex County Council's Landscape and Environment Information will be relevant to this analysis as well as local evidence and site specific documentation.

ENVIRONMENT AND CLIMATE CHANGE

The environment is a key dimension of sustainable development. This section aims to deliver high quality development whilst protecting and enhancing the local environment. It recognises that a high quality environment provides a range of valuable services, resources and multi-functional benefits. The Local Plan will seek to protect and enhance the natural environment, deliver radical reductions in carbon emissions, improve biodiversity, minimise pollution and respond to the changing climate.

Policies	Vision and Strategic Objectives
<ul style="list-style-type: none"> • CPI7 Sustainable Design • CPI8 Energy • CPI9 Biodiversity • CP20 Green Infrastructure • CP21 Flood Risk and Sustainable Drainage • CP22 Water Quality and Protection • CP23 Pollution 	<ul style="list-style-type: none"> • V3 • SO4, SO6, SO7, SO15, SO16, SO17, SO19, SO20

CPI7 SUSTAINABLE DESIGN & CPI8 ENERGY

What you told us

4.217 A number of responses to the Issues and Options consultation reflected the hope that Worthing could become a ‘leader’ in sustainable development with a strong environmental focus. The Local Plan should provide a greater emphasis on helping to minimise rising CO2 emissions and mitigate climate change. In particular responses supported requirements for higher water and energy efficiency standards, the efficient use of resources and for the Plan to address all aspects of sustainable design. Support was given to the need to generate energy from renewable sources and the importance of decentralised energy infrastructure.

What the policy needs to do

4.218 The NPPF makes clear that planning has a central role to play in mitigating and adapting to climate change by supporting the move to a low carbon future, minimising vulnerability of communities and providing resilience. The NPPF requires Local Plans to include policies

designed to tackle climate change and its impacts. These policies should be consistent with the government's commitment to keep energy efficiency standards under review (Clean Growth/Industrial Strategy) and the Minimum Energy Efficiency Standards (MEES). The NPPF and Planning Practice Guidance requires planning policies to maximise and promote renewable and low carbon energy development by identifying suitable areas and supporting community led initiatives, and does not restrict the ability to require energy efficiency standards above Building Regulations.

Supporting Text

- 4.219 Worthing is vulnerable to the effects of climate change such as droughts and flooding from surface water, groundwater, rivers and the sea. Whilst other policies in this Plan address adaptation to climate change, there is still a pressing need for Worthing to make its own contribution towards reducing the causes of climate change by reducing greenhouse gas emissions and sustainably manage the way people and organisations live, work and travel.
- 4.220 The Local Plan has an influential role to encourage the transition to a low carbon future through the promotion of sustainable design and construction techniques that help to facilitate energy efficiency and promote the efficient sustainable use of natural resources.

Water Efficiency

- 4.221 Water is a finite resource and ensuring that robust and resilient water supply and wastewater infrastructure is in place, is essential to the well-being of residents and businesses. In 2013, the Environment Agency published its Water Stress Areas Final Classification report which sets out the current state and predicted future pressure on water resources. This report identified the South East region, including Worthing, as located within a 'serious' water stressed' area which is the highest stress classification and indicates where the demand for water exceeds the amount available. As such, water resources must be managed sustainably to meet needs and the objectives of the Water Framework Directive.
- 4.222 Water supply companies are responding to these challenges through a series of measures outlined in their statutory Water Resource Management Plans (WRMP). Southern Water's current five year Business Plan identifies the need to achieve water efficiency by 2019 by implementing water efficiency schemes in homes, schools and businesses. Southern Water has also identified the need, through its 'Let's Talk Water: A Resilient Future For Water in the South East' (2017), to become resilient to the challenges of the future. This recognises the possibility that the South East will become the first region in England to have to plan for the full effects of climate change and that a key way of becoming resilient to these challenges is by using water more efficiently.
- 4.223 98% of Worthing's water supply comes from groundwater. The Arun & Western Streams Abstraction Licensing Strategy (2013) sets out a strategy to manage water resources sustainably and provide guidance about where water is available for further abstraction. The report identifies that in Worthing, there is a general presumption against

the issuing of new consumptive groundwater licences from the chalk aquifer. There is very little scope for any additional abstraction as it is likely to have an impact on springs, streams, rivers and wetlands in the Catchment Abstraction Management Strategy (CAMS) area such as Teville Stream.

4.224 Securing higher levels of water efficiency also helps to improve wastewater treatment capacity through reducing the amount of water needing treatment. Accordingly, all new dwellings in Worthing will be required to meet the tighter Building Regulations optional requirement of 110 litres/person/day.

Energy Efficiency

4.225 Local authorities have a responsibility to help to secure progress on meeting the UK's emissions reduction targets. Through the 2008 Climate Change Act the UK is committed to a target to reduce carbon emissions by 80% below 1990 levels by 2050, with interim targets of 37% by 2020, 51% by 2025 and 57% by 2030.

4.226 Building related energy consumption is a significant contributor to greenhouse gas emissions. The need to achieve higher levels of energy efficiency and locally produced clean, low carbon and renewable energy as part of new development is an important aspect of sustainable construction. Ensuring that new buildings have low energy consumption and carbon dioxide (CO₂) emissions will have benefits for the future residents and business occupants, through reduced energy bills. This will benefit the wider community through reduced CO₂ emissions and pressure on local energy infrastructure.

4.227 This policy seeks to ensure that new development takes a holistic approach to reducing greenhouse gas emissions. The energy hierarchy, which should inform the design, construction and operation of new buildings, is used to identify the order in which energy issues should be prioritised to assist progress to a more sustainable energy system. The policy requires developments to approach climate change mitigation by considering actions that would reduce emissions in a sequence that reflects the energy hierarchy:

- be lean: use less energy;
- be clean: supply energy efficiently;
- be green: use renewable energy.

4.228 The Government's Clean Growth Strategy (2017) recognises that Local Authorities can play an important role in improving the energy performance of buildings in line with the Government's ambitions set out in the strategy. In addition, the Government's Industrial Strategy (2017) includes a goal to enable business and industry to improve energy efficiency by at least 20 per cent by 2030. The revised NPPF states that any local requirements for the sustainability of buildings should reflect the Government's policy for national technical standards.

4.229 The Written Ministerial Statement of 25 March 2015 (HCWS488) sets out the government's new national planning policy on the setting of technical standards for new dwellings. The Ministerial Statement states that Local Authorities would continue to be

able to require energy performance standards higher than Building Regulations up to the equivalent of Code for Sustainable Homes Level 4 (Code for Sustainable Homes Level 4 equates to 19% below Part L Building Regulations 2013). More recently, the government confirmed in its response to the draft revised NPPF consultation that local authorities powers to require energy efficiency standards above Building Regulations (Planning and Energy Act 2008) are unrestricted by the Framework.

