

**WORTHING  
BOROUGH  
COUNCIL**

**DRAFT  
LOCAL PLAN  
2016 - 2033**

**REGULATION 18**

**OCTOBER 2018**



**PART 4 – CORE POLICIES**



**WORTHING BOROUGH  
COUNCIL**

### HOMES AND NEIGHBOURHOODS

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

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

Policies	Vision and Strategic Objectives
<ul style="list-style-type: none"> <li>• CPI Housing Mix &amp; Quality</li> <li>• CP2 Density</li> <li>• CP3 Affordable Housing</li> <li>• CP4 Gypsy &amp; Travellers and Travelling Showpeople</li> <li>• CP5 Quality of the built environment</li> <li>• CP6 Public Realm</li> </ul>	<ul style="list-style-type: none"> <li>• V2, V3, V4</li> <li>• SO1, SO2, SO3, SO5, SO6, SO7, SO9, SO10, SO11, SO13, SO16, SO18</li> </ul>

### CPI HOUSING MIX AND QUALITY

#### What you told us

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

## What the policy needs to do

- 4.2 The National Planning Policy Framework (NPPF) requires Local Plan policies to deliver a wide choice of quality homes by planning for a mix of housing based on current and future demographic projections, market trends and the differing needs of the various sectors of the community. This should include families with children, older people, Gypsy and Travellers and people with disabilities.

## Supporting Text

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

### Requirements of Specific Groups

- 4.7 Accessible, inclusive homes accommodate the needs of a wide range of households, such as young professionals, families, older people and individuals with disabilities – it is not 'specialist' housing for one group of people, but housing for all.

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

#### Retaining Existing Homes

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

#### Flat Conversions

- 4.13 Conversions from houses to flats can provide a useful addition of smaller dwellings to the housing stock. Whilst it is recognised that some existing older and/or larger units may have potential to be converted into flats or maisonettes it is also important that a mix of dwellings is retained. When considering proposals for conversion to flats the size and type of dwelling as well as the impact on adjoining properties and the character of the area will

be taken into account. The conversion of semi-detached and terraced properties is not favoured.

#### Empty Homes

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

#### Houses in Multiple Occupation (HMOs)

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

#### Self-Build and Custom Build

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

## **CPI HOUSING MIX**

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



- accommodation and cannot readily be altered or adapted to do so; or
- iv. The benefits to the character of the area outweigh the loss and the proposed development would better reflect the character of the surrounding area.

## **CP2 DENSITY**

### **What you told us**

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

### **What the policy needs to do**

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

### **Supporting Text**

- 4.22 Land is a scarce resource in Worthing and there are competing demands for its use. Given the need for additional homes it is important that the limited amount of land available is used efficiently when considering proposals for new residential development. As such, the density of new residential development should be maximised, subject to being built at a density appropriate to the character of the area.
- 4.23 A design-led approach to optimising density should be based on an evaluation of the site's attributes, its surrounding context and the capacity of surrounding infrastructure (particularly public transport services). Building higher densities does not mean compromising high quality design and quality environments. Sufficient external space around and between new homes is an important factor in the creation of a pleasant residential environment contributing to the character, identity and appearance of an

area. It is also important to ensure adequate privacy and daylight to both existing and new homes.

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

#### Space Standards

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



## **CP2 DENSITY**

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

### **Space Standards**

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

## **CP3 AFFORDABLE HOUSING**

### **What you told us**

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

### **What the policy needs to do**

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

### **Supporting Text**

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

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

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

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

### **CP3 AFFORDABLE HOUSING**

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

## **CP4 GYPSY AND TRAVELLER AND TRAVELLING SHOWPEOPLE**

### **What you told us**

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

### **What the policy needs to do**

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

### **Supporting Text**

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

## **CP4 GYPSY AND TRAVELLER AND TRAVELLING SHOWPEOPLE**

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



## **CP5 QUALITY OF THE BUILT ENVIRONMENT**

### **What you told us**

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

### **What the policy needs to do**

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

### **Supporting Text**

- 4.51 The quality of the built environment determines in part, how a place is perceived, experienced and enjoyed. It encompasses the setting, the street pattern, the buildings and walkways, the parking, green spaces and public squares. A good environment meets the needs of all its users, whether pedestrian or cyclist, child or elder, resident, visitor or those with disabilities. It will also incorporate natural space for people and wildlife to move through, supporting both well-being and biodiversity. Places that have a good quality built environment are successful places - socially, economically and environmentally.
- 4.52 The quality of new design plays an important part in creating successful developments – well-designed developments relate well to existing buildings and spaces around them, are pleasant to use and take account of local distinctiveness without necessarily replicating what is already there. Good design is a key aspect of sustainable development. It encompasses architectural design, form, height, scale, siting, layout, density, orientation, lighting, materials, parking, street design, connectivity and open space/green infrastructure. To ensure that development delivered is of high quality the Council will seek to ensure that the quality of approved development is not materially diminished between permission and completion.

