

**WORTHING  
BOROUGH  
COUNCIL**

**DRAFT  
LOCAL PLAN  
2016 - 2033**

**REGULATION 18**

**OCTOBER 2018**



**PART I - INTRODUCTION**



**WORTHING BOROUGH  
COUNCIL**

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## HOW TO HAVE YOUR SAY

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

This stage of Local Plan progression represents an important step as the Draft Plan sets out the Council's preferred options that are now published for consultation.

### How to have your say

Public consultation runs from **Wednesday 31<sup>st</sup> October to 5pm on Wednesday 12<sup>th</sup> December 2018**.

The Council will consider the comments received and where appropriate will make amendments to the Plan before preparing the Submission version of the Plan in 2019.

### Where can I view this document?

You can view the document online and access the comments form at:  
[www.adur-worthing.gov.uk/worthing-local-plan](http://www.adur-worthing.gov.uk/worthing-local-plan)

Paper copies of the document are also available for inspection at the Council Offices at Portland House (see address below) and all the libraries in the borough.

### How do I comment?

You can submit views via the online comment form. Alternatively, hard copies of the comment form can be sent to the postal address below. Comments will also be accepted by email or letter. For every representation, please specify the paragraph number or policy reference that you are commenting on within your response.

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If you have any queries please contact the Planning Policy Team using the details above.

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Worthing Borough Council is the data controller of your personal data for the purposes of applicable data protection legislation in relation to statutory plan making and associated Planning Policy work. In relation to your personal data we are committed to collecting, using and protecting it appropriately.

The Planning Policy Team collects personal data to fulfil our statutory duty and help us deliver sustainable development. Processing this data is necessary for the performance of a task (statutory plan making and associated policy work) carried out in the public interest or in the exercise of official authority vested in the Council. The Councils will process comments in accordance with the General Data Protection Act (Article 6(1)(a) & (e)) 2018.

We collect names, addresses and other contact details. However, when publishing the representations received during a consultation we will only publish the name of the individual respondent or the organisation that they represent. All other personal information will be omitted or redacted - this includes the contact details and signatures of individuals. Records are kept in accordance with the Council's disposal schedule and we will not keep your information for longer than necessary.

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All interested parties can request to be added to the Planning Policy Consultee Database. All those on the database will receive a Newsletter and will be notified when any relevant documents are published. Contact details will be stored confidentially, in accordance with the GDPR 2018 and you will be offered the opportunity to unsubscribe at any time through the documentation you receive.

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

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## I Introduction

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

## Purpose of the Plan

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

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

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

## What Area Will the Plan Cover?

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

**Figure 1: Local Plan Area**



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## What has Informed this Plan?

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

### Evidence Base

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

### Sustainability Appraisal / Strategic Environmental Assessment (SEA)

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

### Habitat Regulations Assessment (HRA)

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

## Views of individuals and organisations

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

## The Duty to Co-operate

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

## **How to use this Document**

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

## How the Local Plan is Structured

<b>Part 1</b> <b>Introduction &amp; Context</b>	<ul style="list-style-type: none"> <li>• Introduction</li> <li>• Characteristics of the Borough</li> <li>• Issues and Challenges</li> <li>• Vision &amp; Strategic Objectives</li> </ul>
<b>Part 2</b> <b>Spatial Strategy</b>	<ul style="list-style-type: none"> <li>• Spatial Strategy (Policies SPI - SP6)</li> </ul>
<b>Part 3</b> <b>Development Sites</b>	<ul style="list-style-type: none"> <li>• Allocations (AI – A8)</li> <li>• Areas of Change (AOCI – AOC6)</li> <li>• Omission Sites (OSI – OS3)</li> </ul>
<b>Part 4</b> <b>Core Policies</b>	<ul style="list-style-type: none"> <li>• Homes and Neighbourhoods (Policies CPI-CP6)</li> <li>• Sustainable Communities (Policies CP7 - CP10)</li> <li>• Local Economy (Policies CPI1 - CP14)</li> <li>• Historic Environment (Policies CPI5 - CP16)</li> <li>• Environment and Climate Change (Policies CP17 - CP23)</li> <li>• Connectivity (Policies CP24- CP25)</li> </ul>

## Characteristics of the Borough

1.20 Worthing originally developed as a popular Victorian and Edwardian seaside resort. It is now one of the largest towns in West Sussex, with around 105,000 residents and a workplace population of approximately 55,000 people. Its location on the south coast between the English Channel to the south and the South Downs National Park to the north provides a distinctive and much valued setting. It is this high quality environment that helps to underpin and support the local economy and which is valued by those who choose to live, study, work and visit here. In turn, this helps to generate an increasing requirement for homes, jobs and leisure uses.

1.21 Much of Worthing occupies the coastal plain, with the only breaks in an almost continuous band of urban development along the coast being at the far eastern and western ends of the borough. It is a compact town and the Built Up Area takes up over 2,282 hectares

(68%) of the borough's geographical area (3,369 ha). The proportion of land within the current Built Up Area increases to approximately 92% if the land that falls within the South Downs National Park (821 ha) is excluded. Whilst being principally an urban area, there are a number of highly valued greenspaces, parks and gardens within and around the town.

- 1.22 Worthing plays an important role within a wider sub-region with key links to other authority areas such as Brighton & Hove, Adur, Arun, Horsham and Crawley for housing, leisure and employment.
- 1.23 The seafront is one of Worthing's most important assets acting as a focus for many of the historical buildings, gardens and public spaces. Significant enhancements have been made to parts of the seafront and this is having a positive effect on local businesses with a range of new independent shops and eateries having opened in recent years. The seafront and town centre continue to offer the greatest opportunities for major redevelopment.
- 1.24 Outside of the town centre and seafront area, the borough is more suburban in character. The historic development of the town occurred through the merging of separate villages and centres such as Tarring and Broadwater. The expansion of the town in this way is still evident today with distinct areas centred on the parish church or local shopping areas that each have their own identity and character. A significant amount of growth was witnessed between World War I and World War II resulting in large areas of predominantly two storey residential developments which now extend to the foot of the South Downs.
- 1.25 In recent years the town has seen a resurgence in popularity as young people and families move into the borough, which is partly influenced by the affordability challenges faced within the residential market in Brighton and Hove.
- 1.26 In line with the Strategic Objectives that follow, some key characteristics / facts for Worthing are set out within three thematic areas (Social, Economy, Environment) below.
- 1.27 Further information can be found within the Adur & Worthing Community Profile (2014).

## SOCIAL

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

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

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

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

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

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

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

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

In May 2017 there were 1,277 households on the Housing Register. This very high level of affordable housing need is further evidenced within the Worthing Housing Study (2015) which calculates an affordable housing need of 435 net dwellings per annum up until 2033.

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

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

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

## ECONOMY

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

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

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

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

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

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

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

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

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

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

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

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

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

## ENVIRONMENT

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

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

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

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

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

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

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

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

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

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

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

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

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

## Issues and Challenges

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



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

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

water stressed' (when the demand for water exceeds the amount available) and, as a consequence, the Council will require the sustainable management of water resources to meet the objectives of the EU Water Framework Directive 2000.

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

## Vision and Strategic Objectives

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

### VISION

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

## Strategic Objectives

### SOCIAL – The Local Plan will:

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

### ECONOMY – The Local Plan will:

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

## ENVIRONMENT – The Local Plan will:

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