- 4.230 All development will therefore be required to achieve a 19% reduction on the Dwelling Emission Rate (DER) against the Target Emission Rate (TER) based on the 2013 Edition of the 2010 Building Regulations (Part L), whilst meeting the TER solely from energy efficiency measures as defined within the Standard Assessment Procedure (SAP) calculation model. This requirement is equivalent to the energy performance requirements in Code for Sustainable Homes Level 4 and ensures an energy demand reduction first approach in line with the energy hierarchy. A 19% improvement beyond Part L 2013 can be achieved entirely through energy efficiency measures (such as enhanced insulation, glazing, airtightness and high efficiency heating and hot water heat recovery). Developers will be expected to provide evidence of the level of carbon reduction achieved in the dwellings through submission of SAP calculation reports at the design and built stages. This will be secured through planning conditions.
- 4.231 Historic England has published a series of guidance, Energy Efficiency and Historic Buildings: Application of Part L of the Building Regulations to historic and traditionally constructed buildings (December 2017) and Energy Efficiency and Historic Buildings: How to Improve Energy Efficiency (June 2018). The Council will require developers to have to regard to this and any other relevant guidance in relation to historic buildings.
- 4.232 The Minimum Energy Efficiency Standards (MEES) Regulations require all applicable properties for sale and rent in the UK to achieve an Energy Performance Certificate (EPC) rating of E or better. An EPC gives an estimate of energy use, carbon dioxide (CO₂) emissions and fuel costs, providing an energy efficiency rating from A (most efficient) to G (least efficient). The Clean Growth Strategy (2017) has set a target for as many buildings as possible to achieve an EPC rating of C by 2030/35 and commits to keep energy efficiency standards under review. This policy reflects this aspiration. In Worthing over 80% of new homes currently achieve an EPC rating of B and the majority of non domestic buildings (new and existing) achieve an EPC rating of C or D. It is accepted that in some cases it may be challenging where retrofitting or altering existing buildings to achieve an EPC rating of C. Therefore where retrofitting a minimum EPC rating of C will only be required where practical, cost-effective and affordable.

Sustainable Design

- 4.233 The layout and orientation of developments are important in determining how much daylight and sunlight is received within buildings, in gardens and in the open space between buildings. Sustainable design of buildings not only help to mitigate the impacts of climate change such as overheating but also promotes wide ranging benefits including the provision of healthy living conditions for residents as well as minimising the impact on the local

environment. There is strong evidence that excessive or prolonged high temperatures in homes can have severe consequences for occupants.

- 4.234 Passive solar design takes into account the position of the sun throughout the year and the thermal properties of the building materials. This knowledge is used to maximise the heating of the building using the sun during the winter and to keep the building cool through shading and ventilation during the summer to avoid overheating. The correct choice in orientation, layout and materials of each building is crucial to making this strategy successful.
- 4.235 The Building Research Establishment Environmental Assessment Method (BREEAM) is an accredited, independent method for assessing the environmental performance of non-domestic development. The government has targeted that by 2019 non-domestic development will be zero carbon, though how this should be achieved is not defined. It is considered that proposals for non-domestic development should be assessed against the BREEAM standard and the Council considers that all new major non-domestic development should achieve BREEAM 'excellent' where technically feasible and viable. At the planning application stage a BREEAM Pre-Assessment Report should be submitted demonstrating the standard is achievable. Certification evidence of the level of BREEAM should be provided within 6 months of occupation demonstrating the relevant BREEAM standard has been achieved.

Renewable and Low Carbon Energy

- 4.236 Decentralised energy systems and networks can provide a cost effective approach to minimising CO₂ emissions, especially where networks can be expanded to accommodate new and existing developments over time. Such networks could include, for example, specifically designed Combined Heat and Power systems (CHP) linked to district heating networks or utilising existing waste heat from industrial uses through a district heating network. These types of systems represent a particularly efficient use of energy and should be considered by developers in new proposals.
- 4.237 The West Sussex Sustainable Energy Study (2009) assesses the opportunities for increased use of renewable and low carbon energy. It highlights that a number of potential sites in Worthing are particularly good candidates for decentralised energy systems on-site. The Energy Strategy and Action Plan 2016-2020 includes a priority to work with stakeholders to identify affordable energy efficiency and low-carbon energy opportunities. This includes an objective to investigate the suitability of renewable energy schemes by identifying specific projects to improve efficiency and generate renewable energy through work with Adur and Worthing Councils. In addition the forthcoming South2East Energy Strategy being produced by the Coast to Capital, Enterprise M3 and South East Local Enterprise Partnerships (LEPs) is expected to produce a pipeline of potential energy projects and identify demand hotspots in the South East of England.
- 4.238 Any proposals for new wind turbines will be considered against the House of Commons: Written Statement on wind energy development dated 18 June 2015 and the NPPF. The West Sussex Sustainable Energy Study (2009) shows the technical potential for wind

energy generation in Worthing is very small and therefore no areas have been allocated as suitable for wind energy development in this Local Plan. However the policy recognises that future neighbourhood plans may wish to consider this further.

CPI7 SUSTAINABLE DESIGN

- a) All development (excluding householder applications) will be required to achieve the minimum standards as set out below unless superseded by national policy or legislation:**
- i. 19% reduction in CO2 emissions in dwellings over Part L Building Regulations requirements (2013) solely from energy efficiency measures;**
 - ii. 'C' rating Energy Performance Certificate (this applies to new buildings and to retrofitting existing buildings where practical, cost-effective and affordable);**
 - iii. new dwellings should achieve a water efficiency standard of no more than 110 litres/person/day (lpd);**
 - iv. BREEAM 'Excellent' for major non residential floorspace.**
- b) In addition, all major developments must submit a sustainability statement demonstrating how the requirements of this policy have been met, and the energy and waste hierarchies followed. This should include an assessment of the opportunities to use low and zero carbon energy, and residual heat/cooling for both domestic and non-domestic developments. This should include details of:**
- i. measures to minimise, reuse, and recycle waste (utilising opportunities to reuse material derived from excavation and demolition) both during the construction phase and over the lifetime of the development;**
 - ii. how passive design measures are incorporated to minimise energy consumption by reducing the need for heating, cooling and ventilation systems, and minimising the reliance on mechanical lighting, heating and cooling taking account of landform, layout, building orientation, massing and landscaping;**
 - iii. measures to reduce carbon emissions through the energy hierarchy steps**
 - iv. new opportunities for providing or creating new heating/cooling networks;**
 - v. capacity to connect to future heat networks in the area;**
 - vi. the feasibility of connecting the development to existing heating / cooling / CHP networks where these already exist;**
 - vii. opportunities for expansion of any proposed networks beyond the development area over time, and to plan for potential expansion.**