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

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

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

## **CP5 QUALITY OF THE BUILT ENVIRONMENT**

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

### **Residential Annexes**

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

### **Ensuring Approved Plans are Delivered**

- c) To ensure that the quality of approved development is not materially diminished between permission and completion, where appropriate, the Council will use**

**Planning Conditions to prevent incremental changes being made to approved plans that would impact negatively on the design and quality of the scheme proposed.**

## **CP6 PUBLIC REALM**

### **What you told us**

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

### **What the policy needs to do**

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

### **Supporting Text**

- 4.68 The public realm is the space around, between and within buildings that are publicly accessible, including streets, squares, parks, open spaces and pedestrian and cycle routes. These spaces are dynamic elements that have a distinct and unique identity, whether they are spaces to move through or spaces to gather in. The quality and design of the public realm has a significant influence on quality of life because it affects people's sense of place, security and belonging, as well as having an influence on a range of health and social factors. For this reason, the public realm should be multi-functional, attractive, accessible for people of all abilities and contribute to the highest possible standards of comfort, security and ease of movement enabling everyone to participate equally, confidently and independently in everyday activities. This will help to create attractive and inviting environments that people want to live and work in.
- 4.69 Improvements to the public realm provide an opportunity to enhance the quality, character and distinctiveness of Worthing, and form an important part of a wider strategy for

regeneration and renewal. Significant improvements to the public realm have been delivered in partnership during recent years including enhancement to parts of the seafront, a public realm upgrade in Montague Place and improved cycling and pedestrian access. However, it is accepted that the current condition and quality of the public realm in some other areas is poor. For example, the streetscape around the seafront area is overwhelmingly dominated by car parking spaces and a wide carriageway which creates severance from the town centre. Elsewhere, in parts of the town centre, the public realm is lacking in cohesion and legibility, with many examples of mismatched materials and landscaping in poor condition. The Local Plan and supporting strategies seek to address these issues.

- 4.70 The Worthing Investment Prospectus (2016) sets out a broad vision for the town centre and identifies a number of key development opportunities expected to come forward. The delivery of these sites and the intensification of uses in and around the town centre will help to transform the look and feel of the town over the next decade. To support these changes the Prospectus also highlights the importance of the spaces and connections that link these sites and, as such, it includes an aspiration for an improved public realm. It concludes by highlighting opportunities to add value to the town's quality of place, sense of arrival and ease of movement.
- 4.71 To support the Investment Prospectus and to update existing strategies, the Council, in partnership with West Sussex County Council, commissioned consultants to prepare a Public Realm Strategy. The Options Appraisal (August 2017) identifies a series of public realm improvements to Worthing town centre over the next 5 to 10 years that will support town centre regeneration, help to deliver growth and enhance sustainable transport opportunities. Funding has been secured as part of the Adur & Worthing Growth Deal to deliver a number of the improvements and feasibility work is currently being undertaken.
- 4.72 To provide a coordinated approach, the Public Realm Strategy was prepared in parallel with a Seafront Investment Plan (2017) which provides a comprehensive plan and delivery strategy for revitalising and renewing the town's seafront. It seeks to build on recent improvements in the area to help create several new public spaces and amenities and provide a high quality setting for new development. A key part of the strategy will be to enhance accessibility and improve the public realm with proposals to enhance pedestrian comfort levels and reduce vehicular dominance of the seafront through extended footways, new crossings, traffic reconfiguration around Steyne Gardens and an upgraded promenade with enhanced street furniture and new lighting.
- 4.73 When considering proposals for the public realm, the Council will also have regard to a range of other documents, standards and advice such as local SPDs / Guidance and other publications such as 'By Design' (DETR/CABE) and CABE's 'Building in Context' toolkit.
- 4.74 Shopfronts can have a significant impact on the streetscene. The design and materials of shopfronts should respect the character of the area and the building of which they form a part. Advertisements can also form part of the public realm and need to be designed sensitively. Careful consideration needs to be given to the positioning of advertisements



with regards to preventing trip hazards and minimising ‘clutter’ within the public realm. It also must be ensured that accessibility is not compromised.

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

## **CP6 PUBLIC REALM**

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

## SUSTAINABLE COMMUNITIES

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

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

Policies	Vision and Strategic Objectives
<ul style="list-style-type: none"><li>• CP7 Healthy Communities</li><li>• CP8 Open Space, Recreation and Leisure</li><li>• CP9 Planning for Sustainable Communities / Community Facilities</li><li>• CPI0 Delivering Infrastructure</li></ul>	<ul style="list-style-type: none"><li>• VI, V4</li><li>• SO1, SO3, SO4, SO6, SO7, SO13, SO14, SO15, SO16, SO19, SO20</li></ul>

## CP7 HEALTHY COMMUNITIES

### What you told us

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

## What the policy needs to do

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

## Supporting Text

### Role of Planning in achieving sustainable communities

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

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

#### Health and Wellbeing in Worthing

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

#### Health Impact Assessment

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

## Healthy Communities

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

## **CP7 HEALTHY COMMUNITIES**

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



## CP8 OPEN SPACE, RECREATION AND LEISURE

### What you told us

- 4.93 It is evident, from the Issues and Options consultation, that open spaces, play areas and sport facilities provide an environment that contributes to health and well-being for all. Communities in Worthing wish to protect and maintain parks, open space, and recreational areas and for the Local Plan to identify opportunities for new provision. It was also recognised that open spaces need to be accessible for all members of the community including elderly residents and those with disabilities.

