



ADUR & WORTHING
COUNCILS

Joint Strategic Committee
8 February 2022

Key Decision [Yes/No]

Ward(s) Affected: All Worthing

Worthing Local Plan

Report by the Director for the Economy

Officer Contact Details

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Executive Summary

1. Purpose

- 1.1 Worthing Borough Council must prepare a Local Plan to establish local planning policies for the Borough. After a number of years of preparation the Worthing Local Plan is entering the final stages towards adoption. The Local Plan was Submitted for Examination in June 2021 and the Hearing Sessions were held in November 2021.
- 1.2 This report informs the Joint Strategic Committee of the stage reached, the receipt of the Inspector's Post Hearing Advice Letter and the Schedule of Modifications proposed to be published for public consultation.

2. Recommendations

- 2.1 The Joint Strategic Committee is recommended to:
 - i) note the Inspector's Post Hearing Advice Letter (Appendix 1);
 - ii) Consider the Schedule of Main Modifications (Appendix 2) and Schedule of Additional Modifications (Appendix 3) including any additional recommendations from the Local Plan Inspector;
 - iii) recommend to Full Council the approval of the Schedule of Modifications for consultation; and

- iv) Approve the release of £70,000 from the Capacity Issues Reserve in 2022/23 for the examination costs.

3. Background and Stage Reached

- 3.1 Worthing Borough Council must prepare a Local Plan to establish local planning policies for the Borough. After a number of years of preparation and engagement the Worthing Local Plan is entering the final stages towards adoption.
- 3.2 The Worthing Local Plan was formally submitted for independent examination on Friday 11th June 2021. Steven Lee BA (Hons) MA MRTPI was appointed on behalf of the Secretary of State to hold the examination to consider the soundness of the submitted plan and whether it is legally compliant. The Hearing Sessions, held over 3 weeks, concluded on Wednesday 17th November.
- 3.3 Following the close of the Local Plan Hearing Session the Council received the Inspector's Post Hearing Advice Letter on the 9th December (Appendix 1). The Inspector makes it clear that his final conclusions regarding soundness and legal compliance will be given in a report to be produced following consultation on the proposed Main Modifications. Despite this, the letter is of significance as it sets out the additional work and modifications which the Inspector considers are required to make the Worthing Local Plan sound and legally compliant.
- 3.4 The letter provides strong inference as to the areas of the Plan that the Inspector is very likely to support without the need for significant modification. In providing a very strong steer as to the amendments that need to be made in order to make the Plan sound, the letter's silence on other matters provides a clear indication on those areas of the emerging Local Plan with which the Inspector does not have concerns on soundness. Those parts of the emerging Plan are very likely to be found sound.
- 3.5 With this in mind it is very noteworthy that no significant issues have been raised with regards to the: overarching development strategy; the strategic policy on climate change; the use of the United Nations Sustainable Development Goals; the local gap policy; and the countryside and undeveloped coast policy. Furthermore, it can be surmised that the Inspector has concluded that the Council has taken a positive / 'no stone unturned'

approach to trying to meet housing needs as there is no instruction or indication that the Council needs to now do further work to bring alternative sites forward.

- 3.6 Overall, Officers are of the view that the Post Hearing Advice letter from the Inspector can be viewed positively. As summarised below (section 3), it sets out clear advice as to how issues of soundness can be addressed and there is no indication that the Council is unlikely to be in a position to progress the Plan to adoption. This work identified is either on-going or has been incorporated within the schedules of proposed modifications (section 4) and officers are confident that all matters can be addressed.

4. Inspector's Post Hearing Advice Letter - Key Issues

Sustainability Appraisal

- 4.1 The Inspector has confirmed that he is generally satisfied that the evidence base as a whole provides a clear, proportionate and robust basis for development strategy and that the justification for the Plan is reasonably clear. However, in terms of legal compliance, the Inspector is of the view that the Sustainability Appraisal is not as clear as it might be in identifying why certain options were selected and others rejected. The Inspector has recommended that the Sustainability Appraisal would benefit from clearer cross referencing to specific elements of the Draft Integrated Impact Assessment and/or other parts of the evidence base to assist readers. A Sustainability Appraisal of the proposed Main Modifications is also needed to inform the Inspector's deliberations.
- 4.2 Work is currently being progressed to address the Inspector's comments on the Sustainability Appraisal and improve the 'narrative' which will help the reader to understand how conclusions have been reached. This work will be published as a background document for consultation alongside the schedule of modifications. In this regard, it is important to note that the Inspector in his Post Hearing Advice Letter (paragraph 8) states that this *'should not however result in the need to prepare new evidence or alter any of the justifications that already exist in the evidence base.'* Officers agree with this view.

Protected Areas (Policies SS4 / SS5 / SS6)

- 4.3 Policies SS4, SS5 and SS6 cover the 'countryside and undeveloped coast', Local Green Gaps (LGG) and Local Green Space (LGS) respectively. As

explained below, it is proposed that the LGS designation will be removed at Chatsmore Farm and the Goring-Ferring Gap. However, it is important to note that the Inspector's letter does not raise any concern with the principles established in policies SS4 and SS5 and the areas covered (which include both Chatsmore Farm and the Goring-Ferring Gap). As a consequence, it can be inferred that the Inspector supports the inclusion of these policies which will provide a strong level of protection for these areas.

- 4.4 During the hearing sessions, the Inspector has requested that the Council examines the relationship between Policies SS4, SS5 and SS6. It was agreed that Main Modifications would be needed to ensure a clear and internally consistent approach to the three different, but overlapping, designations. The Inspector has also asked the Council to make modifications to Policy SS6 to better reflect national policy in terms of LGS and their relationship to Green Belt policy. The Council produced a note relating to these issues during the Hearing Sessions and these proposed changes have been incorporated within the modifications.

Local Green Space Designations

- 4.5 The Submission Draft Local Plan included three areas designated as Local Green Space (LGS) - Chatsmore Farm, the Goring-Ferring Gap and Brooklands. The Inspector has confirmed that he is satisfied that the sites all meet two of the three criteria for designation as Local Green Space in that they are in reasonably close proximity to the community it serves; exhibits characteristics that makes it demonstrably special to local communities and has particular local significance. However, for Chatsmore Farm and the Goring-Ferring Gap, the Inspector has raised a compliance concern with the final criterion relating to the scale of the sites and their 'countryside' characteristics.
- 4.6 When raising concerns about the proposed designation of these two areas the Inspector invited the Council to consider whether an alternative, reduced boundary would be appropriate. The view of Officers was that there was no logical or robust reasoning for an alternative boundary to the proposed Local Green Space. However, to provide a more robust assessment, the Council engaged its landscape consultants (Hankinson Duckett Associates) to undertake an independent review. Their response, which is published on the Council's website, supports this view and as a consequence the schedule of modifications includes the proposed deletion of this designation from these two areas. In this regard, as explained below, despite this amendment a strong level of protection for these sensitive and valued areas remains.

- 4.7 The Inspectors advice letter has been particularly helpful in relation to the s78 appeal by Persimmon Homes against the decision of the Council to refuse permission for 475 dwellings at Chatsmore Farm. Whilst, the Local Green Space policy for this site has been recommended to be deleted the Local Plan Inspector raised no issue regarding local green gap policy and helpfully commented that the Chatsmore Farm site *'represents a gap in the built form between the railway line, A259 to the north and east and the built form of Arun to the west. Notwithstanding the presence of the road, the site is well related visually to the South Downs National Park (SDNP) and thus provides an opportunity for the open countryside to penetrate the built-up area.'*
- 4.8 The Public Inquiry finished on the 28th January and your Officers presented a robust case that the development would have an unacceptable impact on the Gap, affect the local highway and be premature given the advanced nature of the emerging Local Plan. A decision is expected in the next two months on this Inquiry.

Titnore Lane (Proposed Allocations A13)

- 4.9 The SDWLP sets out 15 different allocations that will help to contribute towards meeting development needs in the Borough. Although some minor Modifications are proposed to a number of these the Inspector has not raised any significant (or in principle) concerns with 14 of the allocations.
- 4.10 Notwithstanding the level of housing need, the Inspector has however recommended the removal of one of the six edge of town proposed allocations. He has concluded that due to potential environmental impacts a satisfactory form of development could not be achieved on the Titnore Lane site in the north west of the Borough. In his summing up on this issue he states: *'I am clearly very conscious of the Council's housing delivery issues and the difficulties that exist in meeting needs. Nonetheless, as the Council have also argued, this does not mean that all forms of development are acceptable in principle. In this instance, I consider that the risk of adverse impacts from developing the site would significantly and demonstrably outweigh the benefits. Consequently, the allocation is not justified or consistent with national policy. It should therefore be deleted with necessary changes made to the housing requirement, housing trajectory and Policies Map'*.

- 4.11 The deletion of the Titnore Lane allocation will reduce the level of housing that the Plan will provide (60 dwellings). However, it should be noted that there has been a slight uplift in capacity assumptions for 2 of the other allocations which equate to 60 dwellings so there is no overall change in the level of supply to be delivered through the allocations.
- 4.12 The Inspector's conclusion on this sensitive site does help to demonstrate how the provisions of the NPPF help to ensure that environmental considerations are given full regard despite very significant levels of unmet housing need. Essentially, the Inspector did not think that the need for housing was sufficient to outweigh the environmental concerns associated with the development of this site.

5.0 Proposed Modifications

- 5.1 In order to address the issues outlined above the Submission Draft version of the Local Plan will need to be modified. Further modifications are also required to respond to: the revised NPPF (published July 2021); representations submitted at Regulation 19; and address points that were raised by the Inspector before and during the Hearing Sessions. Although the modifications relate to a number of policy areas it should be noted that these, in general, help to strengthen the policy approach and improve their 'efficiency' - they do not change the trust / fundamental principles already established.
- 5.2 During the Examination process the Council published a schedule of proposed modifications. This helped the Inspector and other interested parties understand the amendments to the Plan that the Council thought were necessary to address soundness issues that had been identified and to improve the effectiveness of the Plan. It should be noted that the previous modifications put forward by the Council have now been incorporated and/or updated within the more attached schedules. As a consequence all previous schedules and reference numbers have been superseded by Appendices 2 and 3.
- 5.3. It is certainly not unusual for Local Planning Authorities to publish a long list of proposed modifications at this stage of the Local Plan making process. In this regard, it is acknowledged that there are a significant number of modifications proposed to the Worthing Local Plan but, in part, this is a consequence of national planning guidance being updated after the Submission Draft version of the Plan had been published. As explained

below, the modifications are split into two groups - Main Modifications (MM) and Additional Modifications (AM).

Main Modifications

- 5.4 Main Modifications (MM) are amendments to the Submission Draft version of the Local Plan which are required to ensure that it can be found 'sound' and legally compliant. The Inspector is only concerned with those changes to the Plan's policies and supporting text. It is not the Inspector's role to recommend other changes which would make the Plan 'more sound' or generally improve it in other ways.
- 5.5 The Inspector will need to understand interested parties' views on the proposed Main Modifications before he reaches his final conclusions on the Plan and the changes which are required to it. As explained below (section 4), these conclusions and recommendations will be set out in his final report to the Council.
- 5.6 It must be noted that the Council can only publish the proposed Main Modifications once the Inspector has agreed that they address his concerns and that he is happy for them to be the subject to public consultation. In this regard, officers shared an initial version of the Main Modifications with the Inspector in mid January. He subsequently provided a number of comments and these have been addressed within the revised schedules attached to this report. Importantly, at the time that this report has been drafted the Inspector has yet to comment on this version. As a consequence, if any comments are received that would result in the amendment of the current version this will be reported verbally to the Committee. Furthermore, whilst it is considered to be unlikely, if the Inspector raises any significant concerns it may be that consideration will need to be given to a revised timeline.

Additional Modifications

- 5.7 In addition to the Main Modifications required for soundness, there are other, minor changes required to the Plan - these are referred to as Additional Modifications ('AMs'). These minor changes comprise: factual updates; corrections; clarifications and consequential changes arising from the Main Modifications (particularly referencing).
- 5.8 'Other' modifications also include changes to the policies map. The Inspector has made it clear that changes to the policies map are not Main Modifications. They will be consulted on, but as a separate document to the

'MM' schedule. The proposed changes to the proposals map are listed at the end of the AM schedule and will be illustrated within a 'Mapping Extracts' document to be published alongside the Main Modifications consultation.

- 5.9 The schedule of Additional Modifications is included in Appendix 3. It is recommended that these be published for consultation at the same time as the proposed Main Modifications to give an overall picture of the changes that are proposed to the Plan. However, it should be noted that the Inspector is only concerned with the Main Modifications. He does not wish to consider the consultation responses to the Minor Changes; that will be a matter for the Council. If there are matters of significance raised on the AMs during the consultation, it may nonetheless be prudent to bring these to the Inspector's attention.

6.0 Next Steps

- 6.1 If approved by Full Council the public consultation on the proposed modifications is programmed to commence in early March and will last for six weeks. The consultation arrangements will comply with the adopted Statement of Community Involvement. The consultation will focus solely on the changed aspects of the Plan. It is important to note that this is not the opportunity for interested parties to raise matters on other, unchanged aspects of the Plan with which they disagree.
- 6.2 All the 'duly made' responses to the Main Modifications will be forwarded to the Inspector along with the Council's observations (if necessary) for his consideration. Having read the consultation responses, the Inspector may decide to hold additional hearings to discuss specific matters raised or he may ask for additional written submissions from the Council or other participants.
- 6.3 Given the nature of the issues that have been raised by the Inspector and the work that has been undertaken to address these, Officers are of the view that the need for additional hearings is unlikely. Assuming that is the case, it is expected that the Inspector's Final Report should be issued by late spring / early summer.
- 6.4 If, at that point, the Inspector has found the Plan to be 'sound' his Final Report, together with a finalised version of the Plan, will then be presented to the Council with a recommendation to adopt the Local Plan.

7.0 Engagement and Communication

- 7.1 A number of stages of consultation have been undertaken throughout the preparation of the Local Plan and the representations received have helped to inform the preparation of the development strategy and related policies.
- 7.2 Consultation on the proposed modifications will be undertaken in line with the Council's Statement of Community Involvement. However, it should again be stressed that, at this stage, comments are only invited on the proposed modifications and this is not an opportunity to comment or object to other areas of the Plan.

8.0 Financial Implications

- 8.1 The Local Plan is supported by an extensive evidence base and other supporting documentation that has been a considerable draw on the planning budget over the last few years.
- 8.2 Public consultation on the Proposed Modifications will be delivered within previously approved budget allocations and existing resources.
- 8.3 The Examination of the Local Plan represents another significant cost (estimated to be circa £70,000). The exact amount will not be known until the Examination has completed. There is no budget in place for these additional one-off costs, consequently members are asked to approve the release of funding from the Capacity Issues Reserve. If further funding is required, members will be briefed via the regular monitoring reports.

7.0 Legal Implications

- 7.1 The Planning and Compulsory Purchase Act 2004, The Localism Act 2011, The Housing and Planning Act 2016 and associated regulations (including the Town and Country (Local Planning) (England) Regulations 2012 (the 2012 Regulations)), set out the statutory framework for the production of local plan documents by the Local Planning Authority and the requirements for a Local Development Scheme. National policy in relation to the production of local plan documents is provided through the National Planning

Policy Framework (NPPF), supported by National Planning Practice Guidance.

- 7.2 Once adopted by the Council, the Local Plan will become the starting point for determining any planning applications that are submitted to the Council for consideration. Planning decisions must be taken in accordance with the development plan (which includes a Local Plan) unless material considerations indicate otherwise (section 38(6) of the Planning and Compulsory Purchase Act 2004).

Background Papers

- Appendix 1 - Local Plan Inspector's Post Hearing Advice Letter
- Appendix 2 - Schedule of Proposed Main Modifications (MM)
- Appendix 3 - Schedule of Additional Modifications (AM)
- Submission Draft Worthing Local Plan (Jan 2021)
- Report to Joint Strategic Committee (JSC) (1st December 2020)
- Various reports to Planning Committee & JSC (2016-20)
- National Planning Policy Framework (2021)
- Planning Policy Guidance

Sustainability & Risk Assessment

1. Economic

- When adopted, the Local Plan will be a key tool for protecting employment sites and meeting the ambition for sustainable economic growth.

2. Social Matter

2.1 Social Value

- When adopted, the Local Plan will be a key tool for meeting the ambition for our communities' prosperity and wellbeing.

2.2 Equality Issues

- The Local Plan was subject to an equalities impact assessment, which confirms that there are no inequalities identified that cannot be easily addressed or legally justified.

2.3 Community Safety Issues (Section 17)

- The Submission Draft 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

- The Government requires that all Development Plan Documents (including Local Plans) be subject to a formal Sustainability Appraisal. The Local Plan aims to promote sustainable development. The United Nations Sustainable Development Goals are embedded in the Plan and will be used to monitor its effectiveness.

4. Governance

- The new Local Plan aligns with many of the Councils' priorities, specific action plans, strategies 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. In addition, 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.

Examination of the Worthing Local Plan 2020 - 2036

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9 December 2021

Dear Mr Moody,

Inspector's Initial Advice

1. I write further to the examination hearing sessions, which concluded on 17 November 2021. At the close of the hearing, I committed to writing to the Council regarding any further Main Modifications or steps needed to make the Worthing Local Plan 2020-2036 (WLP) sound and legally compliant. These are in addition to potential Main Modifications discussed at the hearing sessions, which are not repeated here.
2. I have considered all the representations made to the WLP including the oral contributions at the hearing sessions. My final conclusions regarding soundness and legal compliance will be given in my report to be produced following consultation on the proposed Main Modifications. Nevertheless, having regard to the criteria for soundness and to assist for now, I shall give brief explanations for my initial advice below.

Sustainability Appraisal / Strategic Environmental Assessment (SA/SEA)

3. The Environmental Assessment of Plans and Programmes Regulations (2004) require sustainability appraisals to identify, describe and evaluate the likely significant effects on the environment of reasonable alternatives. I am generally satisfied that the evidence base as a whole provides a clear, proportionate and robust basis for the preparation of the WLP. Overall, the justification for the Plan is reasonably clear. However, in terms of legal compliance, I am concerned that the Submission version of the

SA [document CD/H/14] is not as clear as it might be in identifying why certain options were selected and others rejected.