CPI8 ENERGY

- a) The development of renewable, low carbon, or decentralised energy schemes, excluding wind turbines (except for applications for the repowering of existing wind turbines) will be supported where proposals:**
- i. are located appropriately and do not cause an unacceptable impact on surrounding uses or the local environment, landscape character or visual appearance of the area, taking into account the cumulative impact of other energy generation schemes; and**
 - ii. mitigate any potential noise, odour, traffic or other impacts of the development so as not to cause an unacceptable impact on the environment or local amenity.**
- b) Proposals for wind energy development involving one or more wind turbines, will not be considered acceptable unless:**
- i. it is in an area identified as suitable for wind energy development in the development plan; and**
 - ii. following consultation, it can be demonstrated that the planning impacts identified by the affected local community have been fully addressed and the proposal has their backing.**

CPI9 BIODIVERSITY

What you told us

4.239 Responses to the Issues and Options consultation highlighted that the Local Plan should have a strong environmental focus, commit to conserving wildlife, encourage biodiversity and seek to add to natural capital. Policies should protect the undeveloped coastline and appropriately enhance the natural environment, recognising the value of the habitat network and sites with important biodiversity value. Development should be informed by current and appropriate ecological studies, minimise its impact on surrounding habitats and enhance existing environmental features.

What the policy needs to do

4.240 The NPPF considers biodiversity (wildlife, landscape and geology) extensively. As well as seeing sustainable development as a means to move from 'no net loss' of biodiversity to achieving 'net gains', it includes 'conserving and enhancing the natural environment' as a core planning principle. There are also requirements for Local Plans to set a clear strategy for the creation, protection, enhancement and management of the natural environment at a

landscape scale through cooperation with partners. Through the Local Plan process existing and potential components of local ecological networks (including designated sites, areas of opportunity for restoration and creation, and Nature Improvement Areas) should be identified and mapped. Policies should seek a net gain in biodiversity where possible and protect wildlife sites that reflect their status. Criteria based policies should be set against which biodiversity issues will be judged when determining planning applications. These should demonstrate how the mitigation hierarchy will be applied (if significant harm cannot be avoided then it should be mitigated; if it cannot be mitigated then it must be compensated; if it cannot be compensated then permission should be refused).

Supporting Text

4.241 The Borough has a number of areas important to biodiversity. Some of these fall in the South Downs National Park, some in the Local Plan area, and some in both. Taken together they include:

- South Downs National Park (SDNP) which is also a Nature Improvement Area (NIA)
- Cissbury Ring Site of Special Scientific Interest (SSSI)
- 2 Biodiversity Opportunity Areas (BOA)
- 2 Local Geological Site (LGS)
- 11 Local Wildlife Sites (LWS)
- 7 types of Biodiversity Action Plan (BAP) priority habitat (including Ancient Woodland)

4.242 In addition, over 1,070 Sussex BAP priority species have been recorded in the Borough.

4.243 Conserving biodiversity is not just about protecting rare species and designated nature conservation sites. It also encompasses wildlife corridors / stepping stones, and the more common and widespread species and habitats, all of which make an important contribution to quality of life.

4.244 Biodiversity net gain is development that leaves biodiversity in a better state than before. The 25 Year Environment Plan (2018) includes an action to embed an 'environmental net gain' principle for development. This expands the approach of net gain for biodiversity to include wider natural capital benefits such as flood protection, recreation and improved water and air quality.

4.245 The Council will work with partners to conserve and enhance the biodiversity and geological diversity of Worthing. It will also work towards increasing appropriate species of woodland cover for the benefit of people and wildlife as well as to improve landscape quality. The Woodland Trust recommend a target for towns and cities to achieve 15% canopy cover in coastal towns such as Worthing. The borough currently achieves this target with 15.8% canopy cover. It is important that further growth and development continues to maintain this level of cover.

- 4.246 Ancient woodland, and trees classed as ‘ancient’, ‘veteran’ or ‘aged’ are irreplaceable. Ancient woodlands are a nationally important and threatened habitat. In addition to protection afforded by any other biodiversity designation they are protected by planning policy in their own right. There is a total of 67.5 hectares of ancient woodland in the Borough. The Council will use Natural England’s standing advice to review applications that might affect ancient woodland and ancient or veteran trees. Development that would result in the loss or deterioration of ancient woodland will not be permitted.
- 4.247 Coastal squeeze is a particular issue in the south east of England and poses a significant threat to coastal habitats such as mudflats and vegetated shingle. It occurs when coastal habitats are trapped between a fixed landward boundary and rising sea levels and/or increased storminess. New development that could result in coastal squeeze will need to demonstrate how it is addressing this issue.
- 4.248 The Marine Management Organisation (MMO) was created in order to achieve clean, healthy, safe and productive and biologically diverse seas. The South Marine Plan (which includes Worthing) was adopted in July 2018. Marine planning has important links and interactions with land use planning as the intertidal zone between high water and low water mark is covered by both planning systems.

CPI9 BIODIVERSITY

a) All development should ensure the protection, conservation, and where possible, enhancement of biodiversity, including nationally and locally designated sites, Biodiversity Opportunity Areas (BOAs), marine habitats and other Biodiversity Action Plan (BAP) priority habitat areas, wildlife corridors and stepping stones, and protected and priority species. If significant harm cannot be avoided (by locating development on an alternative site with less harmful impacts), then such harm should be adequately mitigated. Where it cannot be adequately mitigated then such harm must be compensated for. Where it cannot be compensated for, then planning permission should be refused. This process is referred to below as the mitigation hierarchy.

b) Proposed developments which would adversely affect a Site of Special Scientific Interest (SSSIs) (individually or cumulatively) will not normally be permitted. Exceptions will only be made where the benefits of the development on the particular site clearly outweigh both the impacts that it is likely to have on the features of the site that make it of special scientific interest and any broader impacts. Where an exception is considered the mitigation hierarchy will apply.

c) Proposals for development in, or likely to have an adverse effect (directly or

indirectly) on a **Local Wildlife Site** (including ancient woodlands, ancient/veteran trees, wildlife corridors and stepping stones) or **Local Geological Site** will not be permitted unless it can be demonstrated that reasons for the proposal outweigh the need to safeguard the nature conservation value of the site/feature. Where an exception is considered the mitigation hierarchy will apply.