### What the policy needs to do

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

### Supporting Text

- 4.95 High quality open spaces and opportunities for sport and recreation make an important contribution to the health and well-being of communities.
- 4.96 The extent of the urban area and pressures for development mean that the protection of valued high quality open spaces and sport and recreation facilities is a key priority and they should only be built on in exceptional circumstances.
- 4.97 Open space, which includes all open space of public value, can take many forms, from formal sports pitches to open areas within a development, linear corridors and country parks. In addition to the social benefits, they can also have an ecological value, contribute to green infrastructure and form an important component of the landscape.
- 4.98 The coastline to the south and South Downs National Park to the north provide an expanse of natural/semi natural open space for Worthing's residents and visitors. Within the borough Highdown Gardens, Field Place and Beach House Park have been awarded the Green Flag Award. In addition numerous amenity spaces make an important contribution to local resident's health and wellbeing by providing spaces for play, recreation and walking and cycling.
- 4.99 Open space, Playing Pitch and Built Facilities studies were produced for Adur and Worthing in 2014. They provide an assessment of current sites and future requirements. Key findings include:
- the current assessment indicates that there is unmet demand in Worthing for swimming pools;

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

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

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

**Table 2: Worthing Minimum Provision Standards for Open Space**

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

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

## **CP8 OPEN SPACE, RECREATION AND LEISURE**

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

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

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

## **CP9 PLANNING FOR SUSTAINABLE COMMUNITIES / COMMUNITY FACILITIES**

### **What you told us**

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

### **What the policy needs to do**

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

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

## Supporting Text

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

### CP9 PLANNING FOR SUSTAINABLE COMMUNITIES / COMMUNITY FACILITIES

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

appropriate locations to meet the needs generated by new development and existing communities will be supported in principle.

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

## **CPI0 DELIVERING INFRASTRUCTURE**

### **What you told us**

- 4.II0 Representations received through the Issues and Options consultation set out the need to protect and invest in health services and facilities, education services and schools, including increasing provision for new development and that infrastructure must be provided at an early stage of the development process.

### **What the policy needs to do**

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

## Supporting Text

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



unviable by the level of infrastructure required, the Council will work with the developer and will suggest how this may be resolved. The developer will need to demonstrate how this would threaten delivery of the development.

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

Council will continue to request and apply for funding from other sources to help ensure that infrastructure in the borough can support growth.

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

#### **CPI0 DELIVERING INFRASTRUCTURE**

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

## LOCAL ECONOMY

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

The Councils Platforms for our Places (2017) and Adur & Worthing Economic Strategy 2018 - 2023 recognise the need to create a place that businesses wish to invest in. An adaptive and creative approach to delivering space is needed to meet the demands of start-ups and growing business.

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

## CPI1 ECONOMIC GROWTH AND SKILLS

### What you told us

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

## What the policy needs to do

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

## Supporting Text

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

## Industrial

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

## Offices

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

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

#### Identified Employment Need

- 4.139 In order to gain an understanding of how the local economy is performing and what the Local Plan can do to support future growth needs, the Council undertook a number of studies including the Economic Research and Employment Land Review Study (2016). This provides an understanding of the existing economic situation in Worthing and explores the employment growth potential of the local economy.
- 4.140 Whilst the primary focus of the study was on the specific floorspace needs for 'B' Class B1 (office and light industry), B2 (general industry) and B8 (warehousing and storage) employment space, it is acknowledged there is also a need for non 'B' Class employment uses within the borough.
- 4.141 The study looked at a range of growth scenarios and translated this into floorspace requirements for different employment sectors. This included a scenario which tested meeting full objectively assessed housing need. However, it should be noted that the floorspace requirements set out in the table below provides figures that relate to the scenario that provides the most 'realistic' level of population / housing growth (300 dwellings per annum) and that best reflects that approach being advanced in this Plan. Further work to respond to the revised NPPF and reflect recent changes in the economy will be undertaken to inform the Submission version of this Plan.

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

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

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

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

### Skills

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



## **CPI1 ECONOMIC GROWTH AND SKILLS**

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

## **CPI2 PROTECTING AND ENHANCING EXISTING EMPLOYMENT SITES**

### **What you told us**

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

## What the policy needs to do

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

### Supporting Text

- 4.149 Having a range of sites and premises across the borough to suit the different needs of businesses for space, location and accessibility is vital to maintaining and developing Worthing's successful economy. An increase in the number and diversity of employment opportunities is fundamental to improving the competitiveness of Worthing and the wider sub regional economy.
- 4.150 The Council recognises the pressure that employment space is under from growth in both new and expanding businesses and competing demands from other uses, particularly housing. It also acknowledges that whilst existing employment areas experience very high levels of occupancy some of them are outdated and in need of improvement. However, it is important to ensure that there are long term plans to allow for the growth of businesses and that appropriate sites (i.e. suitable for continued employment use) are not released in the short term. In recent years, to ensure the current and future economic vitality and well-being of the borough, the Council has sought to protect its key industrial and business areas and afford some level of protection to those outside of those key areas allowing for managed loss where appropriate (subject to a clear criteria based approach).
- 4.151 Whilst the primary focus is to protect existing sites and premises in B class use, it is recognised that the economy is always changing and adapting to new technologies and trends. It is therefore essential that there is flexibility in approach to allow for new forms of economic activity and employment. However, it is also important for business that when making business and investment decisions, that there is a level of commercial certainty. It is therefore, considered appropriate that any change is 'managed'. This is of particular importance given the significant constraint in the supply of employment land in the borough. Therefore, the approach is one that will support new economic uses on existing sites where it can be demonstrated against the criteria in the policy that such a use will not undermine the wider economic strategy objectives of the borough.