4. In addition, in places there is also arguably a 'missing link' between the Draft Integrated Impact Assessment (DIIA) [CD/F/8] and the Submission version of the SA. The Submission SA does not always fully explain how alternatives or policies evolved or had been refined between the two documents. Table 6 in the SA sets out how changes between the Draft and Submission plans might have affected the DIIA assessment. However, the SA is not always clear about what changes have taken place or the reasons for them, why the resulting options have been selected or why there has been no change in the likely significant effects. While there are some cross-references to the DIIA, it can be difficult to follow the 'story' of how the policies have been appraised.
5. One example is the evolution of the housing requirement. The DIIA assessed three potential options, the lowest of which was for 4,232 dwellings. The WLP proposes a requirement of 3,672. The SA assesses the effects of this figure in its own right. However, the document does not explain in any detail why none of the DIIA options have been taken forward, what has precipitated the change or why this has become the 'preferred' option. While the Council did not consider this would make any material difference to the conclusions of the DIIA, the reasoning for this assertion is quite brief and may benefit from further explanation.
6. The SA would therefore benefit from clearer cross referencing to specific elements of the DIIA and/or other parts of the evidence base to assist readers. The Council may also consider whether it would be beneficial for the DIIA to form an appendix to the SA. In addition, the Council should ensure that the final SA document clearly sets out the reasons for selecting and rejecting options, as required by the relevant regulations.
7. I therefore recommend that the Main Modifications consultation is accompanied by an updated SA which draws together existing evidence on the identification and selection of preferred options and why some alternatives were rejected or not considered 'reasonable' for assessment. This should also include any updates that are necessary to reflect Main Modifications or other issues discussed, such as the assessment of the Worthing Leisure Centre site.
8. This will help to ensure the SA meets the regulations. It should not however result in the need to prepare new evidence or alter any of the justifications that already exist in the evidence base. Nevertheless, if this work highlights the potential for further changes to the Plan, then the Council should let me know as a matter of urgency.

Local Green Space Designations

9. The Plan identifies three areas as Local Green Spaces (LGS); Chatsmore Farm, the Goring-Ferring Gap and Brooklands Recreation Area. Paragraph 102 of the Framework establishes three criteria for designating LGS. I am satisfied they are all in reasonably close proximity to the communities they serve, exhibit characteristics that make them demonstrably special to local communities and have particular local significance. Accordingly, they meet the requirements of criteria a) and b) of paragraph 102.
10. I do however have concerns about the extent to which the Chatsmore Farm and Goring-Ferring Gap relate to criterion c). This states that LGS must be local in character and must not be an extensive tract of land. There is no definition of what constitutes an 'extensive tract of land' in national policy. The Planning Practice Guidance (PPG) provides some assistance by stating that a "*blanket designation of open countryside adjacent to settlements will not be appropriate. In particular, designations should not be proposed as a 'back door' way to try to achieve what would amount to a new area of Green Belt by another name*"¹.
11. The Chatsmore Farm designation is around 30 hectares (ha) and is primarily made up of open agricultural fields. It represents a gap in the built form between the railway line, A259 to the north and east and the built form of Arun to the west. Notwithstanding the presence of the road, the site is well related visually to the South Downs National Park (SDNP) and thus provides an opportunity for the open countryside to penetrate the built-up area. The LGS designation therefore covers a large area of land and has the appearance of an unbroken area of open agricultural countryside. The area also coincides with the proposed Local Green Gap (LGG) designation. The main purpose of this designation is to retain the separate identities and character of settlements.
12. In the context of national policy on LGS, the scale and character of the area is that of a 'blanket designation of open countryside'. Moreover, given the relationship with the LGG, the designation would effectively function as a new area of Green Belt. On this basis, the LGS conflicts with the guidance in the PPG and is thus not appropriate.
13. The Goring-Ferring Gap covers around 33ha in Worthing and extends into Arun. Although again predominantly agricultural, the character of this area is more varied than Chatsmore Farm, with some areas of formal recreation and woodland. The area is also a

¹ Paragraph: 015 Reference ID: 37-015-20140306

designated wildlife site. These factors all add to its local significance.

14. Nevertheless, apart from the land to the south of Marine Drive, the LGS again covers much the same area as the proposed LGG. This constitutes a sizeable gap between the built form of Worthing and the boundary of the borough. Given its scale and *predominantly* agricultural character, I consider that the majority of the proposed LGS would also fall into the category of a blanket designation of open countryside adjacent to a settlement. Notwithstanding the continuation of the 'gap' into Arun, it would also function largely as *de facto* Green Belt. As such, it would also conflict with the PPG.
15. In coming to these conclusions, I have had regard to the detailed evidence and discussions regarding the landscape, biodiversity and recreation value of the areas, as well as the support of the local population for their designation. My decision does not diminish these characteristics. However, it is necessary for all three criteria in national policy to be met. Owing to their scale, nature and function, both areas would constitute extensive tracts of land in the context of paragraph 102c) of the Framework. Accordingly, they conflict with national policy and do not qualify as Local Green Space. They are therefore unsound and should be removed from the Plan in their current form.
16. The Council argued at the hearings that it would not be possible to sub-divide the designations into smaller or distinct areas. Nevertheless, I would be happy to receive representations from the Council about whether there are amendments to the boundaries that could be considered. This might be particularly the case in relation to the Goring-Ferring Gap which includes several different land uses. If the Council were to take this opportunity then, to assist me, it may be necessary to carry out a focussed consultation with those who previously made representations on the LGS sites. This would be needed prior to any consultation on Main Modifications.
17. While the size of the areas has obviously had a bearing on my decision, it has not been the decisive factor. The Brooklands Recreation Area designation also covers a large area of land, but clearly has a predominantly recreational function and character which sets it apart. Therefore, other than the changes to the boundary already put forward by the Council, I do not consider any further modifications are needed to this designation.

Policies SS4, SS5 and SS6

18. I suggested at the hearing sessions that the Council would need to look again at the relationship between Policies SS4, SS5 and SS6. These policies cover the 'countryside and undeveloped coast', LGG

and LGS respectively. It was agreed that Main Modifications would be needed to ensure a clear and internally consistent approach to the three different, but overlapping, designations. I also asked the Council to make modifications to Policy SS6 to better reflect national policy in terms of LGS and their relationship to Green Belt policy².

19. The Council produced a note relating to these issues [WBC-E-17]. I have now had the opportunity to reflect on this and the discussions at the hearing sessions. The comments provided here are intended to assist in the production of the Main Modifications schedule.
20. I note under Policy SS4 that the Council has sought to reflect the potential for entry-level exception sites. The submitted plan makes no reference to this and thus would be inconsistent with paragraph 72 of the Framework. A modification rectifying this omission is therefore necessary. I also note that the suggested policy would alter the designation of 'open countryside and undeveloped coast' to exclude LGS. The policies as submitted would have added additional tiers of control on LGS areas which would not be justified given that LGS policy should reflect that for Green Belt. A modification differentiating between these and other areas of open countryside is therefore necessary in terms of effectiveness.
21. The requirement in Policy SS5 to demonstrate 'exceptional circumstances' within LGGs is unnecessary given the criteria set out the circumstances in which development would be acceptable. The Plan is also unclear as to what would constitute an exceptional circumstance and is thus ambiguous. This requirement is unjustified and ineffective and thus should be removed. The suggested changes to criteria i) and ii) also better reflect the perceived purpose of the LGG designation and are more consistent with similar policies in neighbouring areas. They also remove reference to coalescence and openness, which are akin to Green Belt policy. I agree that modifications are necessary to these criteria to be justified and ensure effectiveness.
22. Policy SS6 does not properly reflect paragraph 103 of the Framework insofar as it is not consistent with Green Belt policy. The suggested modifications to Policy SS6 seek to address this deficiency. In particular, reference is now made to 'very special circumstances'.
23. The suggested modification does not however resolve the soundness issue. As set out in paragraphs 147 to 151 of the Framework, 'very special circumstances' are not necessary in all cases. In addition, what constitutes a 'very special circumstance' is not defined in national policy and is not necessarily limited to the

² As set out in paragraph 103 of the Framework.

public benefits of development outweighing any harm caused. Indeed, this balance may not necessarily reach the high bar of a 'very special circumstance' in all cases. There are therefore aspects of Green Belt policy that are not reflected in the suggested modifications. I do agree however that criteria i.-iv. should be deleted as they are inconsistent with national policy.

24. I therefore invite the Council to revisit this policy and provide alternative wording for me to consider in the forthcoming modifications schedule.

Allocations

Site A13 –Titnore Lane

25. This site is bordered on three sides by Ancient Woodland which is also designated as the Titnore and Goring Woods Complex Local Wildlife Site (LWS). An element of this also runs roughly through the middle of the site. The site is also subject to other constraints, including surface water flooding and the setting of the SDNP. It also has an attractive countryside character, which is enhanced significantly by the woodland.
26. These constraints are not entirely unusual for sites allocated in the Plan. However, the extent of the cumulative issues facing this site are substantial. Moreover, the specific relationship between the LWS and developable area gives rise to significant concerns about direct and indirect harm to this feature. This is particularly the case as any internal distributor road would need to cut through the LWS. While this would be in the gap created by existing pylons, it is nevertheless still part of the designated wildlife site. Notwithstanding any potential issues relating to construction, a distributor road would have a very different and potentially harmful character and impact to the pylons.
27. Although the site is within the defined built-up area, any development would also be visually and physically separate from the existing built form and settlement pattern. Even with the policy's requirements for improvements to public rights of way, it remains likely that any development would appear and function as a disjointed adjunct to the settlement. This sense of separation would be exacerbated by accessing the site from Titnore Lane, which is not associated with existing residential development in this location. Several allocated sites would result in encroachment into the countryside. Nevertheless, the distinct characteristics of this site give rise to concerns that the impacts on character and appearance would be particularly significant and harmful.
28. Development of this site therefore raises significant risks and concerns about the impact on ancient woodland, the integrity of the LWS and the character of the area. I acknowledge that the proposed

policy sets out many requirements that seek to mitigate the impacts. However, I am not persuaded that these would be sufficient to ensure a satisfactory form of development. Indeed, these tend to highlight the difficulty in which a suitable form of development could be achieved. Moreover, there are no modifications that could be made that would make the site acceptable. In my view, development here would therefore conflict with the Framework's policies on conserving and enhancing the natural environment.

29. I am clearly very conscious of the Council's housing delivery issues and the difficulties that exist in meeting needs. Nonetheless, as the Council have also argued, this does not mean that all forms of development are acceptable in principle. In this instance, I consider that the risk of adverse impacts from developing the site would significantly and demonstrably outweigh the benefits. Consequently, the allocation is not justified or consistent with national policy. It should therefore be deleted with necessary changes made to the housing requirement, housing trajectory and Policies Map.

Site A9 – Lyndhurst Road

30. The issue of internal consistency for site specific policies was discussed at the hearing sessions. The Council may already be considering alterations to the development requirements for site A9 in this context.
31. For the avoidance of any doubt, I will expect the policy for site A9 to include specific reference to the need to carry out mitigation of any contamination issues and highlight areas of particular sensitivity, in terms of local character, heritage and the living conditions of nearby residents. Given the nature of the site's surroundings, I consider such detail to be necessary. It would also be appropriate to ensure references to parking and sustainable travel are incorporated into the site requirements. This would provide local residents with a degree of comfort while also ensuring prospective developers are clear about expectations.

Development Management Policies

32. The comments below are to be considered alongside any modifications suggested during the hearing sessions or in the evidence base.

Policy DM2: Density

33. Although this was discussed at the hearing sessions, for the avoidance of any doubt, the reference to the Council's external space standards in criterion d) is not justified or effective. This should be addressed either through reference to a Supplementary

Planning Document or through inclusion of standards as an Appendix.

Policy DM3: Affordable Housing

34. In relation to criterion c) the Council agreed to consider the policy in the context of paragraph 65 of the Framework and the requirement for at least 10% of homes to be available for affordable home ownership. In discussions on this, the Council indicated they would provide me with evidence of the effects on viability (albeit in the form of discussions with the relevant consultants). While no concerns were expressed, it would be preferable if this information were placed in the evidence base for completeness. Assuming I have no additional concerns, this should be made available alongside the Main Modifications consultation material.

Policy DM13 – Retail and Town Centre Uses

35. Criterion e) of Policy DM13 states that Town Centre Character Areas (TCCA) will help guide development in the town centre by assessing applications against the specific role and function of the character area. The supporting text provides a broad overview of the character and function of each area. However, it is not clear how this information and criterion e) would be used to determine an application, particularly where a proposal might already be consistent with criteria d)i.-iii. The descriptions of TCCAs are also not always necessarily consistent with the 'frontage' policies. This could give rise to a degree of confusion.
36. In my view, criterion e) is unclear and ambiguous and thus inconsistent with paragraph 16d of the Framework. I acknowledge however that the descriptions of TCCAs might be helpful in establishing a broad 'vision' for the town centre. For this reason, the reference to TCCAs should be amended to allow consideration to be given to the 'harm' to the character or vision for each area. This would be a more clear and effective expression of intent and would relate well to criterion b)i. which considers issues of vitality, viability and diversity of a centre. For Policy DM13 to be effective, the TCCAs should also be identified on the Policies Map.

Policy DM14 – Digital Infrastructure

37. Criteria b) to d) require development to enable Fibre-to-the-Premises (FTTP) at first occupation, meet or exceed Building Regulations regarding FTTP or, where this is not practical, provide alternative technological options and necessary infrastructure for FTTP in the future. It is not necessary for development plan policies to refer to the Building Regulations. Moreover, there is no clear justification for development to be required to exceed existing Building Regulations in terms of FTTP.

38. I acknowledge that paragraph 114 of the Framework states that planning policies should support and prioritise the expansion of full fibre broadband connections. I therefore invite the Council to suggest alternative wording which achieves this without the superfluous references to the Building Regulations. I note the '*West Sussex Digital Infrastructure - background information for Local Plan Policies*' document includes examples of policies which, albeit not yet adopted, do not refer to the Building Regulations. These may provide a useful starting point for consideration.

Next Steps

39. The Council are now invited to complete a schedule of Main Modifications for my consideration to ensure it reflects my understanding of the discussions and to avoid any soundness issues. As mentioned at the hearing sessions, this should only contain modifications necessary to make the Plan sound or legally compliant.
40. Once the schedule is agreed, it will be subject to consultation. This should take place for a minimum of 6 weeks. All evidence produced during the hearing sessions and the updated SA should be published alongside the modifications and made available for comment. The Council should also consider whether updates to the Habitats Regulation Assessment (HRA) would be necessary. If so, this should also be made available at the same time. A copy of the updated SA and HRA should be sent to me for my consideration prior to the start of the consultation exercise.
41. I have asked the Programme Officer to upload a copy of this letter to the examination website, but I am not seeking any comments from participants at this stage. In the meantime, should the Council have any queries about the content of this letter, or anything discussed at the hearing sessions, then please do not hesitate to contact me through the Programme Officer.

Yours sincerely,

Steven Lee

INSPECTOR

Combined Modifications January 2022

Chapter 1 - Introduction

PROPOSED MODIFICATIONS			
Mod Ref	Policy / Para No.	Issue to Address	Note
MM1	Para 1.27	<p>Add text to paragraph 1.27 as follows:</p> <p style="padding-left: 40px;">1.27.....read as a whole. <u>Strategic level policies are set out in Chapters 2 and 3 and these are followed by site allocations (Chapter 4) and Development Management policies (Chapter 5). Taken together, the policies,.....</u></p>	<p>To ensure that the WLP is effective and consistent with national policy and in response to MIQ-11.</p>

Chapter 2 - Vision & Strategic Objectives

PROPOSED MODIFICATIONS			
Mod Ref	Policy / Para No.	Issue to Address	Note
MM2	SP1 (& Para 2.7 & 2.9)	<p>Add the following to the end of paragraphs 2.7 and 2.9:</p> <p style="padding-left: 40px;">2.7land in its area. <u>The Plan should promote a sustainable pattern of development that seeks to: meet the development needs of Worthing; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects.</u></p>	<p>In response to revised NPPF (July 2021).</p> <p>As discussed during the Hearing Session. To avoid</p>

		<p>2.9 on planning applications. <u>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 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.</u></p> <p>Delete criterion a) (note that this will require a renumbering of the criterion that follow):</p> <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 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>Delete last 5 words of criterion b) (now requirement a)</p> <p>b) a) ...will be approved without delay., unless material considerations indicate otherwise.</p> <p>Replace the existing wording of criterion c) (now requirement b) to state:</p> <p>c) b) Where there are no relevant development plan policies, relevant to the application or relevant to the application or relevant the policies which are most important for determining the application 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> <p>i. the application of policies in the National Planning Policy Framework that protect areas or assets of particular importance provide a <u>strong clear reason for refusing the development proposed; restricting the overall scale, type or distribution of development in the plan area; or</u></p> <p>ii. any adverse impacts of <u>doing so granting permission</u> would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole.</p>	<p>unnecessary duplication and to ensure consistency with national policy.</p> <p>For consistency with NPPF.</p> <p>In response to SDWLP-66 (Pegasus Group on behalf of Persimmon Homes).</p>
MM3	SP2 (& Para 2.20)	<p>Para 2.20 - add new bullet point:</p> <ul style="list-style-type: none"> • <u>'demonstrate that the development will protect and enhance the borough's natural capital and biodiversity assets'</u> 	<p>In response to SDWLP-57 (Sussex Wildlife Trust).</p>

		<p>SP2 - insert new policy criterion -</p> <p><u>k) Development must not compromise land that is required to deliver towards a nature recovery network.'</u></p>	
<p>MM4</p>	<p>SP3 (& Para 2.26 & 2.36 & 2.37)</p>	<p>Amend paragraph 2.26:</p> <p>2.26 The Public Health Strategy identifies five priorities for action which also contribute to the ambitions shared by the West Sussex Joint Health & Well-being Strategy (2019-2024) and the Well-being and Resilience Framework-specific health challenges present in Worthing. Five priorities for action have been devised where the Councils are likely to make significant impact creating the conditions to change lives of individuals and communities. These priorities are informed by the evidence set out within the West Sussex Joint Strategic Needs Assessment <u>and thus have been cascaded into Policy SP3.</u></p> <p>Amend paragraph 2.36:</p> <p>2.36 ...Health Impact Assessment (HIA) is a method of considering the positive and negative impacts of major development <u>proposals</u> on the health of different groups in the population and identify and mitigation measures <u>(that need to be incorporated into major development proposals)</u> for any potential</p> <p>Add sentence on to the end of paragraph 2.37 as follows:</p> <p>2.37.....within a Supplementary Planning Document. <u>This will follow best practice guidance on how to undertake a HIA contained within WSCC Healthy & Sustainable Places - A Public Health and Sustainability Framework (2020) and Public Health England Health Impact Assessment in Spatial Planning (2020).</u></p> <p>SP3 - Amend criterion a) and merge with criterion b):</p> <p>a) <u>New development must be designed to achieve healthy, inclusive and safe places, which enable and support healthy lifestyles and address health and well-being needs in Worthing, as identified in the Adur & Worthing Council's Public Health Strategy. In order to maximise opportunities to promote healthy lifestyles, where appropriate, new development must:</u></p> <p>b) In order to maximise opportunities to promote healthy lifestyles, where appropriate, new development must:</p>	<p>As discussed during the Hearing Session. It is considered that criterion a) doesn't aid implementation of the policy and thus reference to the Public Health Strategy is strengthened within supporting text 2.26.</p> <p>Supporting text 2.36 has been strengthened to provide clarity on how the Health Impact Assessment will be applied.</p> <p>To ensure that the policy is effective and in response to MIQ-24</p>