- d) **Where relevant, new development adjacent to the coast will have to demonstrate how it is addressing the issue of coastal squeeze.**
- e) **Assessment must be informed by appropriate up-to-date ecological information.**
- f) **Major development should take account of and incorporate biodiversity features at the design stage and where possible environmental net gains should be achieved.**
- g) **Tree planting is encouraged to improve the quality of the local environment. Tree Preservation Orders will be made to ensure that healthy locally important trees that make a positive contribution to the streetscene are protected.**
- h) **Where appropriate, the Council will use planning conditions or obligations to provide appropriate enhancement and site management measures, and where impacts are unavoidable, mitigation or compensatory measures.**

CP20 GREEN INFRASTRUCTURE

What you told us

4.249 Responses to the Issues and Options consultation highlighted that the Local Plan should encourage the creation and enhancement of an integrated green infrastructure network and policy.

What the policy needs to do

4.250 The NPPF and Planning Practice Guidance state that Local Plans should ensure that developments protect, create and enhance green infrastructure assets in a way that maximises benefits for the environment and communities and set the intention for the preparation and implementation of a green infrastructure strategy.

Supporting Text

- 4.251 Green infrastructure is defined by national planning policy as a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities. As a network it includes parks, open spaces, playing fields, woodlands, but also street trees, allotments, private gardens, green roofs and walls. It also encompasses “blue infrastructure” such as streams and other water bodies. Green infrastructure goes beyond open space as it considers private as well as public assets.
- 4.252 Green infrastructure provides a range of environmental, social and economic benefits for local communities including reducing pollution, creating high quality environments; ecological networks; providing opportunities for recreation and social interaction (thus delivering mental and physical health benefits); and helping mitigate the risks and adapting to the impacts associated with climate change.
- 4.253 Trees and woodland are a key component of green infrastructure and form an essential part of the landscape. Often they are the only significant vegetation growing in more densely developed parts of the town and they provide a range of social and environmental benefits in terms of shading, filtering air pollution, buffering noise, and enhancing quality of life.
- 4.254 Until such time as a Green Infrastructure Strategy is produced, applicants are encouraged to refer to existing information and records on green infrastructure assets. These currently include: the Worthing Landscape and Ecology Study (2017) that identifies key green infrastructure strategy opportunities for potential development sites around the edge of Worthing and Ecoservices maps that were produced by the Sussex Biodiversity Records Centre and Sussex Wildlife Trust in 2017. They consist of a series of maps showing green infrastructure assets, capacity, demand, and management zones across a range of ecosystem services.
- 4.255 The Council has committed to working with partners to facilitate the creation of an integrated network of green infrastructure within and beyond Worthing. The South Downs National Park Authority is currently working with adjoining Local Authorities to produce the South Downs Green Infrastructure Framework. The Framework is as much aimed at delivery of green infrastructure outside of the Park as it is inside the Park. The Draft South Downs Green Infrastructure Framework was consulted on in January 2016.

CP20 GREEN INFRASTRUCTURE

- a) **The Council will work with relevant partners and developers to facilitate the creation of an integrated network of green infrastructure within and beyond Worthing. A Green Infrastructure Strategy will be produced by the Council and when in place, developments will be expected to comply with it. Until such time, applicants are encouraged to refer to existing information and records on green infrastructure assets.**
- b) **All major developments will need to demonstrate how they will contribute to the implementation of the Green Infrastructure Strategy both at site level and with regard to the wider green infrastructure network. Opportunities should be taken to incorporate elements of green infrastructure to create, protect, enhance and manage green infrastructure assets and/or networks. This should be based on up-to date ecological evidence on, and information about, green infrastructure assets and maximise multi-functional benefits.**
- c) **Arrangements and funding for the management and maintenance of green infrastructure over the long term should be identified. Where appropriate, the Council will seek to secure this via planning obligations.**

CP21 FLOOD RISK AND SUSTAINABLE DRAINAGE

What you told us

4.256 Responses to the Issues and Options consultation highlighted that the Local Plan should direct development away from the areas at highest risk of flooding and set out drainage system requirements to ensure flood risk is not exacerbated.

What the policy needs to do

4.257 In line with national planning policy, inappropriate development in areas at risk of flooding should be avoided, but where this is necessary development should be made safe across the lifetime of development, without increasing flood risk elsewhere. Opportunities should be taken to reduce flood risk overall.

Supporting Text

- 4.258 This policy aims to ensure new development is safe from flooding and that flood risk is reduced overall, taking into account the impacts of climate change.
- 4.259 The extensive coastal defences provide protection against erosion and flooding. These defences consist of shingle beaches stabilised by rock and timber groynes. In some areas flood protection is enhanced by sea walls at the rear of shingle beaches. The Council will work with relevant partners to help implement the aims of the Beachy Head to Selsey Bill Shoreline Management Plan First Review (2006) and the resulting Rivers Arun to Adur Flood and Erosion Risk Management Strategy 2010 - 2020 which sets out the plan to manage flood and erosion risks along this coastline.
- 4.260 As part of their role as a Lead Local Flood Authority, West Sussex County Council produced a Preliminary Flood Risk Assessment (2011) and a Local Flood Risk Management Strategy (2013). The Local Flood Risk Management Strategy recognises Worthing as a priority 'Wet Spot' with 8,750 properties at surface water flood risk. There is also flood risk associated with the Ferring Rife in the west of the Borough and the Teville Stream in the east which drains into Brooklands Lake. The Adur Catchment Flood Management Plan – Sub Catchment 5 – Worthing (Dec 2009) states that fluvial, tidal, surface water and groundwater flooding are problems in Worthing. Following recent flooding events, Tarring Flood Action Group was set up to reduce flooding in their local community. They have recently been awarded funding from the County Council for a feasibility study and the design of sustainable drainage systems.
- 4.261 With climate change, the frequency and severity of storm events are likely to increase, along with raised sea levels. It is important to consider the future impacts of climate change and how these can be managed over the lifetime of development when assessing flood risk. The Government's 25 Year Environment Plan (2018) recognises the need to mitigate and adapt to climate change. It includes a goal to reduce risk of harm from environmental hazards such as flooding and commits to making greater use of natural flood management. Natural flood management is when natural processes are used to reduce the risk of flooding and coastal erosion. Examples include restoring bends in rivers, changing the way land is managed so soil can absorb more water and creating saltmarshes on the coast to absorb wave energy. Natural flood management not only reduces flood risk it can also achieve multiple benefits for people and wildlife, helping restore habitats, improve water quality and helping make catchments more resilient to the impacts of climate change.
- 4.262 A Strategic Flood Risk Assessment (SFRA) was undertaken in 2012, this has been used to undertake an initial Sequential and Exception Test. An update is required to the SFRA to meet the requirements of the NPPF this will be undertaken in time to support preparation of the Regulation 19 version of the Local Plan. This will further inform the Sequential and Exception Tests. For sites not allocated, where applicable the Sequential and Exception Tests should be demonstrated at the planning application stage.
- 4.263 Flood Risk Assessments should be submitted with planning applications for all sites in areas at risk of flooding (including from other sources), or which are 1 hectare in size or greater.