### Existing employment sites

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

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

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

## **CPI2 PROTECTING AND ENHANCING EXISTING EMPLOYMENT SITES**

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

### **Part 1**

**b) Protected Employment Areas**

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

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

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

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

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

### **Part 2**

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

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

## **CPI3 THE VISITOR ECONOMY**

### **What you told us**

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

### **What the policy needs to do**

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

### **Supporting Text**

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

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

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

## **CPI3 THE VISITOR ECONOMY**

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

## **CPI4 RETAIL**

### **What you told us**

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

### **What the policy needs to do**

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

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

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

## Supporting Text

- 4.166 Worthing town centre, and the hierarchy of local centres, still remain at the heart of our communities and they still offer significant opportunities for the future. The role of the Local Plan, alongside other strategies, is to help to ensure that our centres remain vital and vibrant to serve the communities in which they are located and beyond.
- 4.167 The traditional role of the high street with its primarily retail focus, has changed significantly over recent years. Challenges from competition posed by the internet, multi-channel retailing and out of centre developments will continue and town centres need to have a compelling, diverse offer in order to effectively compete. More positively, there is a growing demand for shared leisure & retail experiences and the emergence of ‘click and collect’ is now one of the most significant drivers of growth, increasing footfall as customers visit centres more frequently to pick up orders. To respond to these changes the Local Plan needs to provide the flexible framework to ensure that the town centre continues to thrive.
- 4.168 The Worthing Retail and Main Town Centre Uses Study 2017 provides an up to date understanding of the current health and performance of the borough’s retail, leisure and other town centre uses within the existing network of retail centres. It also sets out current and future needs and recommendations on the most appropriate policy approach going forward. The Study recognises that there is an opportunity to consolidate and enhance the retail offer in the town centre, whilst continuing to support and build upon the recent progress in delivering better quality restaurants, cafes and bars. In response, the policy approach aims to deliver a more focused central area where only A1 retail uses will be permitted. Elsewhere in the town centre the approach is to allow for a more flexible approach where restaurants, cafes, bars and other appropriate commercial, leisure and community uses will also be welcomed. Outside of the town centre the approach will allow for a slightly lower proportion of retail units within district and medium scale local centres than was previously the case as this will allow for other uses to better meet the needs of local communities. A further update to this study will be undertaken to review the recommendations in light of the revised NPPF.



## Identified Floorspace Need

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

## **The Hierarchy**

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

- 4.175 The hierarchy that informs the proposed policy position is addressed in turn below. However, it should be noted that in light of future changes to the role and function of these centres, the defined frontages will be reviewed at regular intervals throughout the Local Plan period to ensure that the centres can be responsive to future changes and trends. In addition, the completion of key development sites in and around the town centre may require a reconsideration of frontages / boundaries.

## **Worthing Town Centre**

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

to be given to how it will relate to the wider strategy for the town centre and how the proposed uses could help to reinforce and support the identified character areas (see below).

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

#### Town Centre - Character Areas

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

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

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

#### Town Centre - Primary Shopping Area

- 4.184 Whilst recognising that flexibility is essential in ensuring the town centres remain resilient, vibrant and vital, it is also important to ensure that there is a critical mass of floorspace for class A1 retail use, particularly within the town centre to ensure that it can consolidate and improve its comparison goods market share over the course of the Plan period. However,

it is acknowledged that there needs to be a reduction in the areas where only A1 retail uses will be permitted. Having a clear approach will give confidence to those wishing to invest in the town. The evidence therefore supports the following changes to the existing zones (as currently set out in the Core Strategy):

Primary Zone A (PZA)	<p>This is the primary shopping area which contains the larger-format department and ‘anchor’ stores; these stores help drive footfall in the town centre and act as attractors for other retailers. Therefore only A1 use class uses will be permitted in this area and the policy approach will be to resist the loss of A1 retail uses within this zone. The evidence recommends the following change to the current boundary:</p> <ul style="list-style-type: none"> <li>Contract western boundary of Primary Zone A frontage to junction of Montague Street / Buckingham Road (north side) and up to and including 105 - 109 Montague Street (south side) - (See map extract supporting document Retail Map 1 annotation 1).</li> </ul>
Secondary Zone A (SZA)	<p>This area was previously known as ‘Primary Zone B’. Analysis has shown that the area contains a wider range of uses than might typically be expected in a primary shopping area. It is therefore recommended that this area is redefined within the Secondary Area. The policy approach will be to allow for a more flexible approach A1 (retail) and A3 (restaurants and cafes) and A4 (drinking establishments) will be welcomed.</p>
Secondary Zone B (SZB)	<p>This area was previously known as ‘Secondary Zone’. The evidence recommends the following changes to the current boundary:</p> <ul style="list-style-type: none"> <li>Remove current secondary zone allocation at Buckingham Road (west side) but retain the retail unit on the eastern side within the redefined SZB - (See map extract supporting document Retail Map 1 annotation 2)</li> <li>Extend SZB frontage on Rowlands Road to incorporate the Gala Bingo unit as bingo halls are classified as a ‘main town centre use’ - (See map extract supporting document Retail Map 1 annotation 3)</li> <li>Analysis of the current Rowlands Road Neighbourhood Centre (See map extract supporting document Retail Map 1 annotation 4) indicates that some parts, more specifically 23 to 83 Rowlands Road, have uses that are more aligned to the higher order function of the town centre and act as a strong ‘gateway’ arrival into the town centre when approached from the west. The recommendation is that this area should be included within the SZB frontage (See map extract supporting document Retail Map 2).</li> <li>It is recommended that the units on the south side of Rowlands</li> </ul>