Chapter 3 - Spatial Strategy

PROPOSED MODIFICATIONS			
Mod Ref	Policy / Para No.	Issue to Address	Note
MM5	SS1	<p>SS1 - revise criterion a) as follows:</p> <p>a) will seek to <u>deliver high quality development and provide for the needs of</u>.....</p>	In response to revised NPPF (July 2021) - Paragraph 20.
MM6	SS2 (& Para 3.21)	<p>Add the following text to after the third sentence of paragraph 3.21:</p> <p>3.21 ...but not yet completed). <u>The housing trajectory in Appendix 1 sets out how each of these sources make up the housing supply position over the Plan period and when delivery is expected.</u> These are <u>also summarised and incorporated within the table below.</u></p> <p>SS2 - revise criterion b) as follows:</p> <p>b) a minimum of 28,000 <u>24,000</u> sqm of employment floorspace (industrial and warehousing) and 10,000 <u>9,200</u> sqm of commercial (retail and leisure) floorspace will be provided.</p> <p>Amend the Site Allocations table as follows:</p> <ul style="list-style-type: none"> • Amend the heading so that it reads: Dwellings (Indicative) • A3 - Centenary House - 250 - 10,000 sqm <u>Employment</u> office space (part re-provided) • A5 - Decoy Farm - 0 - <u>14,000 sqm</u> 18,000 sqm industrial / warehousing <u>Employment</u> • A6 - Fulbeck Avenue - 420 to <u>152</u> - N/A 	<p>To set out the latest position / and in response to SDWLP-55 (WSP on behalf of Worthing Borough Council).</p> <p>To provide consistency and in response to Inspector's Initial Question 17 (Ref-IL01).</p> <p>To ensure that the WLP is consistent with national policy and in response to MIQ-43</p> <p>As discussed at</p>

		<ul style="list-style-type: none"> ● A7 - Grafton - 150 - 2,500 sqm Commercial / Leisure / Retail ● A10 - Martlets Way - 0 <u>28</u> - 10,000 sqm <u>Employment Industrial / Warehousing</u> ● A12 - Teville Gate - 250 - 4,000 sqm Commercial / Leisure / Retail and 80 bed hotel ● A13 - Titnore Lane - 60 - N/A ● A14 - Union Place - 150 - 700 sqm Commercial / 90 room hotel / cinema extension 	<p>Hearing Sessions to respond to changes being made to site allocations and to make policy effective.</p>
MM7	SS3 (& Para 3.35 & 3.36)	<p>Amend paragraph 3.35 after first sentence add:</p> <p style="padding-left: 40px;">3.35range of uses. <u>In addition, there has been a change in the type of retailer that shoppers are choosing. There is now a stronger demand for smaller, local independent businesses and particularly those that offer environmentally friendly and ethical products.</u> The town centre.....</p> <p>Amend first bullet point just below para 3.36 to add the following text:</p> <p style="padding-left: 40px;">3.36mix of uses. <u>Encourage and support new forms of retail, particularly small local independent retailers.</u></p> <p>Policy SS3 - Revise criteria a) so that the first part becomes the starting point for the policy. The rest then become the criteria to make that assessment.</p> <p><u>SS3 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. To achieve this the approach will:</u></p> <p>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. Ensure that New retail, leisure and other town centre use development is will therefore, usually be directed to the Town Centre.</p> <p>Revise the tense of the first word of the criteria that follow:</p> <p style="padding-left: 40px;">b) Improving <u>Improve and increase....</u></p> <p style="padding-left: 40px;">c) Making <u>Make.....</u></p>	<p>As discussed at Hearing Sessions and to make policy effective.</p> <p>In response to SDWLP-18 (Transition Town Worthing CIC).</p> <p>In response to SDWLP-57 (Sussex Wildlife Trust).</p>

		<p>d) Establishing <u>Establish</u>.....</p> <p>e) Ensuring <u>Ensure</u>.....</p> <p>f) Delivering <u>Deliver</u>.....</p> <p>Add new criterion g) as follows:</p> <p><u>g) As part of the development of the Green Infrastructure Strategy the Council will consider opportunities to integrate biodiversity within the town centre to address climate adaptation and ecological connectivity.</u></p>	
MM8	SS4	<p>Amend criterion a) and b) of Policy SS4:</p> <p><u>a) Outside of the Built Up Area Boundary land (excluding sites designated as Local Green Space under SS6) will be defined as ‘countryside and undeveloped coast’.</u></p> <p><u>b) Development in the countryside 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 and function for natural resources. Applications for the development of entry-level exception sites, suitable for first time buyers or those looking to rent their first home will be supported where these:</u></p> <ul style="list-style-type: none"> - <u>comprise of entry-level homes that offer one or more types of affordable housing;</u> - <u>be adjacent to existing settlements, and proportionate in size to them; and</u> - <u>comply with any local design policies and standards.</u> <p>Add the following text to the end of criterion f):</p> <p><u>f)through joint working with other organisations including the Park Authority, West Sussex County Council, National Highways Highways England and landowners. Any development within the setting of the National Park should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.</u></p>	<p>To reflect para 176 of NPPF and to ensure consistency with National Policy.</p> <p>In response to SDWLP-73 (SDNPA) Conformity with proposed NPPF Revisions</p>
MM9	SS5	<p>Amend second part of Policy SS5 as follows:</p> <p><u>Outside of those areas designated as Local Green Space, all applications for development (including entry level exception sites) within Local Green Gaps must demonstrate that individually or cumulatively: Development within these Gaps will be carefully controlled and will only be permitted in exceptional circumstances. Any development must be consistent with other policies in the Plan and</u></p>	<p>As discussed during the Hearing Session. To clarify policy position and to ensure consistency with</p>

		<p>ensure (individually or cumulatively):</p> <p>i) it does not lead to the coalescence of settlements; it would not undermine the physical and/or visual separation of settlements;</p> <p>ii) it is unobtrusive and does not detract from the openness of the area; it would not compromise the integrity of the gap;</p> <p>iii) it conserves and enhances the benefits and services derived from the area's Natural Capital; and iv) it conserves and enhances the area as part of a cohesive green infrastructure network.</p>	<p>national policy.</p> <p>In response to SDWLP-43 (Southern Water).</p>
MM10	SS6 (& Para 3.54-3.57)	<p>Local Green Space</p> <p>3.54 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, tranquility or wildlife.</p> <p>3.55 There are three areas that the Council has designated as Local Green Spaces: Goring-Ferring Gap; Chatsmore Farm; and the Brooklands Recreation Area. Policies for managing development within a Local Green Space should be consistent with those for Green Belts. <u>The fundamental aim of green belt policy is to keep the land permanently open. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are set out in the NPPF.</u></p> <p>3.56 The first two areas have been proposed for designation by the local community. Brooklands Recreation Area has been added 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 the Council to determine their potential for designation as Local Green Space (June 2018) and were found to fully meet the NPPF criteria for designation. A brief summary of each Gap is set out below – further detailed information on all aspects can be found within the associated Topic Paper.</p>	<p>As discussed during the Hearing Session. To clarify policy position and to ensure consistency with national policy.</p>

Goring-Ferring Gap

3.57 The Goring-Ferring Gap, that comprises flat arable fields, provides a valued break in the coastal conurbation and a visual connection between the undeveloped coastline and the South Downs National Park to the north. The Goring Residents' Association and the Ilex Conservation Group (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. It is valued for its historic associations, views, wildlife, (it is a designated Local 62 Wildlife Site), 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. On the matter of landscape sensitivity, in the wider context it should be noted that this Gap covers 33 hectares in Worthing Borough and adjoins 29 hectares in Arun District. Of the sites assessed within Arun to support the development of their Local Plan this gap was shown as being the most sensitive in nature.

Chatsmore Farm

3.58 Chatsmore Farm, that covers 28 hectares in Worthing and 2 hectares in Arun, comprises arable fields with the Ferring Rife flowing east to west crossing the middle of the site. The Goring Residents' Association's request to designate the green space between Goring and Ferring included this area. The request highlighted its historic associations, wildlife and recreational value, and its offer as a haven of relative calm within the urban area. In addition, the land is in the setting of the South Downs National Park and the Grade II* Registered Park and Garden 'Highdown Garden' which lie to the north.

Brooklands Recreation Area

3.59 The 30 hectare Brooklands Recreation Area, located on the eastern edge of Worthing, is a well-loved local amenity that comprises a lake, play areas, recreation facilities and extensive areas of semi-natural open space. It is designated as Local Green Space for its local significance to recreation, wildlife and beauty. The site also provides the wider ecosystem service benefits of drainage and flood protection relief. 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.

		<p>3.60 Brooklands has attracted significant levels of 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. More recently, the Brooklands Park Masterplan has been prepared which has taken account of feedback from the local community and the results of an ecological study. Forthcoming enhancements, a limited amount of <u>appropriate</u> built development and the implementation of the Masterplan proposals for a science adventure park will increase Brooklands' recreation and wildlife value and enhance its scenic beauty.</p> <p>POLICY SS6 - LOCAL GREEN SPACE</p> <p>Delete ALL of existing policy and replace with the following:</p> <p><u>Brooklands Recreation Area is designated as Local Green Space. Any proposals for development will be considered in accordance with national planning policy for Green Belt.</u></p> <p>Note - To reflect the removal of two of the proposed Local Green Space (LGS) designations from the WLP the map currently shown on page 63 will be amended to remove the two parcels of land shown as LGS in the west of the Borough.</p>	
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Chapter 4 - Site Allocations

PROPOSED MODIFICATIONS			
Mod Ref	Policy / Para No.	Issue to Address	Note

MM11	Para 4.1	<p>Amend paragraph 4.1 as follows:</p> <p>4.1 All sites included in this section have been assessed in detail through the Council's Strategic Housing Land Availability Assessment (SHLAA) and, the Local Plan Sustainability Appraisal, <u>and the SDWLP Flood Risk Sequential and Exception Test</u>. Supported by these documents and other evidence, a conclusion has been reached that they should be allocated for development. <u>The sequential test concluded that the majority of sites are located in Flood Zone 1 and these are the most sequentially preferable. However due to the limited number of sites available, to ensure that every effort has been made to meet Worthing's full local housing need as far as is practicable and reasonable, all suitably available sites are required including those at risk of flooding. Even with these there is still insufficient capacity to meet Worthing's full local housing need. Therefore it is considered that all the above sites pass the sequential test, as required by the NPPF.</u></p>	In response to SDWLP-59 (Environment Agency).
MM12	Para 4.8	<p>Amend existing 3rd sentence of paragraph 4.8 and replace as follows:</p> <p>4.8in this Local Plan. In addition, proposals <u>each allocation highlights specific considerations relating to the development of each site and applicants will need to meet (as a minimum) any site specific the development requirements that are set out in the following policies.</u> The use of...</p>	As discussed during the Hearing Session. To clarify policy position and to ensure effectiveness.
MM13	A1 - Beeches Avenue	<p>Insert a new development requirement a) and re-number criteria that follow:</p> <p><u>a) deliver a residential scheme comprising of a minimum 90 dwellings;</u></p> <p>Revise development requirement a) (now requirement b) as follows:</p> <p><u>a)-b) Provide safe and suitable primary vehicular access from Lyons Farm that does not compromise or negatively impact operations of the Football Club;</u></p> <p>Revise development requirement c) (now requirement d) as follows:</p> <p><u>e)-d) ...mitigate the impacts of development. This should include a commitment to promote a travel plan to improve the accessibility and sustainability of the site deliver a car club and enhancements to walking & cycling facilities. EV charge points...</u></p> <p>Revise development requirement d) (now requirement e) as follows:</p>	As discussed during the Hearing Session. To clarify policy position and to ensure consistency with national policy.

~~d) e) conserve and enhance the setting of the SDNP and mitigate the visual impact of development (including the effects of artificial lighting) with consideration given to the transition into the Park and views to/from the Park having regard to the recommendations in the Worthing Landscape and Ecology Study; be of a high quality that conserves and enhances the setting of the SDNP, ensuring a transition from the site to the SNDP, with lower density development closer to the SDNP boundary;~~

Revise development requirement f) (now requirement g) as follows :

~~f) g) provide a Sustainable Urban Drainage System (SuDS) that includes measures to protect has been informed by a hydrogeological risk assessment to ensure and demonstrate the system does not pose an unacceptable risk to groundwater quality for drinking water.~~

Delete development requirement g) as follows:

~~g) give consideration to the suitable relocation of the car repairers;~~

Revise development requirement h) as follows:

~~h) retain features of local value and where appropriate enhance these features and the wider site through management and complimentary habitat creation. deliver Biodiversity Net Gains in keeping with the location, size and scale of development as stipulated in policy DM18. Deliver Green Infrastructure that provides creative and connected opportunities to join the Borough wide green infrastructure network and retains high quality trees;~~

Add additional development requirement i) as follows:

i) development proposals should be informed by up to date ecological information including a habitats classification survey to ensure development does not have unacceptable impacts on habitats and to inform biodiversity net gain;

Add additional development requirement j) as follows:

j) provide a high quality design with particular attention to height and massing. Ensure the scale of development, particularly on the boundaries of the site, respects the scale and established building line of adjoining properties. Ensure that development has a suitable relationship with and does not have an unacceptable impact on neighbouring residents in terms of private amenity, overlooking and that daylight and sunlight implications are appropriately managed.

<p>MM14</p>	<p>A2 - Caravan Club</p>	<p>Amend paragraph 4.14 as follows:</p> <p>4.14 The site is owned by Worthing Borough Council <u>and was previously leased to the Caravan Club. As reflected in this allocation, the Council and the Caravan Club had been</u> 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 <u>would have allowed</u>s 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. <u>Circumstances have since changed and the Caravan Club has surrendered their lease and intend to vacate the site by the end of 2022. As a consequence, the Council is now considering options for the northern part of this site including the potential for additional housing and further evidence will be gathered to help inform future decisions.</u></p> <p>Insert an additional bullet point under the site constraints list:</p> <ul style="list-style-type: none"> • <u>The SFRA identifies the eastern section of the site as being at a high risk of groundwater flooding. This site was included in the SDWLP Flood Risk Sequential and Exception Test which was informed by the Level 2 SFRA (2020).</u> <p>Insert a new development requirement a) and re-number criteria that follow (note - this should include corrections to existing referencing):</p> <p>a) <u>deliver a residential scheme comprising of a minimum 100 dwellings;</u></p> <p>Revise development requirement a) (now requirement b) as follows:</p> <p>a) <u>b) conserve and enhance the setting of the SDNP and mitigate the visual impact of development (including the effects of artificial lighting) with consideration given to the transition into the Park and views to/from the Park having regard to the recommendations in the Worthing Landscape and Ecology Study; retain and enhance boundary vegetation to maintain self-containment and limit views of the site locally and from the National Park;</u></p> <p>Revise development requirement b) (now requirement c), and replace development requirement c) (now requirement d) as follows:</p> <p>b) <u>c) adopt the sequential approach so seek to ensure the most vulnerable uses are located in the areas at lowest risk of flooding and maintain a suitable buffer to the lake;</u></p>	<p>Update to highlight recent changes and in response to MIQ-96.</p> <p>In response to SDWLP-59 (Environment Agency).</p> <p>As discussed during the Hearing Session. To clarify policy position and to ensure effectiveness.</p>
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~~e) d) a site specific Flood Risk Assessment should demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its uses, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall. This should have regard to the measures identified in the Level 2 SFRA (2020) and a SuDS scheme to provide mitigation and opportunities to achieve a reduction in overall flood risk; maintain a suitable buffer to the lake and demonstrate how flood risk will be safely managed across the lifetime of the development, taking climate change into account, and not increased elsewhere;~~

Revise development requirement d) (now requirement e) as follows:

~~e) e) ensure that the design and layout of this site (along with the neighbouring site at Fulbeck Avenue) should safeguard and have regard to opportunities for the enhancement of avoid and potential impacts on the Local Wildlife Site;~~

Revise development requirement e) (now requirement f) as follows:

~~e) f) deliver Biodiversity Net Gains in keeping with the location, size and scale of development as stipulated in policy DM18. Deliver Green Infrastructure (to include the internal tree groups) that provides creative and connected opportunities to join the Borough wide green infrastructure network and retains high quality trees; net gain in biodiversity and high quality green infrastructure to include the internal tree groups which should be incorporated into the design of new development;~~

Delete development requirement g) as follows:

~~g) - help to protect, and where possible, support the continued use of the land to the north as a caravan site;~~

Revise development requirement i) (now requirement h) as follows:

~~i) h) in line with the West Sussex Waste Local Plan (Policy W2) proposals should not prejudice give consideration to the continued safeguarding or affect the operation of the composting site located to the west;~~

Revise development requirement k) (now requirement j) as follows:

~~k) j) deliver a package of sustainable travel measures which should include a commitment to promote a travel plan to improve the accessibility and sustainability of the site including enhancements to walking & cycling facilities. EV charge points...~~

		<p>Add additional development requirement l) as follows:</p> <p><u>l) provide an appropriate level of contribution towards highway capacity improvements at the A259/A2032 Goring Crossways junction and safety and speed reduction measures at the Yeoman Road / Palatine Rd junction;</u></p> <p>Add additional development requirement m) as follows:</p> <p><u>m) development proposals should be informed by up to date ecological information including a habitats classification survey to ensure development does not have unacceptable impacts on habitats and to inform biodiversity net gain.</u></p>	
MM15	A3 - Centenary House	<p>Amend 'Indicative Capacity' as follows:</p> <ul style="list-style-type: none"> • 250 residential units & 10,000 sqm employment floorspace (<u>part re-provided</u>) <p>Amend paragraph 4.15 as follows:</p> <p>4.15 Redevelopment provides an opportunity to make more efficient use of land, and <u>potential to re-provide and enhance facilities for the existing occupiers Sussex Police. West Sussex County Council has recently announced its intention to relocate their services from this site to Durrington Bridge House and elsewhere in the Worthing area, and WSCC (approx. 5,000 sqm) alongside the delivery of a multi-agency hub offering integrated and co-located public services.</u> Redevelopment would also make use of surplus land for <u>additional employment space (approx. 5,000 sqm) and new homes and additional employment space appropriate to the character of this residential area.</u></p> <p>Amend the first bullet point under site constraints:</p> <ul style="list-style-type: none"> • <u>Within an area considered to be at a high risk of groundwater flooding and likely to be at a higher risk from surface water flooding in the future. This site was included in the SDWLP Flood Risk Sequential and Exception Test which was informed by the Level 2 SFRA (2020).</u> <p>Revise development requirement a) as follows:</p> <p><u>a) deliver a residential and employment scheme comprising of a minimum 250 dwellings and approximately 10,000 sqm employment floorspace; deliver a mixed-use community-led scheme with facilitating residential development;</u></p>	<p>For consistency and in response to Inspector's Initial Question 17 (Ref-IL01).</p> <p>To ensure the policy is up to date and effective and in response to MIQ-98.</p> <p>To ensure the policy is effective and consistent with national policy and in response to MIQ-99.</p>