The purpose of a Flood Risk Assessment is to demonstrate how flood risk will be managed to ensure the development will be safe and will not increase flood risk elsewhere, taking climate change into account. Flood Risk Assessments for sites in Flood Zone 1 should undertake a drainage impact assessment to identify the impact of the proposed development on surface water drainage. Site-specific flood risk assessments should always be proportionate and appropriate to the scale, nature and location of the development. The Government has published guidance on Flood Risk Assessments which includes standing advice for smaller developments and householder applications. For sites in Flood Zone 1 or at risk from other sources of flooding the 'West Sussex LLFA Policy for the Management of Surface Water' provides guidance on the management of surface water flood risk for smaller developments, including homeowner extensions and alterations.

- 4.264 The Written Ministerial Statement dated 18 December 2014 requires major developments to ensure sustainable drainage systems for the management of run-off are put in place, unless demonstrated to be inappropriate. Sustainable drainage systems should be in accordance with Defra's Non-Statutory Technical Standards For Sustainable Drainage Systems (March 2015) and the 'West Sussex LLFA Policy for the Management of Surface Water'. Where there are different requirements, the Local Plan Policy CP21 will take precedence. Sites in Tarring should also consider any the work being produced by Tarring Flood Action Group.

CP21 FLOOD RISK AND SUSTAINABLE DRAINAGE

- a) The Council will work with relevant bodies to ensure that flood risk in Worthing is reduced. Opportunities should be taken to reduce flooding through natural flood management to deliver multi-functional benefits for people and wildlife.**

Flood Risk Assessment

- b) A site specific Flood Risk Assessment must be submitted with planning applications for:**
- i. sites of 1 hectare or greater in Flood Zone 1;**
 - ii. all new development (including minor development and change of use) in Flood Zones 2 and 3;**
 - iii. all new development (including change of use to a more vulnerable class) subject to other sources of flooding identified by the Strategic Flood Risk Assessment.**
- c) The Flood Risk Assessment will need to demonstrate that:**
- i. within the site the most vulnerable development is located in areas**

- of lowest flood risk;
- ii. development will be safe for its lifetime taking into account the vulnerability of users, considering current and future flooding from all sources;
- iii. development will not increase flood risk elsewhere, and where possible will reduce flood risk overall;
- iv. residual risk can be safely managed, taking account of the impacts of climate change;
- v. development is appropriately flood resilient and resistant;
- vi. priority is given to the use of Sustainable Drainage Systems to manage surface water runoff.

Surface Water Drainage

- d) The surface water drainage scheme should use Sustainable Drainage Systems (unless demonstrated to be inappropriate) and be designed to provide adequate capacity with an allowance for climate change. Opportunities should be taken to incorporate techniques that increase biodiversity and improve water quality.
- e) Surface run-off should be discharged as high up the following hierarchy of drainage options as reasonably practicable:
 - i. into the ground (infiltration);
 - ii. to a surface water body;
 - iii. to a surface water sewer, highway drain or another drainage system;
 - iv. to a combined sewer.
- f) Clear management arrangements and funding for their ongoing maintenance over the lifetime of the development should be proposed. Planning conditions or obligations will be used to secure these arrangements.

CP22 WATER QUALITY AND PROTECTION

What you told us

- 4.265 Responses to the Issues and Options consultation indicated that the Local Plan should refer to the Water Framework Directive and respond to the challenge of meeting the increased demand for water/waste management without compromising environmental standards. The importance of ensuring adequate sewerage infrastructure was also highlighted by a number of consultation responses.

What the policy needs to do

4.266 Water quality and protection are key considerations in planning. The Water Framework Directive applies to surface waters and groundwater. It includes requirements to prevent deterioration of aquatic ecosystems and to protect, enhance and restore water bodies to 'good' status. The NPPF states that planning should prevent development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution.

Supporting Text

4.267 This policy aims to protect and enhance local surface water and groundwater. Under the Water Framework Directive, the Environment Agency has prepared the South East river basin district River Basin Management Plan (2015). The Plan assesses the pressures facing the water environment in the area and the actions that will address them.

4.268 In Worthing there are two Water Framework Directive waterbodies the Teville Stream and the Ferring Rife. The Ferring Rife is classed as 'good' status, however the Teville Stream is currently classified as 'bad' status. The Teville Stream once a significant watercourse is now heavily urbanised, culverted for much of its length, and acts as a drainage channel for much of the surface water drainage from worthing. The River Basin Management Plan includes implementation of the Teville Stream Restoration Project to achieve habitat and water quality improvements as a future aim. This is currently being progressed by the Ouse & Adur Rivers Trust in partnership with the Sompting Estate Trust through the Enhancing Places, Inspiring Communities (EPIC) project. There are also significant groundwater resources in the north of the Borough protected for public drinking water supply.

4.269 Groundwater Protection Position Statements (2018) set out the government's policy for groundwater and its approach to groundwater protection. It takes a risk based approach and adopts the precautionary principle. The Position Statements highlight where the Environment Agency may require risk assessments. This includes the underground storage of substances, discharges (other than for clean roof drainage) in a Source Protection Zone I, cemetery developments, or schemes that present a hazard to groundwater resources, quality or abstractions.

4.270 Worthing seafront and beaches are valued by residents and visitors. The bathing water is classed as good and Worthing beach has recently been awarded the Seaside Award for the second year running. However bathing water quality can be affected by surface water and urban drainage during and after heavy rainfall. The Worthing Wastewater Treatment Works treats effluent before discharging it out to sea 5km from the shore to protect bathing water quality. The Southern Water Business Plan (2015 - 2020) includes a promise to increase the number of beaches with 'excellent' bathing water quality by 2020. Adequate water and wastewater infrastructure is needed to support sustainable

development. New development should be phased so that water and wastewater infrastructure will be in place when needed.