	<p>Road between Wordsworth Road and Heene Place should de-designated as these are not active frontage (See map extract supporting document Retail Map 2 - Remove from frontage allocations).</p> <ul style="list-style-type: none"> <li>Extend SZB to include the Connaught Theatre and Cinema as these are classified as a 'main town centre' use (See map extract supporting document Retail Map 1 annotation 5).</li> </ul>
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- 4.185 A more flexible policy approach will be applied in SZB to allow for A1 (Retail), A2 (Financial and Professional Services), A3 (Restaurants and Cafes), A4 (Drinking Establishments), A5 (Hot Food Takeaways). Other appropriate uses including D1 (such as health and beauty uses), leisure and cultural developments may be permitted where it can be demonstrated that it will enhance the vitality and viability of the frontage in which it is proposed, generate footfall and retain a shopfront display (as appropriate) and meets with the Councils wider strategies for the town centre.
- 4.186 Subject to continued monitoring, consideration will be given as to whether Article 4 directions (the removal of certain permitted development rights) should be applied. They may be applied to ensure that the loss of certain uses can be properly assessed against the policies in this plan, to ensure that the right development and uses are directed to the right locations.

### Town Centre - Evening and Night-time Economy

- 4.187 The evening and night time economy refers to a range of economic activity taking place between the retail closing hours and the early morning hours. It is a sector that is becoming increasingly important aspect of town centres and the desire to see it improved has been reflected in a number of the Council's strategies. Local evidence suggests that there is a need to not only expand the variety of uses in the town centre but also provide activities that open at different time of day. This will help to help add vibrancy throughout shop opening hours as well as into the 'twilight' period when retail outlets close.
- 4.188 In general, the Council will support people seeking to expand beyond the usual daytime economy into evening/ night-time economic opportunities. However, careful consideration will be given as to the appropriateness of certain types of activities and operational hours, so that there is a balance between the needs of (and impacts on) local residents with the economic benefits of promoting an enhanced evening and night-time economy.

## **District Centres**

- 4.189 The 3 District Centres (Broadwater, Goring and West Durrington) are designated based on size and the diversity of uses, but also by the size of their catchment. The three centres are all underpinned by an important retail function, and whilst some greater flexibility can be applied to the range of uses which can be supported within these centres, it is vital to

ensure that they continue to meet local residents' essential day to day shopping needs and assist in promoting sustainable patterns of shopping in the borough. Evidence supports the continued designation of these district centres. The overall boundaries remain fit for purpose, however the evidence recommends the following changes to terminology and boundaries:

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

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

## Local Centres

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

### Medium Scale Local Centres

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

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

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

### Small Scale Local Centres

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

## **Applicable to all Centres**

### Upper floor Uses

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



## Sequential and Impact tests

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

### **CPI4 RETAIL**

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

#### The Hierarchy

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

#### **Worthing Town Centre:**

- d) **To ensure that Worthing town centre continues to fulfil its sub-regional role, it is important to provide development that meets both quantitative and qualitative needs. New retail, leisure and office development will therefore, usually be directed to the town centre.**
- 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) **A wider range of main town centre uses will be encouraged to bring people into the town and generate footfall throughout the day. In considering the most**



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

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

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

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

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

## **Local Centres**

- i) The policy approach is to encourage convenient and accessible local shopping facilities that are of a scale appropriate to the role and function of the centre to meet day to day needs of residents, and contribute to social inclusion.

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

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

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

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

### **Applicable to all Centres:**

- j) Development proposals will also be considered against the following criteria:

- i. safeguarding the retail character and function of the town centre by resisting developments that detract from their vitality and viability;
- ii. any development will need to be demonstrated that there will be no intensification of car parking problems; and
- iii. that any proposal will cause no significant adverse effects for the occupiers of neighbouring properties.

#### **Upper Floor Uses**

- k) The efficient and effective use of the upper floors that add to the vitality and viability of centres will be encouraged subject to:
  - i. the proposed use of the upper floor will not undermine the viability of the unit on the ground floor particularly those retail uses protected by this policy;
  - ii. consideration will be given to the nature of the use, its appropriateness to the centre in which it is proposed, hours of operation, intensity of use and impact on nearby uses.

#### **Sequential and Impacts Tests**

- l) Where development of main town centre uses is proposed on the edge of or outside of centres, the sequential approach as set out in the NPPF will be applied. In considering the sequential approach full account of the role of the WTC defined within this policy, and then other centres defined in the hierarchy.
- m) Where retail, leisure or office development is proposed outside centres, an impact assessment will be required when development is above the following thresholds:
  - i. AI retail, or a use that could change to AI retail without planning permission, over 500 sqm (gross);
  - ii. leisure and office uses will be subject to the NPPF threshold - 2500sqm.
- n) Where necessary conditions and / or legal agreements will be applied to any permission accepted out of defined centres, including defining the nature and extent of the proposed use to ensure no significant adverse impact on existing designated centres.