Revise development requirement b) as follows:

b) deliver Biodiversity Net Gains in keeping with the location, size and scale of development as stipulated in policy DM18. Deliver Green Infrastructure that provides creative and connected opportunities to join the Borough wide green infrastructure network and retains high quality trees; enhance boundary vegetation and incorporate the protected trees;

Add additional development requirement e) as follows:

e) A site specific Flood Risk Assessment should demonstrate that the development will be safe for it's lifetime taking account of the vulnerability of its uses, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall. This should have regard to the measures identified in the Level 2 SFRA (2020) and a SuDS scheme to provide mitigation and opportunities to achieve a reduction in overall flood risk;

Add additional development requirement f) as follows:

f) undertake an assessment of the archaeological remains and ensure that any archaeological assessment requirements are met;

Add additional development requirement g) as follows:

g) provide an appropriate level of contribution towards safety and highway capacity improvements at the A2032 / Durrington Lane junction, highway capacity improvements at the A259/A2032 Goring Crossways junction and safety and speed reduction measures at the Yeoman Road / Palatine Rd junction;

Add additional development requirement h) as follows:

h) ensure that contaminated land is appropriately assessed and where necessary appropriate remediation takes place. Consider the implications of this to ensure appropriate sustainable drainage systems are provided;

Add additional development requirement i) as follows:

		<p><u>i) ensure layout is planned to ensure future access to existing water and/or wastewater infrastructure for maintenance and upsizing purposes. Phase occupation of development to align with the delivery of sewerage infrastructure, in collaboration with the service provider:</u></p> <p>Add additional development requirement j) as follows:</p> <p><u>j) seek to ensure the most vulnerable uses are located in the areas at lowest risk of flooding;</u></p>	
MM16	A4 - Civic Centre	<p>Amend 'Indicative Capacity' as follows:</p> <ul style="list-style-type: none"> • <u>7,000sqm</u> Integrated Health Hub <p>Amend Site Constraints and add additional bullet point as follows:</p> <ul style="list-style-type: none"> • <u>The SFRA identifies the site as being at a medium risk of flooding.</u> <p>Revise development requirement a) as follows :</p> <p><u>a) deliver an Integrated Health Hub comprising of approximately 7,000 sqm; provide a modern purpose-built healthcare facility to deliver new models of care;</u></p> <p>Revise development requirement b) as follows:</p> <p><u>b) enhance permeability and provide an attractive and accessible pedestrian link from the site <u>that incorporates green infrastructure;</u></u></p> <p>Revise development requirement d) as follows:</p> <p><u>d) provide a high quality design with particular attention to the height and massing. <u>Ensure the scale of development, particularly on the boundaries of the site, respects the scale and established building line of adjoining properties.</u> Due regard should be given to the established building line to the north of the site along the frontage of Christchurch Road. <u>Ensure that development has a suitable relationship with and does not have an unacceptable impact on neighbouring residents in terms of private amenity, overlooking and that daylight and sunlight implications are appropriately managed;</u></u></p> <p>Revise development requirement e) as follows:</p>	<p>For consistency and in response to Inspector's Initial Question 17 (Ref-IL01).</p> <p>As discussed during the Hearing Session. To clarify policy position and to ensure effectiveness.</p>

		<p><u>e) be sensitive to the surrounding Conservation Areas and ensure that careful consideration is given to the protection of the neighbouring listed buildings and other heritage assets; protect and enhance nearby heritage assets and ensure no unacceptable harm is caused to them or their settings;</u></p> <p>Revise development requirement f) as follows:</p> <p><u>f) provide sufficient parking to meet the needs of the new health facility and amenity space;</u></p> <p>Revise development requirement h) as follows:</p> <p><u>h) ensure that any contaminated land issues are appropriately assessed and managed where necessary appropriate remediation takes place. Consider the implications of this to ensure appropriate sustainable drainage systems are provided.</u></p> <p>Add additional development requirement i) as follows:</p> <p><u>i) seek to ensure the most vulnerable uses are located in the areas at lowest risk of flooding;</u></p> <p>Add additional development requirement j) as follows:</p> <p><u>j) a site specific Flood Risk Assessment should consider all sources of flooding and the impacts of climate change over the lifetime of the development. It must demonstrate that any residual risk can be safely managed, development will not increase flood risk elsewhere and where possible will reduce the overall level of flood risk;</u></p> <p>Add additional development requirement k) as follows:</p> <p><u>k) deliver Biodiversity Net Gains in keeping with the location, size and scale of development as stipulated in policy DM18. Deliver Green Infrastructure that provides creative and connected opportunities to join the Borough wide green infrastructure network and retains high quality trees.</u></p>	
MM17	A5 - Decoy Farm	<p>Amend 'Indicative Capacity' to:</p> <p>Minimum of 18,000 <u>14,000</u> sqm employment land</p> <p>Amend third sentence of paragraph 4.20 as follows:</p>	<p>Updated to provide clarity and set out the latest position / In response to SDWLP-55</p>

		<p>4.20..... Remediation of the site is due to commence at the end of 2020 including <u>was completed at the end of March 2021 and this included the removal.....</u></p> <p>Amend third sentence of paragraph 4.21 as follows:</p> <p>4.21Current access for the site is from Decon Way <u>Dominion Way, which is accessed via Dominion Way.</u></p> <p>Amend paragraph 4.22 to strengthen opportunities for Biodiversity net Gain:</p> <p>4.22in the vicinity of this site. <u>Opportunities should be taken to deliver Biodiversity Net Gains in keeping with the location, size and scale of development as stipulated in Policy DM18.</u></p> <p>Amend 4th bullet point of 'Site Constraints' as follows:</p> <ul style="list-style-type: none"> • The Teville Stream (partially culverted) and a number of watercourses run along the site boundaries. There <u>The SFRA identifies areas of Flood Zone 3 associated with these and that small parts of the site are at a high risk of surface and groundwater flood risk. This site was included in the SDWLP Flood Risk Sequential and Exception Test which was informed by the Level 2 SFRA (2020).</u> <p>Amend 5th bullet point of 'Site Constraints' as follows:</p> <ul style="list-style-type: none"> • Directly adjoins the boundary of the Household Waste Recycling Site which is safeguarded through the West Sussex Local Plan. <u>The West Sussex Waste Local Plan requires the safeguarding of existing waste sites from other non-waste development which may prevent or prejudice their continued operation for such purposes.</u> <p>Insert a new development requirement a) and re-number criteria that follow:</p> <p><u>a) deliver an employment scheme comprising of approximately a minimum of 14,000 sqm employment land;</u></p> <p>Revise development requirement c) (now requirement d) as follows:</p> <p>e) d) adopt the sequential approach so seek to ensure <u>the most vulnerable uses are located in the areas at lowest risk of flooding and no built development is located in Flood Zone 3;</u></p>	<p>(WSP on behalf of Worthing Borough Council).</p> <p>In response to SDWLP-59 (Environment Agency).</p> <p>In response to SDWLP-61 (WSCC).</p> <p>In response to SDWLP-42 (Lichfields on behalf of GlaxoSmithKline Plc).</p> <p>As discussed during the Hearing Session. To clarify policy position and to ensure effectiveness.</p>
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		<p>Revise development requirement d) (now requirement e) as follows:</p> <p>e) e) demonstrate how flood risk will be safely managed across the lifetime of the development, taking climate change into account, and not increased elsewhere; A site specific Flood Risk Assessment should demonstrate that the development will be safe for it's lifetime taking account of the vulnerability of its uses, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall. This should have regard to the measures identified in the Level 2 SFRA (2020) and a SuDS scheme to provide mitigation and opportunities to achieve a reduction in overall flood risk;</p> <p>Revise development requirement f) (now requirement g) as follows:</p> <p>f) g) minimise impacts on nearby residential properties; protect the continued operation of the adjacent household waste recycling site; in line with the West Sussex Waste Local Plan proposals should not prejudice the continued safeguarding or affect the operation (and possible future reconfiguration / intensification) of the adjacent household waste recycling site;</p> <p>Revise development requirement g) (now requirement h) to add reference to specific transport mitigation measures:</p> <p>g) h) consultation with West Sussex County Council, and Worthing Borough Council and National Highways to agree any mitigation for off site traffic impacts on the local and strategic road networks in particular, traffic calming and safety measures at the B223 between Sompting Road and Dominion Way;</p> <p>Revise development requirement h) (now requirement i) as follows:</p> <p>h) i) retain, protect and enhance existing waterbodies the Teville Stream providing an adequate buffer between the watercourse and any potential development, and seek opportunities to create new wetland habitats; enhance and restore the watercourse including removing culverts;</p> <p>Revise development requirement j) (now requirement k) as follows:</p> <p>j) k) ensure layout is planned to ensure future access to existing water and/or wastewater infrastructure for maintenance and upsizing purposes (this includes the two effluent pipelines which run along the northern boundary). Phase occupation to.....”</p>	
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		<p>Revise development requirement k) (now requirement l) to refer to Biodiversity Net Gain and clarify that the mitigation hierarchy is in addition to this:</p> <p><u>k) l) deliver Biodiversity Net Gains in keeping with the location, size and scale of development as stipulated in policy DM18. Deliver Green Infrastructure that provides creative and connected opportunities to join the Borough wide green infrastructure network and retains high quality trees; maximise biodiversity value on site. through wildlife friendly landscape planting and design (SUDs etc) and compensate for residual habitat loss through off site contributions.</u></p> <p>Add additional development requirement m) as follows:</p> <p><u>m) development proposals should be informed by up to date ecological information including a habitats classification survey to ensure development does not have unacceptable impacts on habitats and to inform biodiversity net gain.</u></p>	
<p>MM18</p>	<p>A6 - Fulbeck Avenue</p>	<p>Amend indicative capacity:</p> <p>420 152 residential units</p> <p>Amend the third bullet point under the site constraints list and insert an additional bullet point:</p> <ul style="list-style-type: none"> Partly within an area with a high chance of flooding from surface water and at medium risk of groundwater flooding. The site would be at risk from a breach scenario at Somerset Lake and failure of the flood storage facility to the north. These have previously caused flooding in the local area. <u>The SFRA shows a small section of the site in the north and centre is located within Flood Zone 3b. A further northern section of the site is also located within Flood Zone 3a and parts of the site are at a high risk of surface water flooding and groundwater flooding. The SFRA also found that Somerset Lake posed a risk to the site in event of breach resulting in 38% of the site being affected on a dry day with depths up to 1.4m and on a wet day over half the site affected with depths up to 1.6m. Therefore development in this location would place additional people at risk of flooding.</u> <u>This site was included in the SDWLP Flood Risk Sequential and Exception Test which was informed by the Level 2 SFRA (2020). This concluded that both parts of the Exception Test had been satisfied for the site to be allocated. At the planning application stage Part b) of the Exception Test will need to be reapplied to take into account more detailed information about the proposed development and the specific mitigation proposed through a site specific Flood Risk Assessment.</u> 	<p>In response to SDWLP-59 (Environment Agency).</p> <p>To clarify error relating to the extent of the 'buffer'. This will ensure the policy is effective and consistent with national policy and in response to MIQ-110.</p> <p>As discussed during the Hearing Session. To clarify policy position and to ensure effectiveness.</p>

Insert a new development requirement a) and re-number criteria that follow:

a) deliver a residential scheme comprising of a minimum 152 dwellings;

Revise development requirement a) (now requirement b) as follows:

a) b) deliver Biodiversity Net Gains in keeping with the location, size and scale of development as stipulated in policy DM18. Deliver Green Infrastructure (to include the retention of mature trees, in particular some of the deciduous woodland in the northern part of the site and the West Durrington development and to limit views to the site from the National Park to the north) that provides creative and connected opportunities to join the Borough wide green infrastructure network; deliver net gain in biodiversity and high quality green infrastructure to include the retention of mature trees, in particular some of the deciduous woodland in the northern part of the site and the West Durrington development and to limit views to the site from the National Park to the north;

Revised development requirement c) (now development requirement d) as follows:

e) d) adopt the sequential approach so seek to ensure the most vulnerable uses are located in the areas at lowest risk of flooding. A site specific Flood Risk Assessment should consider all sources of flooding and demonstrate that the development will be safe for it's lifetime taking account of the vulnerability of its uses, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall. This should have regard to the measures identified in the Level 2 SFRA (2020) and a SuDS scheme to provide mitigation and opportunities to achieve a reduction in overall flood risk;

Delete development requirement d) as it has been incorporated into criteria c):

d) maintain a suitable buffer to the lake and demonstrate how flood risk from all sources (including a breach scenario) will be safely managed across the lifetime of the development, taking climate change into account, and not increased elsewhere;

Revise development requirement f) as follows:

f) retain, protect and enhance existing waterbodies and seek opportunities to create new wetland habitats. protect the stream / watercourse and incorporate within the design of the open space to be provided as part of the development and maintain a suitable buffer to the lake;

Revise development requirement g) as follows:

		<p>g) ensure that the design and layout of this site (along with neighbouring site - the Caravan Club) should <u>safeguard and have regard to opportunities for enhancement of avoids any potential impacts on the Local Wildlife Site;</u></p> <p>Delete development requirement i):</p> <p>i) give consideration to the continued safeguarding of the composting site located to the wes, in line with the Waste Local Plan (Policy W2);</p> <p>Add new development requirement j) as follows:</p> <p><u>j) provide an appropriate level of contribution towards highway capacity improvements at the A259 / A2032 Goring Crossways junction;</u></p> <p>Add new development requirement k) as follows:</p> <p><u>k) development proposals should be informed by up to date ecological information including a habitats classification survey to ensure development does not have unacceptable impacts on habitats and to inform biodiversity net gain.</u></p>	
<p>MM19</p>	<p>A7 - Grafton</p>	<p>Amend the first bullet point of the site constraints list:</p> <ul style="list-style-type: none"> • <u>The majority of the site is in Flood Zone 3. The site is therefore at a high risk of coastal flooding and the SFRA states that climate change will have a significant impact on this site with Flood Zone 3 covering the whole site in the future. Therefore development in this location would place additional people at risk of flooding. This site was included in the SDWLP Flood Risk Sequential and Exception Test which was informed by the Level 2 SFRA (2020). This concluded that both parts of the Exception Test had been satisfied for the site to be allocated. At the planning application stage Part b) of the Exception Test will need to be reapplied to take into account more detailed information about the proposed development and the specific mitigation proposed through a site specific Flood Risk Assessment.</u> <p>Site Constraints - delete fourth bullet point:</p> <ul style="list-style-type: none"> • The multi-storey car park currently provides space for 430 cars <p>Revise development requirement a) as follows:</p>	<p>In response to SDWLP-59 (Environment Agency).</p> <p>As discussed during the Hearing Session. To avoid duplication and to ensure effectiveness.</p>

		<p><u>a) deliver a residential and employment scheme comprising of a minimum of 150 residential units and approximately 2,500 sqm commercial; provide a mix of high quality residential, retail and leisure uses and amenity space;</u></p> <p>Revise development requirement b) as follows:</p> <p>b) adopt the sequential approach so <u>seek to ensure</u> the most vulnerable uses are located in the areas at lowest risk of flooding;</p> <p>Replace development requirement c) as follows:</p> <p>e) demonstrate how flood risk will be safely managed across the lifetime of the development, taking climate change into account, and not increased elsewhere;</p> <p><u>c) A site specific Flood Risk Assessment should consider all sources of flooding and demonstrate that the development will be safe for it's lifetime taking account of the vulnerability of its uses, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall. This should have regard to the measures identified in the Level 2 SFRA (2020) and a SuDS scheme to provide mitigation and opportunities to achieve a reduction in overall flood risk;</u></p> <p>Revise development requirement f) as follows:</p> <p>f) <u>provide a high quality public realm that enhances the town centre and protect and enhance nearby heritage assets and ensure no unacceptable harm is caused to them or their settings; provides an attractive setting to the historic environment,</u> including the Grade II Listed Lido and surrounding Conservation Areas;</p> <p>Revise development requirement h) as follows:</p> <p>h) <u>enhance permeability and provide an attractive and accessible pedestrian link</u> create a new route that incorporates green infrastructure linking the seafront and primary shopping area in a coherent and attractive way;</p> <p>Revise development requirement i) as follows:</p> <p>i) <u>provide a high quality design with particular attention to height and massing. Ensure the scale of development, particularly on the boundaries of the site, respects the scale and established building line of adjoining properties. Ensure that development has a suitable relationship with and does not</u></p>	
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		<p><u>have an unacceptable impact on neighbouring residents in terms of private amenity, overlooking and ensure that daylight and sunlight implications are appropriately managed;</u></p> <p>Add new development requirement j) as follows:</p> <p><u>j) ensure that contaminated land is appropriately assessed and where necessary appropriate remediation takes place. Consider the implications of this to ensure appropriate sustainable drainage systems are provided;</u></p> <p>Add new development requirement k) as follows:</p> <p><u>k) deliver Biodiversity Net Gains in keeping with the location, size and scale of development as stipulated in policy DM18. Deliver Green Infrastructure that provides creative and connected opportunities to join the Borough wide green infrastructure network and retains high quality trees.</u></p>	
MM20	A8 - HMRC Offices	<p>Amend Site Constraints and add additional bullet point as follows:</p> <ul style="list-style-type: none"> • <u>The SFRA identifies the site as being at a medium risk of flooding.</u> <p>Revise development requirement as follows:</p> <p>a) <u>deliver a residential scheme comprising of a minimum of 250 residential units, provision of care home / sheltered accommodation deliver of mix of residential and employment uses with emphasis on encouraging the retention of Durrington Bridge House (to the east) and the delivery of employment uses on the western section of the site;</u></p> <p>Revise development requirement b) as follows:</p> <p>b) <u>ensure that any contaminated land issues are appropriately assessed and managed where necessary appropriate remediation takes place. Consider the implications of this to ensure appropriate sustainable drainage systems are provided;</u></p> <p>Revise development requirement c) as follows:</p> <p>c) <u>deliver Biodiversity Net Gains in keeping with the location, size and scale of development as stipulated in policy DM18. Deliver Green Infrastructure that provides creative and connected</u></p>	As discussed during the Hearing Session and to ensure effectiveness.