- 4.271 It is essential that new development does not have a detrimental impact on water quality in Worthing and, where possible development should contribute to water quality enhancements. The use of appropriate Sustainable Drainage Systems can also improve water quality.

CP22 WATER QUALITY AND PROTECTION

- a) Development will be permitted provided that:**
- i. it does not have an unacceptable impact on the quality and potential yield of local water resources and the water environment; also**
 - ii. it protects and enhances groundwater, surface water features and controls aquatic pollution to help achieve the objectives of the Water Framework Directive; and**
- b) it has an adequate means of water supply (even in a drought), sufficient foul and surface water drainage and adequate sewage treatment capacity.**
- c) Development must be phased to take into account the timing of any water and/or wastewater infrastructure required which must be in place prior to the occupation of development.**
- d) A preliminary risk assessment will be required for any development where there is potential risk of contamination of controlled waters.**
- e) New development within Groundwater Source Protection Zones will only be permitted provided that it has no adverse impact on the quality of the groundwater source or a risk to its ability to maintain a public water supply.**

CP23 POLLUTION AND CONTAMINATION

What you told us

- 4.272 Responses to the Issues and Options consultation highlighted that in addition to protecting the environment from a range of pollutants, sensitive developments should also be protected from odour pollution. There are also opportunities to improve sites through redevelopment and remediation of contaminated land which should be promoted.

What the policy needs to do

- 4.273 The Local Plan should prevent development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability.
- 4.274 According to the NPPF, planning policies should ensure that new development is appropriate for its location and that business should not have unreasonable restrictions put on them as a result of changes in development. Development should not give rise to significant adverse impacts on health and quality of life such as through odour or noise and areas of tranquility should be protected. Adequate site investigation information should accompany planning applications and any remediation required should ensure that the land is no longer contaminated. Development should sustain compliance with and contribute towards EU Limit Values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and the cumulative impacts on air quality from individual sites.

Supporting Text

- 4.275 Air quality is an issue in Worthing, primarily as a result of traffic congestion, which has caused levels of nitrogen dioxide (NO₂) to exceed government air quality standards. This resulted in the designation of the Worthing Air Quality Management Area (AQMA) in 2010, which was then extended in 2014. It encompasses Offington Corner (A27/A24 junction), Grove Lodge and Lyons Farm (A27 Upper Brighton Road). The Worthing Air Quality Action Plan (2015) has been produced which includes a number of measures that aim to improve air quality. Any new development in the AQMA must be consistent with the Air Quality Action Plan for Worthing AQMA No.2.
- 4.276 New development has the potential to have an adverse impact on air quality through increased transport movements and congestion. Applicants for development within or adjacent to an AQMA should discuss requirements with the Council's Environmental Health Team before a planning application is submitted, to determine whether a proposed development could impact upon the AQMA and require mitigation measures.
- 4.277 Sussex Local Authorities have developed guidance to address air quality throughout Sussex: Air Quality and Emission Mitigation Guidance for Sussex (Sussex Air Quality Partnership, 2013). The guidance provides a consistent approach to the assessment of air quality impacts from planned developments and complements the Worthing Air Quality Action Plan.
- 4.278 The Air Quality Plan for nitrogen dioxide (NO₂) in UK (2017): South East Zone Plan covers the borough. This outlines that the government expects this zone to be compliant with the NO₂ annual limit value by 2022, and includes a number of relevant Local Authority measures. For Worthing this includes embedding the Air Quality Emissions Mitigation Planning Guidance for Sussex into the planning process, and securing travel plans through planning for development sites.

4.279 Therefore, where appropriate air quality assessments will be required where a development is within, adjacent to or has the potential to impact on a declared AQMA. These should assess the cumulative impact on local air quality. Assessments should have regard to and be carried out in accordance with the following (or future guidance / updates):

- Worthing Borough Council's Air Quality Action Plan for Worthing Air Quality Management Area No. 2 (2015);
- Air Quality and Emission Mitigation Guidance document produced by the Sussex Air Quality Partnership (2013).

4.280 The Council may seek planning obligations to mitigate the impact of development on local air quality, support the future monitoring of roads where the impact might be significant and for the provision of electric charging and other green transport initiatives. The Council may also fund monitoring equipment using receipts from the Community Infrastructure Levy (CIL) where this is identified for CIL funding.

Contaminated Land

4.281 Development of brownfield sites can help regenerate areas and enhance the natural and local environment by remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land. In accordance with national planning policy, where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner. All potentially contaminated land should be remediated prior to development and/or during construction to a level appropriate to its proposed use. In order to achieve this investigations and assessments of all sites situated on or in close proximity to potentially contaminated land will be required and site investigation information will be required to be submitted with a planning application. The purpose of these investigations and assessments is to ascertain whether the land poses potential risk to human health and the environment, and if necessary outline remedial measures and future monitoring to mitigate and monitor the risk. All investigations of potentially contaminated land should be carried out following the Model Procedures for the management of land contamination (CLR11) and British Standard 10175:2011 - Investigation of potentially contaminated sites (Code of Practice).

Noise

4.282 Noise is recognised as a public health issue and is a material consideration when a development is planned. Defra has produced a Noise Action Plan (2010) specific to the Brighton agglomeration (which covers Brighton, Worthing and Littlehampton. This Action Plan covers the noise issues arising from road, rail, airport and industrial sources (as described in the Directive). It identifies in Worthing several 'Important Areas' for noise related to transport by road and rail. Sussex local authorities have developed a guidance document, 'Planning Noise Advice Document – Sussex' (July 2015), which provides advice for developers and their consultants when making a planning application.

CP23 POLLUTION AND CONTAMINATION

- a) **Development should not result in pollution or hazards which prejudice the health and safety of the local community and the environment, including nature conservation interests and the water environment.**
- b) **New development in Worthing will be located in areas most suitable to the use of that development to avoid risks from all sources of pollution.**
- c) **Mitigation measures will need to be implemented for developments that could increase levels of pollution, taking into account any cumulative impact. Where there are significant levels of increased pollution that cannot be mitigated development will be refused.**
- d) **Where appropriate, air quality and/or noise assessments will be required to support planning applications. These should be undertaken in accordance with the most up to date guidance and have regard to any relevant action plans.**
- e) **Investigations and assessments of all sites situated in or in close proximity to potentially contaminated land will be required in relation to relevant development proposals. These should assess the nature and extent of contamination and the potential risks to human health, adjacent land uses and the local environment.**

CONNECTIVITY

This section aims to provide an integrated, safe and sustainable transport system to improve air quality, reduce congestion and promote active travel which will help to reduce the need to travel by car. The section also aims to help the town's economy to grow, improve its regional competitiveness and encourage the creation of high value jobs.