## HISTORIC ENVIRONMENT

The historic environment, both built and natural, gives Worthing much of its intrinsic character. This section seeks to understand what contributes to character — from individual buildings and features to downland/coastal settings and important views — and how these assets can be protected and enhanced. This may mean directing development elsewhere or requiring new development to respectfully integrate with its surroundings. Taking a strategic approach to the historic environment can also assist with meeting other aims. Encouraging the best use of heritage assets in design, tourism and education could bring inward investment that helps unlock key development sites, enhances Worthing's sub-regional role and supports conservation. For example, the heritage assets along the seafront and in the town centre will be key to public realm improvements. Taken in the round, the Historic Environment Policies contribute to meeting the following components of the Plan's vision and objectives:

Policies	Vision and Strategic Objectives
<ul style="list-style-type: none"><li>• CPI5 A Strategic Approach to the Historic Environment</li><li>• CPI6 The Historic Environment</li></ul>	<ul style="list-style-type: none"><li>• V1, V2, V3, V4</li><li>• SO15, SO16, SO18</li></ul>

### **CPI5 A Strategic Approach to the Historic Environment & CPI6 The Historic Environment**

#### **What you told us**

- 4.199 Responses to the Issues and Options consultation stated that the historic environment should be protected and also enhanced where appropriate. Responses highlighted that the historic environment is not just designated assets such as listed buildings. It also includes: the intrinsic character of the town; the setting of the downs and coast; the gaps between settlements and open spaces (formal and informal) in settlements; and buildings, structures and features on or within buildings of historic relevance whether designated or undesignated and visitor interest (from the pier to beach huts), and of industrial heritage (from High Salvington Windmill to the fishermen's huts).
- 4.200 Responses also suggested that the Council should have a positive strategy for the historic environment and heritage assets. It should: embrace opportunities for heritage led regeneration including adaptive reuse of existing and historic buildings; consider how new development integrates into historic areas to support conservation and avoid adverse impacts on heritage; develop a clear strategy for Conservation Areas; and review the lists of buildings of Local Interest.

- 4.201 Additionally, it was felt that there should be specific policies on: development affecting a heritage asset and when enforcement action is needed; and protecting key assets (like High Salvington Windmill) the setting of the South Downs National Park, and having regard to the purposes of the National Park.
- 4.202 CPI5 and CPI6 have taken these views into account, providing a strategic approach to the historic environment and setting out what requirements must be met for each type of heritage asset. The South Downs National Park is an important setting to Worthing and, whilst these policies seek to identify and protect important views, it is accepted that there should also be a specific policy addressing the setting and purposes of the National Park. This is taken forward in SP4: Countryside and Coast.

## **What these policies need to do**

- 4.203 Local Plan policies are required to provide a positive strategy for the conservation and enjoyment of the historic environment. CPI5 sets out the Council's strategic approach to Worthing's historic environment and character. CPI6 sets out those things that proposed development should take account of and that the Council will consider when making decisions. They complement and implement national legislation and policy from a local perspective.
- 4.204 Protection of the historic environment in England has developed in a piecemeal way over many years with separate statutory systems and policy initiatives to protect its various elements.
- 4.205 The NPPF is relevant to all types of heritage asset. It states that heritage assets should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations. Significance is defined as an asset's heritage interest, whether archaeological, architectural, artistic or historic, and may be derived from both the asset and its setting. All heritage assets, whether designated or not, are material considerations in the planning process. For designated heritage assets and other archaeological assets of national importance, great weight should be given to their conservation - the more important the asset, the greater the weight should be. For non-designated heritage assets (and archaeological assets that are not of national importance) a balanced judgement is required that has regard to the scale of the harm/loss posed by the development and the significance of the heritage asset.
- 4.206 Combined with the NPPF, the Council will take all relevant guidance and legislation into account when considering applications that might impact on heritage assets. Historic England also publishes an extensive range of expert information and guidance on topics from 'Conservation Principles' to 'Energy Efficiency and Historic Buildings'. The Council will have regard to Historic England's publications and will expect developers to make good use of the information and guidance as appropriate. A full list of relevant legislation will be set out within a supporting topic paper.

## Supporting Text

- 4.207 Worthing has a rich historic environment. Pre-urban archaeology indicates that there was human activity in the area from the prehistoric period onwards. Worthing was not urban until the late 18th century when the seaside resort developed in an essentially rural setting containing a number of medieval villages. Worthing town as we know it today - nestling between the South Downs and the sea - represents the urbanisation and joining up of these historic villages. Their absorption by the later expansion of Worthing has given us a mosaic of characters that reflect changing use over time.
- 4.208 The setting of the South Downs National Park and the coast are also important parts of Worthing's historic environment. Settlements grew up in relation to them; they have provided natural resources and formed the basis of industry - from flint-mining and fishing to tourism; and they are an integral part of our cultural and natural heritage. The historic environment therefore also includes important views that cross landscape character areas and capture our changing relationship with the land, sea and other settlements.
- 4.209 Taking these different aspects into account, Worthing's 'heritage assets' includes:
- 26 conservation areas (2 of which are in the National Park);
  - 9 Environmental Areas of Special Character;
  - over 360 listed buildings (1 on Historic England's 'Heritage at Risk Register 2017');
  - more than 1,000 buildings of important local interest;
  - 2 Scheduled Ancient Monuments (Cissbury Ring & a bowl barrow, in the National Park);
  - a nationally registered Historic Park & Garden (Highdown Gardens, in the National Park);
  - 10 parks and gardens of local historic interest;
  - numerous sites of archaeological interest that although not scheduled are worthy of protection and preservation;
  - its setting, including important views and landscape/townscape/seascape relationships;
  - undesignated assets including locally listed buildings and features of architectural and design interest.
- 4.210 Worthing's heritage assets not only add to the character of Worthing but also create a unique sense of place, adding to the enjoyment of Worthing by its residents and supporting tourism and regeneration. It is vital that the historic character of the built and natural environment is taken account of in the design of new development whether it is directly or indirectly affected.