		<p><u>opportunities to join the Borough wide green infrastructure network and retains high quality trees in and around the site;</u></p> <p>Revise development requirement e) as follows:</p> <p><u>e) ensure that the development does not have an unacceptable impact on the amenity of neighbouring residents; provide a high quality design with particular attention to height and massing. Ensure the scale of development, particularly on the boundaries of the site, respects the scale and established building line of adjoining properties. Ensure that the development has a suitable relationship with and does not have an unacceptable impact on the amenity of neighbouring residents in terms of private amenity, overlooking and that daylight and sunlight implications are appropriately managed;</u></p> <p>Revise development requirement g) as follows:</p> <p><u>g) enhance permeability and provide an attractive and accessible pedestrian link that incorporates green infrastructure from the site as well as seeking seek to improve access to and from Durrington Station;</u></p> <p>Add additional development requirement i) as follows:</p> <p><u>i) provide an appropriate level of contribution towards highway capacity improvements at the A259 / A2032 Goring Crossways junction;</u></p> <p>Add additional development requirement j) as follows:</p> <p><u>j) seek to ensure the most vulnerable uses are located in the areas at lowest risk of flooding;</u></p> <p>Add new development requirement k) as follows:</p> <p><u>k) site specific Flood Risk Assessment should consider all sources of flooding and the impacts of climate change over the lifetime of the development. It must demonstrate that any residual risk can be safely managed, development will not increase flood risk elsewhere and where possible will reduce the overall level of flood risk.</u></p>	
MM21	A9 - Lyndhurst	Revised Expected Delivery dates from 6+ years to <u>0-5 years</u>	To reflect progress made on the site

	<p>Road</p>	<p>Amend Site Constraints and add additional constraints as follows:</p> <ul style="list-style-type: none"> • <u>The SFRA identifies the site as being at a medium risk of flooding.</u> • <u>Conservation Areas lie in close proximity to the site.</u> <p>Revise development requirement a) as follows:</p> <p>a) deliver a residential scheme comprising of a minimum 150 dwellings; provide a high quality residential development;</p> <p>Revise development requirement b) as follows:</p> <p>b) undertake detailed investigations of the contamination to assess the level of remediation required; ensure that contaminated land is appropriately assessed and where necessary appropriate remediation takes place. Consider the implications of this to ensure appropriate sustainable drainage systems are provided;</p> <p>Revise development requirement d) as follows:</p> <p>d) <u>undertake an assessment of the archaeological remains and ensure that any archaeological assessment requirements are met;</u></p> <p>Delete existing criterion e) and replace as follows:</p> <p>e) undertake an extensive phase 1 habitat survey and desktop study and provide mitigation as appropriate;</p> <p><u>e) development proposals should be informed by up to date ecological information including a habitats classification survey to ensure development does not have unacceptable impacts on habitats and to inform biodiversity net gain;</u></p> <p>Add additional development requirement h)' as follows:</p>	<p>and to ensure that the allocation is clear and effective.</p> <p>As discussed during the Hearing Session and to ensure effectiveness.</p> <p>UK Habitats Classification Survey reflects the Environment Act and better provides the evidence needed for feeding into net gain calculations.</p>
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		<p><u>h) protect and enhance nearby heritage assets and ensure no unacceptable harm is caused to them or their settings;</u></p> <p>Add additional development requirement i) as follows:</p> <p><u>i) seek to ensure the most vulnerable uses are located in the areas at lowest risk of flooding;</u></p> <p>Add additional development requirement j) as follows:</p> <p><u>j) a site specific Flood Risk Assessment should consider all sources of flooding and the impacts of climate change over the lifetime of the development. It must demonstrate that any residual risk can be safely managed, development will not increase flood risk elsewhere and where possible will reduce the overall level of flood risk;</u></p> <p>Add additional development requirement k) as follows:</p> <p><u>k) provide a high quality design with particular attention to height and massing. Ensure the scale of development, particularly on the boundaries of the site, respects the scale and established building line of adjoining properties. Ensure that development has a suitable relationship with and does not have an unacceptable impact on neighbouring residents in terms of private amenity, overlooking and that daylight and sunlight implications are appropriately managed;</u></p> <p>Add additional development requirement l) as follows:</p> <p><u>l) deliver Biodiversity Net Gains in keeping with the location, size and scale of development as stipulated in policy DM18. Deliver Green Infrastructure that provides creative and connected opportunities to join the Borough wide green infrastructure network and retains high quality trees.</u></p>	
<p>MM22</p>	<p>A10 - Martlets Way</p>	<p>Amend Site Constraints and add additional constraint as follows:</p> <ul style="list-style-type: none"> • <u>The SFRA identifies the site as being at a medium risk of flooding.</u> <p>Amend Indicative Capacity as follows:</p> <ul style="list-style-type: none"> • <u>10,000 sqm employment & 28 residential units</u> 	<p>As discussed during the Hearing Session and to ensure effectiveness.</p>

Insert a new development requirement a) and re-number criteria that follow:

a) deliver a residential and employment scheme comprising of a minimum of 28 residential units and approximately 10,000 sqm employment;

Revise development requirement b) (now development requirement c) as follows:

b) c) ensure the development does not have an unacceptable impact on the amenity of neighbouring residents; provide a high quality design with particular attention to height and massing. Ensure the scale of development, particularly on the boundaries of the site, respects the scale and established building line of adjoining properties. Ensure that development has a suitable relationship with and does not have an unacceptable impact on neighbouring residents in terms of private amenity, overlooking and that daylight and sunlight implications are appropriately managed;

Revise development requirement d) (now development requirement e) as follows:

d) e) ensure that any contaminated land issues are is appropriately assessed and managed where necessary appropriate remediation takes place. Consider the implications of this to ensure appropriate sustainable drainage systems are provided;

Revise development requirement e) (now development f) as follows:

e) f) deliver Biodiversity Net Gains in keeping with the location, size and scale of development as stipulated in policy DM18. Deliver Green Infrastructure that provides creative and connected opportunities to join the Borough wide green infrastructure network and retains high quality trees; protect mature llex oak trees that separate the former gas holder site from the former sewage treatment works (subject to appropriate assessment work);

Add new development requirement i) as follows:

i) a site specific Flood Risk Assessment should consider all sources of flooding and the impacts of climate change over the lifetime of the development. It must demonstrate that any residual risk can be safely managed, development will not increase flood risk elsewhere and where possible will reduce the overall level of flood risk;

Add additional development requirement j) as follows:

		<p><u>i) seek to ensure the most vulnerable uses are located in the areas at lowest risk of flooding;</u></p> <p>Add new development requirement k) as follows:</p> <p><u>k) provide an appropriate level of contribution towards highway safety improvements at the A259 Goring Way / Goring Street junction and highway capacity improvements at the A259 / A2032 Goring Crossways junction.</u></p>	
MM23	A11 - Stagecoach	<p>Amend 'Indicative Capacity' as follows:</p> <ul style="list-style-type: none"> 60 residential units & 2,000sqm Commercial / Leisure <p>Amend the first bullet point of the site constraints list:</p> <ul style="list-style-type: none"> <u>Part of the site is within Flood Zone 2 and parts lie in Flood Zone 3. Parts of the site lie within Flood Zone 3 the site is therefore at a high risk of coastal flooding and the SFRA states that climate change will have a significant impact on this site with Flood Zone 3 covering the whole site in the future. Therefore development in this location would place additional people at risk of flooding. This site was included in the SDWLP Flood Risk Sequential and Exception Test which was informed by the Level 2 SFRA (2020). This concluded that both parts of the Exception Test had been satisfied for the site to be allocated. At the planning application stage Part b) of the Exception Test will need to be reapplied to take into account more detailed information about the proposed development and the specific mitigation proposed through a site specific Flood Risk Assessment.</u> <p>Revise development requirement a) as follows:</p> <p><u>a) deliver a residential and employment scheme comprising of a minimum of 60 residential units and approximately 2,000 sqm commercial; provide for mixed development of residential and commercial uses (e.g. retail (comparison goods), cultural, leisure) that provides vibrancy and helps to integrate the town centre and seafront;</u></p> <p>Revise development requirement b) as follows:</p> <p><u>b) use sequential approach to site layout- seek to ensure the most vulnerable types of development uses are located in the areas at of lowest risk of flooding;</u></p> <p>Replace development requirement c) of the development requirements with the following:</p>	<p>For consistency and in response to Inspector's Initial Question 17 (Ref-IL01).</p> <p>In response to SDWLP-59 (Environment Agency). As discussed during the Hearing Session and to ensure effectiveness.</p>

c) A site specific Flood Risk Assessment should consider all sources of flooding and demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its uses, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall. This should have regard to the measures identified in the Level 2 SFRA (2020) and a SuDS scheme to provide mitigation and opportunities to achieve a reduction in overall flood risk.

Revise development requirement e) as follows:

e) ensure that any contaminated land issues are is appropriately assessed and managed where necessary appropriate remediation takes place. Consider the implications of this to ensure appropriate sustainable drainage systems are provided;

Revise development requirement h) as follows:

h) enhance permeability and provide an attractive and accessible pedestrian link (that incorporates green infrastructure) from Marine Parade to Warwick Street;

Revise development requirement j) as follows:

j) undertake an assessment of the archaeological remains and ensure that any archaeological assessment requirements are met;

Revise development requirement k) as follows:

k) deliver Biodiversity Net Gains in keeping with the location, size and scale of development as stipulated in policy DM18. Deliver Green Infrastructure that provides creative and connected opportunities to join the Borough wide green infrastructure network and retains high quality trees; incorporate the existing protected trees into any proposed design;

Add additional development requirement l):

l) provide a high quality design with particular attention to height and massing. Ensure the scale of development, particularly on the boundaries of the site, respects the scale and established building line of adjoining properties. Ensure that development has a suitable relationship with and does not have an unacceptable impact on neighbouring residents in terms of private amenity, overlooking and that daylight and sunlight implications are appropriately managed.

<p>MM24</p>	<p>A12 - Teville Gate</p>	<p>Replace the second bullet point under the site constraints list:</p> <ul style="list-style-type: none"> • The site is in an area with a high chance of surface water flooding and is at high risk of groundwater flooding. • <u>The SFRA shows one third of the site is at a high risk of surface water flooding. This site was included in the SDWLP Flood Risk Sequential and Exception Test which was informed by the Level 2 SFRA (2020).</u> <p>Revise development requirement a) as follows:</p> <p><u>a) deliver a mixed use scheme comprising of a minimum of 250 residential units and approximately 4,000 sqm commercial; deliver a mixed use scheme with a minimum of 250 homes, retail and leisure uses, commercial uses and replacement public car parking spaces;</u></p> <p>Revise development requirement b) as follows:</p> <p><u>b) ensure that any contaminated land issues are is appropriately assessed, remediated and managed where necessary appropriate remediation takes place. Consider the implications of this to ensure appropriate sustainable drainage systems are provided;</u></p> <p>Replace existing text and revise development requirement c) as follows:</p> <p>c) ensure the development is made safe from surface and groundwater flooding taking climate change into account; and incorporate appropriate Sustainable Urban Drainage Systems to ensure flood risk is not increased elsewhere and where possible reduce flooding locally whilst protecting water quality including during flood events;</p> <p><u>c) a site specific Flood Risk Assessment should demonstrate that the development will be safe for it's lifetime taking account of the vulnerability of its uses, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall. This should have regard to the measures identified in the Level 2 SFRA (2020) and a SuDS scheme to provide mitigation and opportunities to achieve a reduction in overall flood risk and protect water quality;</u></p> <p>Revise development requirement e) as follows:</p> <p><u>e) enhance permeability and provide a high quality public realm with cycle and pedestrian links (that incorporates green infrastructure) from the station to the town centre...</u></p>	<p>In response to SDWLP-59 (Environment Agency).</p> <p>As discussed during the Hearing Session and to ensure effectiveness.</p>
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		<p>Add additional development requirement g) as follows:</p> <p><u>g) any development around the station area should take into account the culverted watercourse that runs through the site and has historically resulted in flooding. The course and capacity of this should be taken into account. Opportunities where appropriate to de-culvert and create a biodiversity net gain should be sought;</u></p> <p>Add additional development requirement h) as follows:</p> <p><u>h) seek to ensure the most vulnerable uses are located in the areas at lowest risk of flooding;</u></p> <p>Add additional development requirement i) as follows:</p> <p><u>i) provide a high quality design with particular attention to height and massing. Ensure the scale of development, particularly on the boundaries of the site, respects the scale and established building line of adjoining properties. Ensure that development has a suitable relationship with and does not have an unacceptable impact on neighbouring residents in terms of private amenity, overlooking and that daylight and sunlight implications are appropriately managed;</u></p> <p>Add additional development requirement j) as follows:</p> <p><u>j) deliver Biodiversity Net Gains in keeping with the location, size and scale of development as stipulated in policy DM18. Deliver Green Infrastructure that provides creative and connected opportunities to join the Borough wide green infrastructure network and retains high quality trees.</u></p>	
MM25	A13 - Titnore Lane	DELETE ALL OF ALLOCATION A13	The Inspectors Post Hearing Advice Letter (IL07) concluded that the risk of adverse impacts from developing the site would significantly and demonstrably outweigh the

			<p>benefits. Consequently, the allocation should be deleted with the necessary changes made to the housing requirement, housing trajectory and Policies Map.</p> <p>The allocation is not justified or consistent with national policy.</p>
MM26	A14 - Union Place	<p>Amend 'Indicative Capacity' as follows:</p> <ul style="list-style-type: none"> 150 residential units and <u>&</u> 700 sqm leisure / commercial <p>Amend Site Constraints and add additional constraint as follows:</p> <ul style="list-style-type: none"> <u>The SFRA identifies the site as being at a medium risk of flooding.</u> <p>Insert a new development requirement a) and re-number criteria that follow:</p> <p>a) <u>deliver a residential and employment scheme comprising of a minimum of 150 residential units and approximately 700 sqm leisure / commercial;</u></p> <p>Revise development requirement b) (now development requirement c) as follows:</p> <p><u>b) c) ensure that careful consideration is given to the protection of the listed buildings and other heritage assets that are in close proximity to this site; protect and enhance nearby heritage assets and ensure no unacceptable harm is caused to them or their settings;</u></p> <p>Revise development requirement d) (now development requirement e) as follows:</p>	<p>For consistency and in response to Inspector's Initial Question 17 (Ref-IL01).</p> <p>As discussed during the Hearing Session and to ensure effectiveness.</p>

		<p><u>d) e) enhance permeability and provide a high quality public realm (that incorporates green infrastructure) and generate new retail / leisure circuits connecting to Chapel Road, High Street and South Street;</u></p> <p>Revise development requirement f) (now development requirement g) as follows:</p> <p><u>f) g) ensure that any contaminated land issues are is appropriately assessed and managed where necessary appropriate remediation takes place. Consider the implications of this to ensure appropriate sustainable drainage systems are provided;</u></p> <p>Revise development requirement g) (now development requirement h) as follows:</p> <p><u>g) h) provide a high quality design with particular attention to height and massing. Ensure the scale of development, particularly on the boundaries of the site, respects the scale and established building line of adjoining properties. Ensure that development has a suitable relationship with and does not have an unacceptable impact on neighbouring residents in terms of private amenity, overlooking and that manage daylight and sunlight implications are appropriately managed;</u></p> <p>Revise development requirement i) (now development requirement j) as follows:</p> <p><u>i) j) undertake an assessment of the archaeological remains and ensure that any archaeological assessment requirements are met;</u></p> <p>Add additional development requirement l) as follows:</p> <p><u>l) seek to ensure the most vulnerable uses are located in the areas at lowest risk of flooding;</u></p> <p>Add additional development requirement m) as follows:</p> <p><u>m) a site specific Flood Risk Assessment should consider all sources of flooding and the impacts of climate change over the lifetime of the development. It must demonstrate that any residual risk can be safely managed, development will not increase flood risk elsewhere and where possible will reduce the overall level of flood risk;</u></p> <p>Add additional development requirement n) as follows:</p>	
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		<p><u>n) deliver Biodiversity Net Gains in keeping with the location, size and scale of development as stipulated in policy DM18. Deliver Green Infrastructure that provides creative and connected opportunities to join the Borough wide green infrastructure network and retains high quality trees.</u></p>	
MM27	A15 - Upper Brighton Road	<p>Maps (Page 100): Amend the red line boundary for the site to exclude the playing field (amend legend accordingly).</p> <p>Amend paragraph 4.43 as follows:</p> <p style="padding-left: 40px;">4.43 Bramber Primary School (and playing field) is located adjacent to the south west and an area of land within the site is reserved for for an expansion of the school to provide a playing field.</p> <p>Amend Site Constraints and add additional bullet point as follows:</p> <ul style="list-style-type: none"> • <u>The SFRA identifies the site as being at a high risk of flooding.</u> <p>Insert a new development requirement a) and re-number criteria that follow:</p> <p style="padding-left: 40px;"><u>a) deliver a residential scheme comprising of a minimum of 123 residential units with Parcel A providing 105 residential units and Parcel B providing 18 residential units;</u></p> <p>Revise development requirement a) (now development requirement b) as follows:</p> <p style="padding-left: 40px;">a) <u>b) avoid coalescence with development to the east and ensure that development is located to the west of the easement strip for the windfarm cable (a small parcel of land to the east of the easement strip is designated as part of the Local Green Gap). Protect and enhance the distinctive character of the Local Green Gap;</u></p> <p>Revise development requirement b) (now development requirement c) as follows:</p> <p style="padding-left: 40px;">b) <u>c) deliver biodiversity net gains, provide high quality green infrastructure and enhance & strengthen hedgerows / linear scrub habitats along existing boundaries; deliver Biodiversity Net Gains in keeping with the location, size and scale of development as stipulated in policy DM18. Deliver Green Infrastructure that provides creative and connected opportunities to join the Borough wide green infrastructure network and retains high quality trees. Enhance & strengthen hedgerows / linear scrub habitats along existing boundaries;</u></p>	<p>For clarity, to ensure that the policy is effective and up-to-date and in response to MIQ-133.</p> <p>As discussed at the Hearing Sessions and to ensure Plan is effective.</p>

		<p>Revise development requirement d) (now development requirement e) as follows:</p> <p>e) e) conserve and enhance the setting of the SDNP and mitigate the visual impact of development (including the effects of artificial lighting) with consideration given to the transition into the Park and views to/from the Park having regard to the recommendations in the Worthing Landscape and Ecology Study; integrate trees reflecting the landscape character of the site to mitigate visual impact from the South Downs National Park;</p> <p>Revise development requirement e) (now development requirement f) as follows:</p> <p>e) f) retain, protect and enhance existing waterbodies including the winterbourne chalk stream and seek opportunities to /or create new wetland habitats;</p> <p>Revise development requirement g) (now requirement h) as follows:</p> <p>g) h) protect the setting of both the listed building and the Sompting Village Conservation Area; and enhance nearby heritage assets (including Sompting Village Conservation Area) and ensure no unacceptable harm is caused to them or their settings;</p> <p>Revise development requirement l) (now requirement m) as follows:</p> <p>l) m) ...mitigate the impacts of development. This should include a commitment to promote a travel plan to improve the accessibility and sustainability of the site. EV charge points...</p> <p>Delete existing development requirement n):</p> <p>-n) provide playing field for Bramber First School</p> <p>Add additional development requirements following l) (now requirement m) (Prior to Parcel A) and renumber criteria:</p> <p><u>n) seek to ensure the most vulnerable uses are located in the areas at lowest risk of flooding;</u></p> <p><u>o) a site specific Flood Risk Assessment should consider all sources of flooding and demonstrate that the development will be safe for it's lifetime taking account of the vulnerability of its uses, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall. This should have</u></p>	
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		<p><u>regard to the measures identified in the Level 2 SFRA (2020) and a SuDS scheme to provide mitigation and opportunities to achieve a reduction in overall flood risk;</u></p> <p><u>p) provide a high quality design with particular attention to height and massing. Ensure the scale of development, particularly on the boundaries of the site, respects the scale and established building line of adjoining properties. Ensure that development has a suitable relationship with and does not have an unacceptable impact on neighbouring residents in terms of private amenity, overlooking and that daylight and sunlight implications are appropriately managed;</u></p> <p><u>g) development proposals should be informed by up to date ecological information including a habitats classification survey to ensure development does not have unacceptable impacts on habitats and to inform biodiversity net gain.</u></p>	
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Chapter 5 - Development Management Policies