Policies	Vision and Strategic Objectives
<ul style="list-style-type: none">• CP24 Transport and Connectivity• CP25 Digital Infrastructure	<ul style="list-style-type: none">• VI, V4• SO3, SO4, SO6, SO7, SO12, SO13, SO19

CP24 TRANSPORT AND CONNECTIVITY

What you told us

4.283 A recurring theme raised during the Issues and Options consultation was the need to encourage sustainable modes of transport to help improve accessibility and reduce impacts on the environment. In particular, this included the desire to improve cycle facilities and routes and the need to improve public transport. An aim should be that new development should not exacerbate existing transport issues and that focus should be given to reducing congestion on the A27.

What the policy needs to do

4.284 The NPPF requires local planning authorities to consider transport issues as part of the plan-making process to ensure that the potential impacts of development on transport networks can be addressed and that opportunities to promote walking, cycling and public transport use are identified and pursued. The policy also needs to:

- Reflect the West Sussex Transport Plan (2011-2026)
- Reflect the West Sussex Walking & Cycling Strategy 2016 - 2026
- Highlight the work of the Adur & Worthing Walking & Cycling Action Group
- Respond to the key outcomes of the Worthing Local Plan Transport Study 2018
- Deliver the objectives of the Council's economic strategy that seeks to deliver reliable, affordable, efficient transport that supports growth and productivity.

Supporting Text

- 4.285 The Council wants to improve connectivity and promote a more integrated and sustainable transport network as well as facilitate improved opportunities for active travel. To achieve this, the Local Plan seeks to locate and design development and supporting infrastructure to minimise the need to travel by car and promote sustainable travel.
- 4.286 The West Sussex Transport Plan (2011-2026) provides strategic direction for transport planning within Worthing, focusing on the objectives of promoting economic growth; tackling climate change; providing access to services, employment and housing; and improving safety, security and health. It identifies a number of key issues for Worthing which are summarised below.
- 4.287 Road congestion during peak periods affects many parts of the highway network throughout the Borough, disrupting journey times and causing poor air quality. Particular problems are on main routes into the town centre (A259 and A24) and along the A27, where the lack of safe crossing points causes community severance. In addition, level crossings on the West Coastway railway line contribute to the levels of congestion, especially during peak periods, disrupting journey times and increasing traffic pollution.
- 4.288 Increased transport movements within the Borough are detrimentally affecting air quality, particularly at the AQMA on the A27. Across the UK, transport is the fastest growing source of greenhouse gases and CO₂ emissions. Emission reductions are therefore vital to ensure that the UK meets its targets on CO₂ emissions and makes progress towards a lower carbon society. The negative impact of car-centric lifestyles creates a social burden by reducing opportunities for social and inclusive interaction as well as impacting on health and wellbeing. It is essential that accessibility issues faced by people, in particular the elderly, the disabled and the young, in terms of accessing employment, education, health and social and recreation facilities, are recognised. Additionally, people on lower incomes are more likely to be reliant on public transport or walking / cycling to access jobs and services.
- 4.289 Despite a reasonably good public transport network throughout the borough, public perception continues to be negative as it is viewed as unreliable, infrequent, slow and expensive. The current rail services are reaching capacity during peak times.
- 4.290 The West Sussex Transport Plan aims to tackle the identified transport issues as and when funding becomes available. It seeks to ensure that all new development supports and contributes to: increasing the use of sustainable modes of transport ('smarter choices'). Enabling more people to walk, cycle or use public transport will help to reduce costs associated with traffic congestion as well as creating healthier, inclusive and attractive places to live and work. The strategy also aims to improve the efficiency of local transport networks to improve journey times and air quality; improving safety for all road users; and discouraging HGVs from using unsuitable roads. Among a number of initiatives, the Transport Plan highlights the following key aims:

- to work with Highways England and other partners to develop and deliver a package of major improvements to the A27 to reduce congestion, improve safety and enhance community cohesion;
- to increase public transport capacity and quality, particularly on key north-south and east-west arterial routes;
- to work with rail operators to improve integration with other modes of transport;
- manage existing AQMAs by developing and implementing Action Plans while managing traffic and development pressures to avoid declaration of further AQMAs;
- ensure parking provision at new development provides enough spaces to accommodate the expected number of vehicles and cycles at the site.

4.291 One way in which the West Sussex Transport Plan seeks to encourage sustainable travel is by improving the existing cycle and pedestrian network. The West Sussex Walking and Cycling Strategy (2016-2026) complements the West Sussex Transport Plan and also the Government's Cycling and Walking Investment Strategy (2017). The West Sussex Strategy is designed to promote walking and cycling as the natural choice for shorter journeys and sets out priorities for investment in infrastructure improvements. It contains a list of more than 300 potential schemes. The Infrastructure Delivery Plan provides more information on the schemes identified for Worthing.

4.292 More recently the Adur & Worthing Walking and Cycling Action Group has been established. The vision of this stakeholder group is to 'create a place whereby walking & cycling becomes the preferred way of moving around Adur & Worthing'.

4.293 Worthing Borough Council support the aims and objectives within the West Sussex Transport Plan and West Sussex Walking and Cycling Strategy and have embedded the key principles in this Plan and the policy below. An overarching aim is to encourage the use of sustainable transport alternatives to the car as an important part of reducing congestion improving health and wellbeing, and delivering economic benefits. Rather than restrict car use, the aim is to promote and enhance sustainable transport options to help achieve a shift in people's travel behaviour. Whilst this is an aspiration for all local authorities, the relatively compact and flat nature of the Borough combined with the England Coast Path National Trail and National Route 2 of the National Cycle Network (NCN2) is a real advantage for Worthing and, as such, opportunities to enhance sustainable transport options should be maximised. Opportunities should also be sought to improve access to the countryside and coast.

4.294 A range of sustainable transport measures will be required from developers to reduce car dependence. These are expected to include making walking and cycling infrastructure a priority, public transport facilities, road improvements, walking/cycle paths and the provision of travel plans. The Community Infrastructure Levy will be the principal means through which developer contributions are used to help these improvements. For some larger schemes, it may also be appropriate to use S106 agreements to ensure the delivery of site specific transport improvements that will help to ensure that the impacts of that

particular development are mitigated. Depending on the type, size and location of a proposed development, Travel Plans and Transport Assessments may also be required in line with the National Planning Policy Framework and West Sussex County Council guidance.