- 4.211 In certain circumstances, where specific control over development is required in order to protect heritage assets, the use of Article 4 directions may be applied. These remove permitted development rights under planning legislation necessitating a planning application to be made. There are currently five Article 4 directions covering parts of several Conservation Areas in Worthing.
- 4.212 It is also important that existing listed buildings and buildings in conservation areas are not allowed to deteriorate; the Council can request improvements to be made to remedy sub-optimal conditions (for example, to repair render and renew external paintwork), and use a variety of methods to enforce positive change if such a request is not complied with.
- 4.213 Much of the evidence base for the historic environment, including Landscape Character Assessments, which is used to inform and appraise development proposals, is held by West Sussex County Council. A full list of supporting evidence will be set out in a supporting topic paper and, subsequently, within the revised Conservation and Heritage Guide for Worthing.
- 4.214 Existing evidence can also be used to predict whether currently unidentified archaeological heritage assets might be discovered in the future. West Sussex County Council, who are responsible for archaeology, provide guidance on when a Historic Environment Record search is considered appropriate. They have defined 32 Archaeological Notification Areas in or within 1km of the borough. These indicate the existence, or probable existence, of archaeological heritage assets, and therefore the likelihood of archaeological work being necessary when land development of any kind is planned. Worthing Borough Council will work closely with West Sussex County Council to promote understanding of the archaeological environment, ensure appropriate investigation, and require measures to mitigate the potentially damaging effects of development.
- 4.215 The Council will work with community and partner organisations to identify and protect important views between settlements, across character areas, and capturing transitions between landscape, townscape and seascape. This will include considering the relationship between ‘views’ and the ‘function’ such views serve.
- 4.216 Worthing’s Conservation and Heritage Guide (2015) provides information on policy and guidance in respect of heritage matters in Worthing. The Council recognises that further work is required to achieve the strategic approach to the historic environment that it would like and following the adoption of the Local Plan, the Conservation and Heritage Guide will be updated. Additionally, in due course, the Council intends to undertake a comprehensive review of heritage assets which would include a rolling review of Conservation Area Appraisals and the production of a separate Management Plan for each Conservation Area that will guide the enhancement of their character and appearance. The Council will also explore the potential to work with others to improve the condition of listed buildings in Worthing that are on Historic England’s ‘Heritage at Risk Register’.

## **CPI5 A STRATEGIC APPROACH TO THE HISTORIC ENVIRONMENT**

- a) The Council will conserve and enhance the historic environment and character of Worthing, which includes historic areas, buildings, features, archaeological assets and their settings, important views and relationships between settlements and landscapes/seascapes.**
- b) The Council will seek to:**
- i. update Worthing's Conservation and Heritage Guide**
  - ii. review Worthing's heritage assets**
  - iii. review Worthing's Conservation Areas (updating their Character Appraisals and producing Management Plans) and seek opportunities to enhance their character and appearance in accordance with their Character Appraisals and Management Plans;**
  - iv. take opportunities to seek improvements to listed buildings and buildings within Conservation Areas when their condition has deteriorated. Where requests are not complied with the Council may use its statutory powers to enforce positive change;**
  - v. identify and protect important views between settlements, across character areas, and capturing transitions between landscape, townscape and seascape. This will include considering the relationship between 'views' and the 'function' such views serve;**
  - vi. recognise the role of and encourage the best use of heritage assets in regeneration, design, tourism and education;**
  - vii. use Article 4 directions where important heritage assets are under threat;**
  - viii. work with others, including the local community where appropriate, to address how best to conserve any assets listed on Historic England's Heritage at Risk Register, or any other assets at risk of loss, and to understand the significance of the historic environment in Worthing's character and sense of place; and**
  - ix. have regard to Historic England's range of published information, guidance and advice, and will work with others towards implementing best practice.**



## **CPI6 THE HISTORIC ENVIRONMENT**

- a) Where development affecting any designated or undesignated heritage asset is permitted, it must be of a high quality, respecting its context and demonstrating a strong sense of place.**
- b) Proposed development should take account of the information and guidance in Worthing's Conservation and Heritage Guide (which will be updated and periodically reviewed).**

### **Designated Heritage Assets**

- c) Development should not adversely affect the setting of heritage assets including: a Listed Building, Conservation Area, archaeological feature of national significance, or Scheduled Ancient Monument. Where a proposed development would lead to substantial harm to, or total loss of a designated heritage asset, this will not be permitted unless there are compelling circumstances.**
- d) Planning permission and/or Listed Building consent will only be granted provided that the appearance, significance, or historic character of the Listed Building is not adversely affected. The reinstatement or replication of original features such as windows or doors will be supported. Materials used must be consistent with those originally used or typical of the locality. Change of use may be supported where this secures the retention of a building of historic architectural interest where it could otherwise be lost.**
- e) Development in Conservation Areas will be required to be of a high standard of design and materials so as to respect, preserve and enhance the character and appearance of that area, and preserve important features. Conservation Area Character Appraisals will be used to assess applications within designated Conservation Areas and opportunities will be taken through new development and other measures to preserve and enhance these areas, and to implement the recommendations of Conservation Area Management Plans. The importance to the local area of Buildings of Local Interest within Conservation Areas will be a material consideration in assessing an application for their demolition or development. Where, in compelling circumstances, the Council is minded to grant permission for demolition of a building in a Conservation Area, this shall not be granted until detailed plans for redevelopment have been approved. Consent will be subject to a condition preventing demolition until a contract for the approved redevelopment scheme has been awarded.**
- f) Planning permission to replace shopfronts of inappropriate design or materials, or in poor condition, in Conservation Areas will be granted providing the replacement is of appropriate design and materials, respecting the character of**

both the building and the Conservation Area. Advertisements in Conservation Areas should respect the character, proportions and design of the building on which it is displayed, and use traditional materials where necessary. Internally illuminated signs will generally not be permitted.