PROPOSED MODIFICATIONS			
Mod Ref	Policy / Para No.	Issue to Address	Note
MM28	DM1 - Housing Mix (& Para 5.4, 5.8, 5.14, 5.15 & 5.25)	<p>Amend the end of paragraph 5.4 as follows:</p> <p style="padding-left: 40px;">5.4:with disabilities —it is not specialist housing for one group of people but housing for all</p> <p>Amend paragraph 5.8 as follows::</p> <p style="padding-left: 40px;">5.8 How this mix is applied to individual development sites should take account of the nature and location of the site but family homes with 3 or more bedrooms should be prioritised especially on. For example, larger sites and greenfield land are more likely to deliver where a greater proportion of family homes would be expected, whereas high High density flatted schemes are more likely to be focused towards the delivery of smaller properties, but these should also include a proportion of larger units with 3 or more bedrooms.</p> <p>Amend the last sentence of paragraph 5.14 as follows:</p>	<p>In response to SDWLP-62 (The Planning Bureau on behalf of McCarthy & Stone).</p> <p>In response to SDWLP-49 (ECE on behalf of St Williams) and SDWLP-54 (WSP on behalf of NewRiver) and</p>

		<p>5.14 Options include retirement living or sheltered housing (housing with support), and extra care housing or housing with care (both classed as C3 dwellings) and residential care homes and nursing homes (care bed spaces <u>classed as C2 provision</u>).</p> <p>Amend the first sentence of paragraph 5.15 as follows:</p> <p>5.15 Provision of housing with care (C3 use class) <u>Sheltered and extra care housing are alternatives</u> is an alternative to care/nursing home bed spaces and can help...</p> <p>Delete paragraph 5.25 (as this is now included in criterion g) of the policy):</p> <p>5.25 Live/work units will be required to comply with the space standard requirement under Policy DM2: Density and affordable housing provision under Policy DM3: Affordable Housing DM1 - Amend criterion a) as follows:</p> <p>a) In order to deliver sustainable mixed and balanced communities, the Council will expect all applications for new housing to consider the most up to date evidence of housing needs and demands <u>to help determine the most appropriate housing mix based on the character and location of the individual site.</u></p> <p>Add wording to the end of criterion c) as follows:</p> <p>c) Housing developments should provide flexible, socially inclusive and adaptable accommodation to help meet the diverse needs of occupants over time. The Council will expect all new build dwellings to meet the optional higher Building Regulations Standard M4(2) for Accessible and Adaptable dwellings <u>unless it can be demonstrated that this would be impractical, unachievable or unviable.</u></p> <p>Insert new criterion g) as follows:</p> <p><u>g) When considering proposals for individual live/work units, the workspace should be designed to be functionally separate from the dwelling(s) to which it relates. The proposal will need to comply with criterion d) of Policy DM2 and affordable housing provision under Policy DM3: Affordable Housing.</u></p>	<p>SDWLP-60 Rapleys (On behalf of EM Goring Ltd).</p> <p>To ensure the Plan is effective and justified and in response to MIQ-54.</p> <p>As discussed during the Hearing Session. To ensure the policy is effective and consistent with national policy.</p>
MM29	DM2 -	Revise the format and text of criteria a), b) and c) so that they read as follows:	As discussed

	<p>Density</p>	<p>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 design-led approach to determine the capacity of the site. Particular consideration must be given to:</p> <p>i) the site context and character of the surrounding area in which it is located, and including consideration of any nearby heritage assets or important landscape; residential development of family housing should achieve a net density of a minimum of 35 dwellings per hectare;</p> <p>ii) its current and future level of accessibility by walking, cycling and public transport; higher densities, in excess of 100 dwellings per hectare should be achieved in most mixed use developments, flatted developments and developments located in the town centre and in areas close to public transport interchanges and services.</p> <p>iii) the need to achieve high quality design;</p> <p>iv) the need to minimise environmental impacts, including detrimental impacts on the amenities of adjoining occupiers;</p> <p>v) the capacity of surrounding infrastructure.</p> <p>b) Residential development of family housing should achieve a net density of a minimum of 35 dwellings per hectare. In exceptional cases, lower densities <u>to those set out above may will only be</u> acceptable if it is demonstrated that this is necessary to ensure the development is compatible with its surroundings, development viability would be compromised, or to secure particular house types to meet local housing needs;</p> <p>c) Higher densities, in excess of 100 dwellings per hectare should be achieved in most mixed-use developments, flatted developments and developments located in the town centre and in areas close to public transport interchanges and local services. The optimum density of a development should result from a design led-approach to determine the capacity of the site. Particular consideration must be given to:</p> <p>i) the site context and character of the surrounding area in which it is located, and including consideration of any nearby heritage assets or important landscapes;</p> <p>ii) its current and future level of accessibility by walking, cycling and public transport;</p>	<p>during the Hearing Session. To ensure the policy is effective.</p>
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		<p><u>iii) the need to achieve high quality design;</u></p> <p><u>iv) the need to minimise environmental impacts, including detrimental impacts on the amenities of adjoining occupiers;</u></p> <p><u>v) the capacity of surrounding infrastructure.</u></p> <p>Amend the last sentence of criterion d) as follows:</p> <p>d) New dwellings across all tenures will be expected to meet as a minimum, the nationally described space standards (or any subsequent Government update) for internal floor areas and storage space. These standards will apply to all open market dwellings and affordable housing, including those created through subdivision and conversion. The Council's local standards will continue to apply <u>Applicants will be expected to have regard to the Council's local guidance for external space.</u></p> <p>e) The Council will only any consider variation to the requirements set out above in exceptional circumstances, for example when a social or charitable housing provider is able to demonstrate that the homes it is seeking to deliver meets an identified need for supported housing and temporary emergency accommodation and that there is a clear and robust 'move on' strategy and site management in place.</p>	
MM30	DM3 - Affordable Housing	<p>Rejig the existing text (switching 2nd and 3rd sentences) of criterion c) so that it reads as follows.</p> <p>c) Affordable housing should incorporate a mix of tenures and sizes prioritising rented affordable homes at social rent levels. 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. However <u>To most effectively meet the borough's housing needs the Council will require the following mix of tenure as a minimum: the first 10% of homes to be available for affordable home ownership (as defined in the NPPF) with the remaining split as 75% social / affordable rented housing and 25% intermediate housing. 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.</u></p> <p>d) <u>For schemes incorporating affordable rent 3% of the dwellings provided should be</u> Where there is an identified need for a wheelchair accessible dwelling, the provision of affordable homes constructed to Building Regulation Standard M4(3) Category 3: Wheelchair Accessible Standards,</p>	As discussed during the Hearing Session. To ensure the policy is effective.

		<p>unless it can be demonstrated that this would not be suitable or that it would make the development unviable will be a matter for negotiation taking account of suitability and viability of the site.</p>	
MM31	DM4 - Gypsies, Travellers and Travelling Showpeople	<p>Delete criterion b) as follows:</p> <p>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.</p> <p>Amend criterion c) so that it becomes criterion b) and add wording as follows:</p> <p>e) <u>b) Any new site/s that may come forward during the Local Plan period will be safeguarded unless it can be demonstrated that the permitted use is no longer required.</u></p>	<p>As discussed during the Hearing Session. To avoid unnecessary wording and to ensure that the policy is effective.</p>
MM32	DM5 - Quality of the Built Environment (& Para 5.59, 5.64, 5.72 & 5.73)	<p>Add new sentence to the end of paragraph 5.59 as follows:</p> <ul style="list-style-type: none"> 5.59or community cohesion. <u>To provide maximum clarity about design expectations at an early stage the Council must prepare design guides or codes consistent with the principles set out in the National Design Guide and National Model Design Code, and which reflect local character and design preferences.</u> <p>Add sentence to paragraph 5.64 as follows:</p> <p>5.64.....likely to continue. <u>To ensure that efficient use is made of available land the Council will positively consider applications for tall buildings on sites that can appropriately accommodate buildings of height. Whilst this form....</u></p> <p>Add the following text to the end of paragraph 5.72 as follows:</p> <p>5.72should be used. <u>Furthermore, the Council will progress a Supplementary Planning Document that establishes a design guide and code for Worthing that takes into account the guidance contained in the National Design Guide and the National Model Design Code. This will help to provide a local framework for creating beautiful and distinctive places that deliver a consistent and high quality standard of design. The codes that will reflect local aspirations will be informed by effective community engagement.</u></p> <p>Para 5.73 - Add the following to the list of documents:</p> <ul style="list-style-type: none"> <u>National Model Design Code (June 2021)</u> 	<p>In response to revised NPPF (July 2021) - Paragraphs 127 / 128 / 129 / 134.</p> <p>In response to SDWLP-54 (WSP on behalf of NewRiver).</p> <p>To strengthen policy and in response to SDWLP-58 (Woodland Trust) (ii and ix) and SDWLP-60 (Rapeys on behalf of EM Goring Ltd) (viii).</p> <p>As discussed</p>

		<p>DM5 a) - amend policy criteria as follows:</p> <p>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, <u>tree canopy</u>, impact on street scene and layout of the development;</p> <p>iv) respect, preserve, and <u>where appropriate</u> enhance, heritage assets and settings;</p> <p>viii) 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 <u>giving rise in significant adverse impacts</u>, or vehicular movements <u>resulting in severe cumulative impacts on the road network</u>, or loss of important open space <u>of public value (unless it satisfies any of the exceptions set out under Policy DM7 – Open Space, Recreation and Leisure)</u>;</p> <p>ix) respect the existing natural features of the site, including landform, trees and biodiversity and contribute positively to biodiversity net gain. <u>Where appropriate, this will include the protection and integration of existing trees and green infrastructure into new developments</u>;</p> <p>Revise criterion c) as follows:</p> <p>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 <u>resist subsequent planning applications that would impact negatively on the design and quality of the <u>approved</u> scheme proposed.</u></p> <p>Add new subheading and criterion at the end of Policy DM5 as follows:</p> <p><u>Ensuring Good Design</u></p> <p><u>d) Development must reflect government guidance on design and take into account any local design guidance and supplementary planning documents such as design guides and codes. Weight will be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally, so long as they fit in with the overall form and layout of their surroundings.</u></p>	<p>during the hearing session to improve the effectiveness of the policy.</p> <p>Corrected - the use of conditions (as previously worded) would be ultra vires in that they cannot pre-judge how the Council deals with subsequent planning applications.</p>
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<p>MM33</p>	<p>DM6 - Public Realm</p>	<p>Revise criterion a) as follows:</p> <p>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 nNew development <u>in appropriate locations</u>, integrated transport initiatives or regeneration schemes <u>will be expected to improve the public realm.</u></p> <p>Revise criterion c) as follows:</p> <p>c) Proposals for improvements to the public realm that are in line with <u>have regard to</u> the Council's Public Realm Strategy and Seafront Investment Plan will be supported.</p> <p>Revise criterion e) as follows:</p> <p>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.</p> <p>Revise criterion f) as follows:</p> <p>f) The Council will support the delivery of public art that helps to enhance public realm. <u>Where appropriate</u>, Ppublic art should be incorporated as part of any major development proposal.</p>	<p>As discussed during the hearing session to improve the clarity and effectiveness of the policy.</p> <p>In response to SDWLP-20 (British Sign & Graphics Association).</p>					
<p>MM34</p>	<p>DM7 - Open Space, Recreation & Leisure (& Para 5.100 & 5.101)</p>	<p>Para 5.100 - Table 1 - add in a new row. Insert:</p> <p><u>Accessible Natural Green Space (ANGS)</u> - under Typology heading <u>1.0 (for new provision only)</u> - under Quantity Standards Heading. <u>960 metres / 20 minutes & ANGS Standards for ANGS above 20ha</u> - under Access Standard heading</p> <p>Supporting text paragraph 5.100 - insert two additional tables:</p> <p><u>Table 2: Eligible types of residential development</u></p> <table border="1" data-bbox="506 1318 1888 1377"> <tr> <td><u>Category</u></td> <td><u>Open Market</u></td> <td><u>Affordable Housing</u></td> <td><u>Older People's</u></td> <td><u>Permanent Mobile</u></td> </tr> </table>	<u>Category</u>	<u>Open Market</u>	<u>Affordable Housing</u>	<u>Older People's</u>	<u>Permanent Mobile</u>	<p>The standard for ANGS was inadvertently omitted.</p> <p>In response to SDWLP-58 (Woodland Trust).</p> <p>As discussed during the hearing session to improve the effectiveness of</p>
<u>Category</u>	<u>Open Market</u>	<u>Affordable Housing</u>	<u>Older People's</u>	<u>Permanent Mobile</u>				

	<u>Housing / Flats</u>		<u>Accommodation</u>	<u>Homes</u>
<u>Play Space (Children and Youth)</u>	<u>Yes</u>	<u>Yes</u>	<u>No</u>	<u>Yes</u>
<u>Parks and Recreation Grounds</u>	<u>Yes</u>	<u>Yes</u>	<u>On a case by case basis</u>	<u>Yes</u>
<u>Amenity Open Space</u>	<u>Yes</u>	<u>Yes</u>	<u>On a case by case basis</u>	<u>Yes</u>
<u>Accessible Natural Green Space</u>	<u>Yes</u>	<u>Yes</u>	<u>On a case by case basis</u>	<u>Yes</u>
<u>Allotments</u>	<u>Yes</u>	<u>Yes</u>	<u>On a case by case basis</u>	<u>Yes</u>

Table 3: Potential open space requirements based on scheme size

<u>Type of Provision</u>	<u>10 - 19 dwellings</u>	<u>20 - 49 dwellings</u>	<u>50 - 99 dwellings</u>	<u>100 - 199 dwellings</u>	<u>200+ dwellings</u>
<u>Allotments</u>	<u>Off-site</u>	<u>Off-site</u>	<u>Off-site</u>	<u>On-site</u>	<u>On-site</u>
<u>Amenity Green Space</u>	<u>Off-site</u>	<u>On-site</u>	<u>On-site</u>	<u>On-site</u>	<u>On-site</u>
<u>Parks & Recreation</u>	<u>Off-site</u>	<u>Off-site</u>	<u>Off-site</u>	<u>Off-site</u>	<u>On-site</u>
<u>Play Space (Children)</u>	<u>Off-site</u>	<u>Off-site</u>	<u>Off-site</u>	<u>On-site</u>	<u>On-site</u>
<u>Play Space (Youth)</u>	<u>Off-site</u>	<u>Off-site</u>	<u>Off-site</u>	<u>Off-site</u>	<u>On-site</u>

the policy..

To ensure the policy is effective and in response to MIQ-188.

To provide clarity and in response to SDWLP-49 (ECE on behalf of St Williams).

To provide clarity and in response to SDWLP-60 (Rapleys on behalf of EM Goring Ltd)

		Accessible Natural Green Space	Off-site	Off-site	Off-site	On-site	On-site	
		<p>Add text to the end of paragraph 5.101 as follows:</p> <p>5.101 - ...The potential to make off-site contributions will be considered on a case by case basis. <u>Until the new Developer Contributions SPD is adopted, further guidance on the application of open space quantity and access standards can be found within the Open Space, Recreation & Leisure Guidance Note (2021).</u></p> <p>Amend criterion a) as follows:</p> <p>a) Schemes of 10+ dwellings will be required to provide open space on site in accordance with the Council’s adopted standards set out in Tables 1, 2 and 3 (applying occupancy levels based on the size of dwellings proposed). Where provision is off-site Where it is not possible to provide open space on site, contributions will be sought to provide or improve open space off-site within the ward or nearby ward to which the development is located unless surplus provision exists locally.</p> <p>Amend criterion b) as follows:</p> <p>b) Proposals incorporating leisure/recreation facilities should use <u>have regard to</u> the findings of the Sport, Leisure and Open Space Study (or any future updated study) to inform the types required.</p> <p>Amend criterion c) iii) as follows:</p> <p>c) 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. For open space, there should be a net gain in provision.</p> <p>Delete criterion e) as follows:</p> <p>e) Sites which have significant nature conservation, historical or cultural value (such as Registered Town and Village Greens) should be afforded protection, even if there is an identified surplus in quality, quantity or accessibility in that local area.</p>						
MM35	DM8 -	Amend supporting text paragraph 5.108 as follows:						For clarity, to