- 4.295 Car parking standards aim to ensure that parking provided to serve new development is appropriate to the type and location of the development and does not encourage unnecessary car travel. When considering applications, proposals will be expected to comply with the criteria contained in Worthing Borough Council's and West Sussex County Council's adopted planning / guidance documents relevant to design, car and cycle parking, or any other appropriate national standard. To help reduce parking pressures, particularly for sites in and around the town centre, the Council will support the use and promotion of car clubs.
- 4.296 When considering new development, it is necessary to consider its potential impact on the existing transport network, how it links to the network, impacts on highway safety and the provision for movement, servicing and parking. The Worthing Local Plan Transport Study 2018 provides an assessment of the impact of potential housing and employment development on the transport network and identifies appropriate mitigation and improvement measures. The study indicates that the development of the proposed Local Plan allocations can be accommodated if a suitable package of mitigation measures is provided. This package consists of capacity improvements to the highway network where appropriate to do so and sustainable transport improvements to reduce demand for the private car.

CP24 - TRANSPORT

- a) Worthing Borough Council will promote and support development that encourages travel by walking, cycling and public transport, and reduces the proportion of journeys made by car. This will help to achieve a rebalancing of transport in favour of sustainable modes by:**
- i. ensuring that new development is located in sustainable locations with good access to schools, shops, jobs and other key services by walking, cycling and public transport in order to reduce the need to travel by car;**
 - ii. ensuring that the design and layout of new development prioritises the needs of pedestrians, cyclists and users of public transport over ease of access by the motorist;**
 - iii. ensuring that new development minimises the need to travel and, where appropriate, incorporates measures to mitigate for any transport impacts which may arise from that development;**
 - iv. requiring new development to provide for an appropriate level of cycle and car parking that takes into consideration the impact of**

development upon on-street parking and accords with **West Sussex County Council standards / guidance**

v. requiring development which generates a significant demand for travel, and/or is likely to have other transport implications to:

- be supported by a **Transport Assessment / Transport Statement and sustainable Travel Plan (in line with West Sussex County Council guidance and the National Planning Policy Framework)**;
- contribute to improved sustainable transport infrastructure, including the provision of safe and reliable sustainable transport modes; and
- provide facilities and measures to support sustainable travel modes.

b) The local planning authority will work with **West Sussex County Council** and other relevant agencies to encourage and support measures that promote improved accessibility, create safer roads, reduce the environmental impact of traffic movements, enhance the pedestrian environment, or facilitate highway improvements. In particular, the local planning authority will:

- i. support the expansion and improvement of public transport services;
- ii. encourage improvements to existing rail services, new or enhanced connections or interchanges between bus and rail services, and improvements to the quality and quantity of car and cycle parking at railway stations;
- iii. support the development of a network of high quality walking and cycling routes throughout the borough, including improved access across the **A27** and better connectivity with the **South Downs National Park**;
- iv. ensure new development contributes to the mitigation of air pollution, particularly in **Air Quality Management Areas**. New development should be located and designed to incorporate facilities for electric vehicle charging points, thereby extending the current network;
- v. pursue ways of managing the impact of **HGVs** and implement measures as appropriate;
- vi. support improvements to the road network including the **A259** and **A27** and, as identified in the **Worthing Local Plan Transport Study (2018)**, provide appropriate mitigation measures to address capacity issues at a number of key junctions.

CP25 DIGITAL INFRASTRUCTURE

What you told us

4.297 There is overarching support for the delivery of high quality communications networks (including digital and wireless connectivity / infrastructure) for both businesses and residents. More specifically reference was made to the need to avoid the placement of cellular communication towers in close proximity to community facilities and residential areas.

What the policy needs to do

4.298 The NPPF requires local planning authorities to support the expansion of electronic communications networks, including next generation mobile technology and full fibre broadband connections. To achieve this, the policy needs to set out how high quality digital infrastructure is expected to be delivered and upgraded. The Council Economic Strategy 2018-2023 is seeking to ensure that Worthing's digital connectivity leads the region.

Supporting Text

4.299 High quality digital infrastructure plays a key role in supporting the way we live and do business. It is crucial to successful business locations and also plays a vital role in enhancing the provision of local community facilities and services.

4.300 The Council is working with business and government partners to drive investment in digital infrastructure. There a number of projects, strategies and plans that the Council supports which aim to ensure that the digital infrastructure in the region is fit to drive growth. This includes the development of ultrafast broadband clusters and improvements to mobile coverage.

4.301 Recent evidence suggested that some 93.3% of properties in the town achieved ultrafast broadband speeds (above 100Mbps) which is one of the highest level in the south of England. However, the pace of change in technological developments is hard to predict and is therefore hard to plan for. One way to achieve this is to ensure that new development is full fibre ready by either the building's internal network being sufficient to accommodate it, or ensuring that developments are laid with a 'fibre to the premises' (FTTP) network that could then be connected to the wider network.

4.302 This policy seeks to strike a balance between ensuring the borough has the transformational infrastructure needed to deliver continually improving digital connectivity whilst protecting the borough's precious environment and the health of our communities. Whilst many telecommunications works will require planning permission and will need to be assessed against this policy, others will fall within the category of

'permitted development'. Any works that are subject to Town and Country Planning (General Permitted Development) Order 1995 (as amended) will be subject to the limitations and conditions specified.

CP25 DIGITAL INFRASTRUCTURE

- a) The Council will support the expansion and improvement of digital infrastructure (information and communication technology infrastructure).**
- b) Relevant proposals should demonstrate that:**
 - i. the installation is the minimum required for the efficient operation of the network;**
 - ii. all opportunities to make the most efficient use of existing telecommunication site have been explored fully such as: mast sharing, use of existing buildings or structures;**
 - iii. no other suitable sites are available.**
- c) All relevant proposals (including prior approvals) will need to submit:**
 - i. evidence that the proposal is the least environmentally harmful option;**
 - ii. a statement that self-certifies that the cumulative exposure will not exceed the guidelines of the International Commission on Non-Ionising Radiation Protection (ICNIRP)**
- d) Conditions or planning obligations may be used to secure landscaping as well as restoration of the site if operation ceases.**
- e) All new development must be able to demonstrate how it will contribute to, and be compatible with, fibre or internet connectivity. Applicants will be required to actively demonstrate that they have considered broadband connectivity within their proposals.**