	<p>Planning for sustainable communities / community facilities & Para 5.108</p>	<p>5.108 - ...to help fund and support the delivery of essential community facilities. <u>Information on these mechanisms and an explanation of the relationship between them is set out within the Developer Contributions SPD.</u></p> <p>Amend criterion e) i) as follows:</p> <p>i) an accessible replacement facility of a similar nature is provided that meets the needs of its current and intenders users, as well as the local community; <u>or</u></p>	<p>ensure that the policy is effective and in response to MIQ-153.</p> <p>As discussed during the hearing session to provide clarity on the Developer Contributions SPD.</p>
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<p>MM36</p>	<p>DM9 - Delivering infrastructure (& Para 5.115 & 5.123)</p>	<p>Amend supporting text paragraph 5.115 as follows:</p> <p>5.115 - The Council will work with infrastructure providers to facilitate the timely provision of infrastructure needed to support development. <u>Infrastructure should be provided at the appropriate time, usually this will be prior to the development becoming operational or being occupied.</u> This may involve suitable phasing of development in order to ensure that essential infrastructure is in place when needed.</p> <p>Amend supporting text paragraph 5.123 as follows (criteria now moved into policy):</p> <p>Para 5.123...The developer will need to demonstrate how this would threaten delivery of the development. Criterion f) of Policy DM9 sets out that where appropriate, a clawback mechanism will need to be <u>incorporated into a legal agreement. If full mitigation measures and contributions are not able to be delivered the development will only be permitted where:</u></p> <p>a) the applicant has submitted a viability appraisal that has been produced in accordance with national guidance, and has been assessed by the borough council as appropriate and based on reasonable assumptions;</p> <p>b) the value of the planning obligations has been maximised having regard to likely viability;</p> <p>c) where appropriate, a clawback mechanism has been incorporated into a legal agreement to ensure that additional mitigation is provided if final development viability is better than anticipated in the viability assessment; and</p> <p>d) if following a viability assessment process the benefits of the development outweigh the lack of full mitigation for its impacts, having regard to other material considerations.</p> <p>Amend criterion c) as follows:</p> <p>c) Infrastructure should be provided at the appropriate time, <u>usually this will be prior to the....</u></p> <p>Add additional criteria as follows:</p> <p><u>f) If full mitigation measures and contributions are not able to be delivered the development will only be permitted where:</u></p> <p><u>i) the applicant has submitted a viability appraisal that has been produced in accordance with national guidance, and has been assessed by the Borough Council as appropriate and based</u></p>	<p>As discussed during the hearing session to improve the effectiveness of the policy.</p> <p>For clarity, to ensure that the policy is effective and in response to MIQ-155.</p> <p>For clarity, to ensure that the policy is effective and in response to MIQ-156.</p>
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		<p><u>on reasonable assumptions;</u></p> <p><u>ii) the value of the planning obligations has been maximised having regard to likely viability;</u></p> <p><u>iii) where appropriate, a clawback mechanism has been incorporated into a legal agreement to ensure that additional mitigation is provided if final development viability is better than anticipated in the viability assessment; and</u></p> <p><u>iv) if following a viability assessment process the benefits of the development outweigh the lack of full mitigation for its impacts, having regard to other material considerations.</u></p>	
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<p>MM37</p>	<p>Para 5.142 & 5.143</p>	<p>Revise paragraphs 5.142 and 5.143 as follows:</p> <p>5.142 demand (job growth) based requirement, <u>a minimum of 32,560 sqm (6.8 ha) employment floorspace over the Local Plan period</u>, to ensure that business growth potential is not constrained by lack of spatial capacity in future. <u>This includes approximately 9,800 sqm for office space, and approximately 24,000 sqm of warehousing/distribution space.</u> These requirements reflect recent trends in both economic and property market terms and provide the most appropriate balance between positive planning and significant capacity constraints. Therefore, this plan seeks to accommodate, as a minimum, 32,560 sqm (6.8 ha) employment floorspace over the Local Plan period. This includes approximately 9,800 sqm for office space, and approximately 24,000 sqm of warehousing/distribution space.</p> <p>5.143 are available. As a consequence, there are only a limited number of new sites specifically for identified employment use and this Plan seeks to accommodate, as a minimum, 24,000 sqm of employment floorspace to help to meet some of the identified need. The primary focus is therefore to protect and enhance placed on the protection and enhancement of existing employment land and buildings through reinvestment, intensification and redevelopment <u>will help to meet the remaining need.</u></p>	<p>Factual update highlighted in hearing sessions.</p>
<p>MM38</p>	<p>DM11 - Protecting and enhancing employment sites</p>	<p>Revise criteria a), b) as follows and delete criterion c):</p> <p>a) Existing premises, sites or floorspace which are used for, or last used for employment uses, <u>located within the following Key Employment Areas which is suitable for continued business use and that provides local employment opportunities will in general be protected against loss to other uses.</u></p> <p>b) Protected <u>Key Employment Areas</u></p> <p>c) The primary focus in these ‘protected’ employment areas will be for employment uses appropriate to their location. Only in exceptional circumstances (using the principles of the Sustainable Economy Supplementary Planning Document) will a site protected under this Policy (above) be considered for alternative uses.</p> <p>d) c) Outside the <u>identified Key Employment Areas</u> protected employment areas listed above, existing premises and land or floorspace which is used, or was last used, for use employment uses will in general 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 employment uses within the Plan period, having regard to the following factors:</p>	<p>As discussed at hearing session - to improve the effectiveness of the policy and not to defer matters to an SPD.</p>

MM39	DM12 - The visitor economy	<p>Revise criterion b) as follows:</p> <p>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 the following tests set out below: included in its Sustainable Economy Supplementary Planning Document: including the following</p>	<p>As discussed at hearing session - to improve the effectiveness of the policy and not to defer matters to an SPD.</p>
MM40	DM13 - Retail and town centre uses & Para 5.175 and Para 5.194	<p>Amend the start of paragraph 5.175 as follows:</p> <p>5.175 'As mentioned above, changes made at the national level have, in effect, increased the ability for changes to be made between use classes <u>land uses</u> within the town centre.'</p> <p>Amend subheading and paragraph 5.194 as follows:</p> <p>Applicable to all Centres Drinking establishments (A4) and takeaway establishments (A5)</p> <p>5.194 Applications for uses such as drinking establishments, and <u>or</u> takeaway establishments <u>and other uses with closed and inactive street frontages</u> in any District or Local level of centre will need to be carefully considered on their merits, <u>taking into account the specific frontage policy and</u> taking into consideration: any negative cumulative impact of such uses; whether such uses add to the vitality and viability of the centre; and the impact on residential amenity. <u>Where appropriate, advice and evidence will be sought from Environmental Health, Licensing, Planning Enforcement and the Police.</u></p> <p>Amend Policy DM13 as follows:</p> <p><u>The Hierarchy</u></p> <p>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:</p> <ul style="list-style-type: none"> • <u>Worthing Town Centre Primary Shopping Area (comprising the Primary Shopping Frontage, Secondary Shopping Frontages and the Town Centre Seafront Area)</u> • <u>District Centres (Broadwater, Goring and West Durrington)</u> 	<p>To ensure the policy is effective and consistent with national policy and in response to MIQ-139.</p> <p>To ensure that the policy is consistent and effective and in response to MIQ-144</p> <p>As discussed at Hearing Session and to ensure policy is justified and to improve effectiveness.</p>

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

Add this heading before criteria b) - Applicable to all Centres

b) Changes of use and redevelopments within town, district and local centres will be carefully controlled to ensure that they support, rather than detract from, the successful functioning of the centres and their ability to meet local needs according to their function in the hierarchy . When considering all ~~All~~ such proposals regard will be had as to whether they would ~~will be required to:~~

v) Maintain the continuity if active frontages; ~~and~~

x) Result in an over concentration of uses such as takeaways and other uses with closed and inactive street frontages. The Council will consider the role of the centre within which the proposal is located and other matters such as the numbers of existing similar uses within the frontage and any existing or potential issues. Permission will not be granted where harm to the vitality and viability of the centre, or the amenity of local residents and businesses, cannot be adequately mitigated.

xi) Require conditions to be applied to any new development where it is relevant and appropriate to do so, in order to control the proposed uses and allow for a managed approach to future proposals for change of use, in line with the Council's aspirations and strategies for the area.

Worthing Town Centre

~~e) Proposals for development in the Town Centre will be assessed against policy SS3—Town Centre.~~ Spatial Policy SS3 (Town Centre) sets out the overarching development principles for the Town Centre and associated seafront and it is the starting point against which all proposed development in these areas will be assessed. The more detailed approach to frontages is set out below:

~~d) c) Primary Shopping Area (PSA) - 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 Council will use the identified Town Centre Character Areas as a guide in assessing whether the proposal is located in the most appropriate locations in terms of the specific role and function of the character area in which the development is proposed. as a tool to help assess whether a specific proposal would give rise to harm to the individual character or vision for each character area. the The following sets out the approach to ground floor frontages within the 'Primary Shopping Area' will apply:~~

i) Primary Shopping Frontage (PSF) - will be the focus for retail uses within the centre. The Council will seek to retain 65% of units in retail use and the loss of retail uses will be resisted to ensure that the centre retains its role as a sub-regional shopping centre and meets the shopping needs of the town's population. Uses such as Drinking Establishments (A4) and takeaways (A5) together with other uses that would detract from the overall shopping function of the frontage will be resisted;

iii) Town Centre Seafront Area - proposals that help to maintain and enhance an active and vibrant seafront will be supported. Eating, drinking and shopping together with appropriate cultural and leisure uses will be retained and encouraged. However, uses such as takeaways (A5) and uses with closed and inactive street frontages will be resisted, particularly where they cause or contribute to an over-concentration of such uses.

~~e) 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.~~

~~f) d) 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 and can demonstrate that such uses will add to the vitality and viability of the centre.~~

District Centres and Local Centres

~~g) e) The policy approach seeks 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. When considering relevant proposals within these centres regard will be had to the following: The following approach will be applied:~~

		<p>i) District and Medium Scale Local Centres - seek to retain a core of retail uses of at least 50% of the units in the whole centre, to ensure the role and function of the level of centre is maintained. Allow for uses such as financial and service and restaurant and cafes of an appropriate scale for the role and function of the centre. Other uses will be supported where it can be demonstrated that the use will enhance the vitality and viability of the centre in which it is proposed, generates footfall and retains an active shopfront with a shopfront display. Consideration will be given to applications for other 'main town centre uses' of an appropriate scale within the defined centres on their individual merits;</p> <p>iii) in all District and Local Centres drinking establishments (A4) and takeaways (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.</p> <p>Applicable to all Centres</p> <p>h) Conditions will be applied to any new development where it is relevant and appropriate to do so, in order to control the proposed uses and allow for a managed approach to future proposals for change of use, in line with the Council's aspirations and strategies for the area.</p> <p>Sequential and Impacts Tests</p> <p>l) Where necessary conditions and / or legal agreements will be applied to any permission accepted out <u>outside</u> of defined centres, including defining the nature and extent of the proposed use to ensure no significant adverse impact on existing designated centres.</p>	
MM41	DM14 - Digital infrastructure & Para 5.203 & 5.206	<p>Add text to the end of paragraph 5.203:</p> <p>5.203 - ...cost implications. <u>With this in mind, West Sussex County Council and Worthing Borough Council have a strategic aim to densify full fibre infrastructure to serve premises and support future technologies such as 5G. West Sussex County Council has prepared guidance on Digital Infrastructure which should be used to inform future proposals. The Council will also prepare a revised Guide to Residential Development SPD which will provide further details on relevant issues to be considered by applicants.</u></p> <p>Add the following text to the end of Paragraph 5.206:</p>	<p>To ensure that the policy is effective and up-to-date and in response to MIQ-159.</p> <p>As discussed at hearing session - to improve the clarity</p>

		<p>5.206 ...and conditions specified. <u>In assessing applications the Council will refer to the countywide guidance which has been developed by West Sussex County Council (WSSC) to ensure that the respective Local Plans prioritise gigabit-capable broadband connections in new developments. In addition, the Council will, where appropriate, consult with the WSSC Digital Infrastructure Team. That team holds maps indicating connectivity provision, including ‘not spots’ and they work closely with the providers of fibre and mobile infrastructure so will be able to advise on opportunities to coordinate delivery of connectivity infrastructure.</u></p> <p>Amend Policy DM14 as follows:</p> <p>a)-The Council supports the expansion and improvement of digital infrastructure. Applicants will be required to meet the following requirements. actively demonstrate that they have considered broadband and mobile connectivity within their proposals for new housing, employment and retail developments.</p> <p>Fibre to Premises</p> <p>Delete all of existing text in criteria b), c) & d) and replace with the following:</p> <p>a) <u>Development proposals will be expected to provide access to superfast broadband, as a minimum, and full fibre connections where available. This will include provision for multiple infrastructure providers to access the site.</u></p> <p>b) <u>In locations where superfast broadband or full fibre connectivity is already available, the development will be expected to include the infrastructure to connect to these services and make them available to occupiers.</u></p> <p>c) <u>In locations where superfast broadband and full fibre connectivity are not currently available:</u></p> <p><u>i. Applicants will be expected to demonstrate that they have held discussions with a range of providers to upgrade infrastructure to deliver superfast broadband or, where possible, full fibre connections.</u></p> <p><u>ii. Where one or more providers have agreed to provide superfast broadband connectivity or full fibre, the development should be designed to connect to this service and make it available to occupiers.</u></p> <p><u>iii. Where no agreement can be reached to provide superfast broadband or full fibre</u></p>	<p>and effectiveness of the policy.</p>
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		<p><u>connectivity at the present time, the development will be expected to incorporate additional dedicated telecommunications ducting to enable the provision of superfast broadband or full fibre connectivity in future.</u></p> <p>Delete sub-heading and criterion e) as follows:</p> <p>Telecommunications Infrastructure.</p> <p>e) All residential developments and all new employment generating development should consider mobile telecommunications requirements of the development proposals to ensure and demonstrate that there is sufficient coverage.</p> <p>Amend criterion g) as follows:</p> <p>g) e)All relevant applications for planning permission shall submit proposals (including prior approvals) will need to submit</p>	
<p>MM42</p>	<p>DM15 - Sustainable transport & active travel & Para 5.223</p>	<p>Amend paragraph 5.223 as follows:</p> <p>5.223 ...When considering applications, proposals must comply with the have regard to criteria contained in Worthing Borough Council's and West Sussex County Council's planning guidance document relevant to design, residential amenity, highway safety, car cycle parking and electric vehicle charging points, or any other appropriate national standards...</p> <p>Revise criterion a) as follows:</p> <p>a) Worthing Borough Council will promote and support have regard to development that prioritises active travel by walking, cycling, Non-Motorised User routes 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:</p> <p>Revise criterion a) iv) as follows:</p> <p>a) iv) requiring new to provide for an appropriate level of cycle parking, car parking and electric vehicle space allocations that take into consideration the impact of development upon on-street parking, residential amenity, highway safety and accords with has regard to West Sussex County Council standards / guidance;</p>	<p>In response to Inspector's Initial Questions 27 & 28 (Ref-IL01) and to help clarify how the WSCC parking standards will be applied.</p> <p>In response to revised NPPF (July 2021) - Paragraph 110.</p> <p>As discussed at hearing session - to improve the effectiveness of the policy.</p>

		<p>Add new (relocated) criterion a) vii) as follows:</p> <p><u>a) vii) 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;</u></p> <p>Add additional criterion a) viii) as follows:</p> <p><u>a) viii) ensuring that new development does not unacceptably prejudice planned highway improvement schemes.</u></p> <p>Delete criterion b) v) as follows:</p> <p>a) v) 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;</p> <p>Add new criterion b) viii) as follows:</p> <p><u>b) viii) ensure the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code.</u></p>	
MM43	DM16 - Sustainable Design	<p>Revise criterion a) as follows:</p> <p><u>a) All development (excluding householder applications) will be required to achieve the relevant minimum standards below unless superseded by national planning policy, or Building Regulations, or it can be demonstrated that it is not practicable, feasible or viable (in which case the minimum standard should be met as far as is possible) Applications for major.....</u></p> <p>Revise criterion b) (relating to housing) as follows:</p> <p><u>b) All new build housing will achieve a minimum 20% CO2 Ce2 reduction compared to the Building Regulations Part L 2013 standard, through energy efficiency measures, and where achievable a 31% reduction in CO2 based on the 2013 Edition of the 2010 Building Regulations (Part L), until superseded by national policy or Building Regulations. Developers will be expected....</u></p>	<p>To ensure the policy is effective and in response to MIQ-174.</p> <p>To ensure residential policy requirements are consistent with the 2015 Written Ministerial Statement and non-residential</p>

		<p>Revise criterion c) as follows:</p> <p>c) <u>All major New non-domestic buildings developments will need to achieve a 31% 27% reduction in CO2 on average per building compared to the current Building Regulations Part L 2013 standard. Applications for major development should (see above) and demonstrate how the design and layout of the development has sought to maximise reductions in carbon emissions in line with the energy hierarchy.</u></p> <p>Revise criterion f) as follows:</p> <p>f) <u>Non residential development of at least 1,000 sqm floorspace and residential or mixed use development consisting of more than 200 residential units should achieve BREEAM New Construction or BREEAM Communities 'Very Good' as a minimum rating....</u></p>	<p>requirement are consistent with the emerging future buildings standard.</p>
MM44	DM17 - Energy	<p>Delete all of criterion c) and replace with the following:</p> <p>c) Major development within areas identified as heat network opportunity clusters, will be required to connect to district heating networks where they exist, or will be expected to maximise opportunities for the development of a future district heating network. Where this is not possible, a viability assessment should be submitted to justify departure from the heating hierarchy.</p> <p>c) <u>Applicants for major development within areas identified as heat network opportunity clusters should demonstrate how they have considered connecting to district heating networks where:</u></p> <p><u>i) they exist at the time of permission being granted</u> <u>ii) the heat network route lies adjacent to the site</u> <u>iii) otherwise it is feasible and viable to do so. Alternatively, where a heat network route is planned but has not been delivered, sites adjacent to the planned heat network routes should consider being heat network ready to enable a future connection.</u></p>	<p>In response to changes made to Policy DM16.</p> <p>To improve effectiveness by ensuring policy is not overly prescriptive.</p>
MM45	DM18 - Biodiversity (& Para 5.259)	<p>Amend supporting text paragraph 5.259:</p> <p>5.259 Biodiversity net gain delivers measurable improvements for biodiversity by creating or enhancing habitats after avoiding or mitigating harm as far as possible <u>and is in addition to any compensation identified.</u> The Environment Act (2021) Bill (2019) includes a new requirement for 'Net Gain' to biodiversity in</p>	<p>To reflect the Royal Assent of the Environment Act and reference to Local Nature</p>

		<p>development projects. This requires developers to demonstrate that at least 10% gain has been achieved using DEFRA's Biodiversity 2.0 3.0. It expects developers to maintain any habitat creation or enhancement for a minimum of 30 years. <u>In addition, the Act requires Local Nature Recovery Strategies (LNRS) to be prepared to support a Nature Recovery Network. LNRSs will guide delivery of biodiversity net gain and other nature recovery measures by helping developers and planning authorities avoid the most valuable existing habitat and focus habitat creation or improvement where it will achieve the best outcomes.</u></p> <p>Amend first sentence of criterion f) as follows:</p> <p>f) Development that is likely to have an adverse effect on <u>notable</u> priority habitat or species will not be permitted....</p> <p>Amend criterion h) as follows:</p> <p>h) New developments (excluding change of use and householder) should provide a minimum of 10% net gain for biodiversity - where possible this should be onsite. <u>Where it is required/necessary to deliver biodiversity net gain offsite this should be part of a strategic ecological network having regard to Green Infrastructure and Local Nature Recovery strategies.</u> Where it is achievable, a 20%+ onsite net gain is encouraged and is required for development on previously developed sites. Major developments will be expected to demonstrate this at the planning application stage using biodiversity metrics. This should be accompanied by a long term management plan.</p>	<p>Strategies.</p> <p>In response to SDWLP-57 (Sussex Wildlife Trust).</p> <p>To ensure the policy is consistent with national policy and in response to MIQ-192.</p> <p>As discussed at hearing session - to provide an update and improve the effectiveness of the policy.</p>
<p>MM46</p>	<p>DM19 - Green Infrastructure (& Para 5.271 & 5.277)</p>	<p>Amend the second sentence of paragraph 5.271 as follows:</p> <p>5.271 - The National Design Guide and National Model Design Code recognises the importance of trees and <u>landscaping</u> in new development, and sets out how landscaping, including streets should be being tree-lined wherever possible., will be considered as part of the forthcoming National Model Design Code.</p> <p>Amend supporting text paragraph 5.277 as follows:</p> <p>5.277 - New developments should include high quality, well designed GI as an integral part of their proposals. <u>A Green Infrastructure Strategy is being produced by the Council (which will comprise of a strategy, action plan and a supplementary planning document) and when in place, developments will be expected to comply with it. All developments (excluding householder applications) 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. Until such time that the Strategy is in place, applicants are encouraged to refer to existing information and records on green infrastructure assets to inform how their</u></p>	<p>As discussed at hearing session - to improve the effectiveness of the policy.</p>

		<p><u>development should protect, conserve, enhance and deliver green infrastructure across Worthing. This</u> These currently includes:.....</p> <p>Amend DM19 criteria a), b) and c) as follows:</p> <p>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 to inform how their dDevelopment can <u>should</u> protect, conserve, enhance and deliver green infrastructure across Worthing.</p> <p>b) All developments (excluding householder) 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. Creative and connected Opportunities should be taken to incorporate elements of green infrastructure...</p> <p>c) In all new developments there should be no net loss of trees and any trees removed should usually be replaced on a greater than 1:1 basis to support maintain current levels of canopy cover and contribute to biodiversity net gain. Where practical and appropriate aAdditional tree planting is encouraged where appropriate to improve the quality of the local environment and increase appropriate species canopy cover. <u>Where this is not possible, an off-site contribution will be sought. Where possible, tree stock should be UK sourced and grown.</u></p>	
MM47	DM20 - Flood Risk and Sustainable Drainage (& Para 5.280 & 5.282)	<p>Amend supporting text 5.280 to avoid duplication:</p> <p>5.280..... For the exception test to be passed <u>both elements should be satisfied</u>. It should be demonstrated that:</p> <p>a) The development would provide wider sustainability benefits to the community that outweigh flood risk; and</p> <p>b) The development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere and where possible, will reduce flood risk overall.</p> <p>First sentence of Para 5.282 to be amended as follows:</p> <p>Opportunities should be sought to reduce the causes and impacts of flooding where appropriate through the use of <u>appropriate flood resilience and resistance measures, and</u> natural flood management techniques....</p>	<p>To add clarity and in response to SDWLP-13 (Steve Limbrey).</p> <p>In response to revised NPPF (July 2021) - Paragraph 162 / 167 and new footnote 55.</p> <p>To ensure the policy is effective,</p>

		<p>Policy DM20 - amend criteria a) / b) iii) / c) i):</p> <p>a)Development should be directed away from areas of highest risk of flooding <u>from any source</u> and opportunities...</p> <p>b) iii) all new development (including change of use to <u>that would introduce a more vulnerable class</u> on land at increased flood risk in future or subject to other sources of flooding identified by the Strategic Flood Risk Assessment</p> <p>c) i) the site has passed the sequential test and within the site the most vulnerable development is located in areas of at lowest flood risk <u>from any source</u> unless there are overriding...</p> <p>Insert an additional criteria between c) i) and c) ii) with c) ii) being renumbered to c) iii): Insert new c) ii) as below:</p> <p><u>c) ii) Where required by national policy, demonstrate both parts of the exception test have been passed:</u></p> <ul style="list-style-type: none"> • <u>the development would provide wider sustainability benefits to the community that outweigh the flood risk; and</u> • <u>the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.</u> <p>e)ii) ciii) development will be safe for its lifetime taking into account the vulnerability of users, considering current and future flooding from all sources, including in-combination and cumulative effects, and any residual risk can be safely managed.</p> <p>Add new criterion c) vi):</p> <p><u>c) vi) development should be appropriately flood resistant and resilient so in the event of a flood it can be quickly brought back into use without significant refurbishment.</u></p> <p>Amend the first part of criterion d):</p> <p>d) The Surface water drainage scheme should use Sustainable Drainage Systems, <u>unless there is clear evidence that this would be inappropriate,</u> and be designed to:</p>	<p>consistent with national policy (responding to 2021 NPPF update) and in response to MIQ-181.</p> <p>To ensure the policy is effective and in response to MIQ-182.</p>
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<p>MM48</p>	<p>DM21 - Water Quality and Sustainable Water Use</p>	<p>Change policy text box as follows: 'Water Quality and Protection' – <u>'Water Quality and Sustainable Water Use'</u></p> <p>Amend criterion b):</p> <p>b) <u>The Council will support proposals Opportunities should be taken, where appropriate, to replace existing traditional drainage systems with suitable sustainable drainage systems to further reduce water pollution and improve water quality.</u></p> <p>Replace criterion e) with the following:</p> <p>e) As a minimum, new housing should incorporate water efficiency measures to limit water use to 110 litres/person/day (lpd), and where possible to 100 litres/person/day</p> <p>e) <u>All new residential development must achieve as a minimum the optional requirement set through Building Regulations for water efficiency that requires an estimated water use of no more than 110 litres per person per day.</u></p>	<p>For consistency - to ensure the name for policy DM21 is the same as the start of the section and contents etc.</p> <p>In response to MIQ-184.</p> <p>To improve effectiveness of the policy and ensure it is consistent with national policy.</p>
<p>MM49</p>	<p>DM22 - Pollution & Para 5.313</p>	<p>Para 5.313 - Insert additional document</p> <ul style="list-style-type: none"> • <u>Planning Noise Advice Document: Sussex (March 2021).</u> <p>Amend criterion a) as follows:</p> <p>a) <u>Development should not contribute to, be put at risk from, or be adversely affected by unacceptable levels of soil, air, water, artificial light or noise pollution or land instability, 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. Where possible development should help to improve local environmental conditions.</u></p> <p>Amend criterion b) as follows:</p> <p>b) <u>New development in Worthing will be located in areas most suitable to the use of that development to avoid unacceptable risks from all sources of pollution.</u></p> <p>Amend criterion d) as follows:</p>	<p>To recognise new guidance.</p> <p>To address amendments suggested by SDWLP-60 (Rapleys on behalf of EM Goring Ltd).</p> <p>As a result of hearing sessions to ensure consistency with the NPPF.</p>

		<p>d) Where appropriate, air quality and/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. <u>Any new development in the Worthing Air Quality Management Area must be consistent with the Air Quality Action Plan.</u></p> <p>Amend criterion d) as follows:</p> <p>d) Where appropriate, air quality, and/or noise <u>and lighting assessments</u> 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.</p> <p>Reword end of criterion e) as follows:</p> <p>e) <u>Where there is potential risk of contaminated land, proportionate investigations and assessments will be required in relation to relevant development proposals. 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.</u> These should assess the nature and extent of contamination and the potential risks to human health, adjacent land uses and the local environment. <u>Where identified risks of contamination cannot be adequately mitigated, planning permission will be refused.</u></p>	
MM50	DM23 - Strategic approach to the historic environment	<p>Revise criterion b ii) as follows:</p> <p>ii) review Worthing’s heritage assets <u>including the lists of Local Interest Buildings</u></p>	As discussed at the Hearing Sessions and to ensure the policy is effective
MM51	DM24 - The historic environment	<p>Replace paragraph 5.328 with following:</p> <p>5.328 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.</p> <p><u>5.328 In addition to views to and from designated heritage assets, the setting of the South Downs National Park and the coast are also important parts of Worthing’s historic environment. 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. Where views are demonstrably important to local</u></p>	<p>For clarity, to ensure that the policy is effective, consistent with national policy and in response to MIQ-171 (ii).</p> <p>For clarity, to ensure that the</p>

		<p><u>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.</u></p> <p>Revise criterion c) as follows:</p> <p><u>c) Development should not adversely affect the setting of a heritage assets or its setting (including important views that contribute to its setting). Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, the Council will refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss. Where a proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm will be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. Where proposals may result in harm to a designated asset Where a proposed development would lead to substantial harm to, or total loss of a designated heritage asset, a Heritage Impact Assessment must be submitted describing the significance of any heritage assets affected, including any contribution made by their setting</u></p> <p>Add the following sentence to the end of criterion g) as follows:</p> <p><u>g)be subject to these requirements. Where a development would result in harm to an undesignated asset, a balanced judgement will be made, having regard to the scale of any harm or loss and the significance of the asset. A Heritage Impact Assessment (HIA) will be necessary to inform the decision..</u></p> <p>Delete criterion i) as follows:</p> <p>i) The Council intends to work with others to identify important views in order to protect them. Guidance on this will be incorporated into Worthing's Conservation and Heritage Guide when it is updated. 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. Development is likely to affect important views:</p> <ul style="list-style-type: none"> i) between settlements; ii) across character areas; iii) areas capturing transitions between landscape, townscape and seascape; iv) to and from designated heritage assets. 	<p>policy is effective, consistent with national policy and in response to MIQ-171 (i).</p> <p>As discussed at the Hearing Sessions and to ensure the policy is effective.</p>
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Proposed Additional Modifications - January 2022

Additional modifications are generally regarded as fairly minor textual and grammar corrections, rephrasing or limited new text to add clarity, or updates to figures or references which are necessary due to alterations which have been made elsewhere. The Additional Modifications have been published for information purposes. It should be noted that where there has been a change to the referencing (e.g. a list of criterion) within either this schedule or the Main Modifications the subsequent changes required to the remaining criteria have not always been listed. The final version of the Local Plan will correct all referencing.

Ref	Section	Front Page	Note
AM1	Front page	<ul style="list-style-type: none"> ● Insert adoption date ● Delete 'Submission Draft' 	To reflect up-to-date position
		Preliminary & Index	
AM2	Prelims and Index	<ul style="list-style-type: none"> ● Remove section on 'How To Have Your Say' ● Remove section on 'Data collection' ● Update 'Foreword' 	To reflect up-to-date position
AM3	Contents	<ul style="list-style-type: none"> ● SS6 - amend to read 'Local Green Space' (not Spaces) ● Site allocations - Delete Allocation A13 (Titmore Lane) and renumber 'A14 & A15' as 'A13 & A14' ● Add new section at bottom of the page after Glossary and Acronyms. - 'Appendices' ● Then list 'Appendix 1 - Housing Trajectory' and Appendix 2 - Monitoring Framework 	<p>To ensure that the WLP is consistent with national policy and in response to MIQ-43.</p> <p>As discussed during the Hearing Session and IL07.</p>

Chapter 1 - Introduction			
AM4	Para 1.1	Amend paragraph 1.1 as follows: This is the Submission Draft <u>Worthing Local Plan</u> which, when adopted, will <u>provides</u> a strategy for sustainable development and change in Worthing up to 2036.	To reflect up-to-date position
AM5	Para 1.2	<ul style="list-style-type: none"> ● Delete paragraph ● Re-number following paragraphs 	For formatting purposes
AM6	Para 1.5	Amend paragraph 1.5 as follows: Once adopted, the <u>The new Plan will replace</u> the Council's local planning policies set out in the Core Strategy (2011) and the saved policies from the Worthing Local Plan (2003).	To reflect up-to-date position
AM7	Para 1.7	Amend paragraph 1.7 as follows: ...(A24 / A27/ A264) which are the responsibility of Highways England <u>National Highways</u> .	To reflect change in department name
AM8	Para 1.8	Amend paragraph 1.8 as follows: The new <u>Local Plan will cover</u> most of Worthing borough. However, unlike the existing Core Strategy, it will <u>does not</u> cover the land in the north of the borough that lies within the South Downs National Park...	To reflect up-to-date position
AM9	Para 1.9	Amend paragraph 1.9 as follows: The Local Plan has also been influenced by local strategies, evidence documents and consultation responses. The following section provides a brief explanation of the key documents /stages.	To reflect up-to-date position
AM10	Para 1.10 & 1.11	<ul style="list-style-type: none"> ● Delete paragraphs ● Re-number paragraphs 	For formatting purposes
Chapter 2 - Vision & Strategic Objectives			
AM11	Para 2.24	Amend paragraph 2.24 as follows:	To reflect up-to-

		...for Black, Asian & Minority Ethnic (BAME) <u>Black & Minoritised</u> population groups...	date terminology
Chapter 3 - Spatial Strategy			
AM12	Para 3.19	Amend the end of paragraph 3.19 as follows: ...and SS6 (Local Green Spaces) below.	To address typo
AM13	Para 3.53	Amend paragraph 3.53 as follows: ...of the Arun Local Plan (2018). <u>It is relevant to note that, of the sites assessed within Arun to support the development of their Local Plan the Goring-Ferring gap was shown as being the most sensitive in nature.</u> The eastern gaps are.....	For clarity
Chapter 4 - Site Allocations			
Where a development requirement has been deleted, successive development requirements will be renumbered			
AM14	A12 - Teville Gate	Amend paragraph 4.36 as follows: There has been an aspiration to redevelop this prime site for a number of years and various schemes have been proposed. The latest application seeks sought to deliver a mixed use scheme comprising three blocks of 378 residential units, and a range of other uses such as an 80-bedroom a hotel, a foodstore, a cafe and a gym. In addition, the proposal would provide retail, restaurant and cafe uses, service areas, 300+ parking spaces, public realm with associated hard and soft landscaping and private amenity spaces. More recently, it has become apparent that this scheme was unlikely to be implemented. Therefore, to control the destiny of this key development opportunity and ensure it is developed Worthing Borough Council has now completed the purchase of the site. Detailed feasibility and viability assessments are being undertaken to ensure that the site delivers the most appropriate mix and capacity of uses.	To reflect progress made on the site, ensure the wording is effective, and in response to MIQ-123.

AM15	A14 - Union Place	Amend all A14 references to read A13	To address renumbering
AM16	A15	Amend all A15 references to read A14	To address renumbering
Chapter 5			
Where a policy criterion has been deleted, successive criteria will be renumbered			
AM17	DM7: Open Space, Recreation & Leisure	Amend paragraph 5.94 as follows: <ul style="list-style-type: none"> • Open Space Study (2020) <u>(2019)</u> • Indoor / Built Sports Facility Needs Assessment Report (2020) <u>(2019)</u> Amend paragraph 5.99 as follows: The Open Space Study (2020) <u>(2019)</u> sets minimum...	To provide correct date
AM18	Para 5.216	Amend paragraph 5.216 as follows: <ul style="list-style-type: none"> • to work with Highways England <u>National Highways</u> and other partners... 	To reflect change in department name
AM19	DM13 - Retail and town centre uses	Address typo ix) Retain or re-provides ancillary facilities within individual premises, (such as loading, storage, staff or administrative facilities), unless it is demonstrated that these are no longer necessary for appropriate suture <u>future</u> use of the premises.	To address typo
AM20	DM18 - Biodiversity (Para 5.262)	Insert the following wording to the end of paragraph 5.262and, where possible, enhance. <u>One example is the installation of Swift nest boxes or nest bricks</u>	As discussed during the hearing sessions

		<u>which will be supported where the conditions are appropriate and where Swifts are already known to nest.</u>	
		Glossary	
AM21	Green Infrastructure	<p>Replace existing definition with the following:</p> <p>Network of multi-functional green space (urban & rural) which is capable of delivering a range of environmental and quality of life benefits. Can include green areas & water bodies, providing a network of interconnected habitats to enable dispersal of species across the wider environment.</p> <p><u>A network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity.</u></p>	In response to revised definition set out in the NPPF (July 2021).
AM22	Local Nature Recovery Strategy	<p>Insert additional definition:</p> <p><u>Local Nature Recovery Strategy - A strategy that sets out priorities and map proposals for specific actions to drive nature's recovery and provide wider environmental benefits.</u></p>	To support Policy DM18
		Acronyms	
AM23	BAME	<p>Delete BAME</p> <p>BAME - Black, Asian & Minority Ethnic</p>	Term is no longer being used
AM24	LNRS	<p>Insert additional acronym:</p> <p><u>LNRS (Local Nature Recovery Strategy)</u></p>	To support Policy DM18
		Appendices	
AM25		<ul style="list-style-type: none"> ● Add housing trajectory as <u>Appendix 1</u> ● Add monitoring framework as <u>Appendix 2</u> 	To ensure that the WLP is consistent with national policy

			and in response to MIQ-43 As discussed during the Hearing Session and to ensure that the WLP is effective.

Maps

PROPOSED MODIFICATIONS		
NOTE – the table below describes the changes required to various maps. These will all be illustrated within a Mapping Extracts document to be prepared in advance of the consultation.		
Mod Ref	Issue to Address	Note
AM26	Local Green Gap Map - Page 61 <ul style="list-style-type: none"> Amend the boundary of the Local Green Gap designations so that they do not extend onto the beach / coastline / sea (previously illustrated as M46 within Mapping Extract document and now illustrated on Proposals Map). 	To correct previous mapping error.
AM27	Local Green Space Map - Page 63 <ul style="list-style-type: none"> Remove the two parcels of land shown as Local Green Space to the west of the borough. 	As discussed during the Hearing Session and to ensure that the WLP is effective.

	<ul style="list-style-type: none"> • Amend the boundary to Brooklands Recreation Area to exclude land within Southern Water's ownership • Amend the boundary of the Local Green Space designation so that they do not extend onto the beach / coastline / sea (previously illustrated as M43 within Mapping Extract document and now illustrated on Proposals Map). • Amend heading of map as follows: Location of areas designated as Local Green Space in Worthing Borough. 	To correct previous mapping error.
AM28	<p>Sites Map and Legend - Page 70 and 71</p> <ul style="list-style-type: none"> • Delete Allocation A13 and renumber 'A14' and 'A15' as 'A13' and 'A14'. 	As discussed during the Hearing Session and to ensure that the WLP is effective.
AM29	<p>Upper Brighton Road map - Page 100</p> <ul style="list-style-type: none"> • Amend the red line boundary for the site to exclude the playing field (amend legend accordingly). 	To update current position
AM30	<p>Proposals Map</p> <ul style="list-style-type: none"> • Add Town Centre Character Areas • Amend built up area boundary so that is now excludes land that was previously shown as the proposed allocation at Titnore Lane (A13) • Remove the two parcels of land shown as Local Green Space to the west of the borough. • Add Easement Strip for Rampion Windfarm (to reflect the map on p.100 - Upper Brighton Rd A15) • Amend the boundary of the Goring Business Park employment designation to include the employment areas identified within allocation A10 (Martlets Way). 	As discussed during the Hearing Session and to ensure that the WLP is effective.

	<ul style="list-style-type: none">● Amend boundary of Meadow Road Industrial Estate to include area to the east that was previously omitted in error.● Amend the boundary to Brooklands Recreation Area to exclude land within Southern Water's ownership (previously illustrated as M43 within Mapping Extract document and now illustrated on Proposals Map).● Amend the Broadwater Business Park Employment Area designation to include the operational area at GSK site (previously illustrated as M44 within Mapping Extract document and now illustrated on Proposals Map).● Amend the Broadwater Business Park Employment Area designation to include the Decoy Farm allocation (A5) (previously illustrated as M45 within Mapping Extract document and now illustrated on Proposals Map).	To correct previous mapping error.
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