#### **Undesignated Heritage Assets**

- g) The following locally listed heritage assets will be a material consideration when determining planning applications:
- i. Buildings of Local Interest;
  - ii. Environmental Areas of Special Character;
  - iii. Parks and Gardens of Local Interest.

They have been identified for their contribution to the character of the area in which they are located as set out in **Worthing's Conservation and Heritage Guide**. Their importance to the local area and community will be considered, and account will be taken of the desirability to sustain and enhance their significance. Development proposals should respect, support, and where possible, positively contribute to the essential character of these heritage assets. Other buildings and features of design and architectural interest not included above may also be considered undesignated heritage assets and therefore will also be subject to these requirements.

- h) The Council will preserve archaeological features against damaging or discordant development. Such features should only be removed or altered in compelling circumstances where there is no practical alternative and where provision can be made for recording. Where a site includes, or potentially includes heritage assets of archaeological interest, an appropriate desk-based assessment will be required and a field evaluation where necessary.
- i) Where development will affect important views:
- i. between settlements;
  - ii. across character areas;
  - iii. capturing transitions between landscape, townscape and seascape;
  - iv. to and from designated heritage assets.

Significant changes should be identified in planning proposals. The relationship between 'views' and the 'function' they serve must be considered. Where views are demonstrably important to local character, development proposals should respect and protect what makes the view special. **West Sussex County Council's Landscape and Environment Information** will be relevant to this analysis as well as local evidence and site specific documentation.

## ENVIRONMENT AND CLIMATE CHANGE

The environment is a key dimension of sustainable development. This section aims to deliver high quality development whilst protecting and enhancing the local environment. It recognises that a high quality environment provides a range of valuable services, resources and multi-functional benefits. The Local Plan will seek to protect and enhance the natural environment, deliver radical reductions in carbon emissions, improve biodiversity, minimise pollution and respond to the changing climate.

Policies	Vision and Strategic Objectives
<ul style="list-style-type: none"><li>• CPI7 Sustainable Design</li><li>• CPI8 Energy</li><li>• CPI9 Biodiversity</li><li>• CP20 Green Infrastructure</li><li>• CP21 Flood Risk and Sustainable Drainage</li><li>• CP22 Water Quality and Protection</li><li>• CP23 Pollution</li></ul>	<ul style="list-style-type: none"><li>• V3</li><li>• SO4, SO7, SO15, SO16, SO17, SO19, SO20</li></ul>

### CPI7 SUSTAINABLE DESIGN &

### CPI8 ENERGY

#### What you told us

4.217 A number of responses to the Issues and Options consultation reflected the hope that Worthing could become a 'leader' in sustainable development with a strong environmental focus. The Local Plan should provide a greater emphasis on helping to minimise rising CO2 emissions and mitigate climate change. In particular responses supported requirements for higher water and energy efficiency standards, the efficient use of resources and for the Plan to address all aspects of sustainable design. Support was given to the need to generate energy from renewable sources and the importance of decentralised energy infrastructure.

## What the policy needs to do

- 4.218 The NPPF makes clear that planning has a central role to play in mitigating and adapting to climate change by supporting the move to a low carbon future, minimising vulnerability of communities and providing resilience. The NPPF requires Local Plans to include policies designed to tackle climate change and its impacts. These policies should be consistent with the government's commitment to keep energy efficiency standards under review (Clean Growth/Industrial Strategy) and the Minimum Energy Efficiency Standards (MEES). The NPPF and Planning Practice Guidance requires planning policies to maximise and promote renewable and low carbon energy development by identifying suitable areas and supporting community led initiatives, and does not restrict the ability to require energy efficiency standards above Building Regulations.

## Supporting Text

- 4.219 Worthing is vulnerable to the effects of climate change such as droughts and flooding from surface water, groundwater, rivers and the sea. Whilst other policies in this Plan address adaptation to climate change, there is still a pressing need for Worthing to make its own contribution towards reducing the causes of climate change by reducing greenhouse gas emissions and sustainably manage the way people and organisations live, work and travel.
- 4.220 The Local Plan has an influential role to encourage the transition to a low carbon future through the promotion of sustainable design and construction techniques that help to facilitate energy efficiency and promote the efficient sustainable use of natural resources.

### Water Efficiency

- 4.221 Water is a finite resource and ensuring that robust and resilient water supply and wastewater infrastructure is in place, is essential to the well-being of residents and businesses. In 2013, the Environment Agency published its Water Stress Areas Final Classification report which sets out the current state and predicted future pressure on water resources. This report identified the South East region, including Worthing, as located within a 'serious' water stressed' area which is the highest stress classification and indicates where the demand for water exceeds the amount available. As such, water resources must be managed sustainably to meet needs and the objectives of the Water Framework Directive.
- 4.222 Water supply companies are responding to these challenges through a series of measures outlined in their statutory Water Resource Management Plans (WRMP). Southern Water's current five year Business Plan identifies the need to achieve water efficiency by 2019 by implementing water efficiency schemes in homes, schools and businesses. Southern Water has also identified the need, through its 'Let's Talk Water: A Resilient Future For Water in the South East' (2017), to become resilient to the challenges of the future. This recognises the possibility that the South East will become the first region in England to have to plan for the full effects of climate change and that a key way of becoming resilient to these challenges is by using water more efficiently.

- 4.223 98% of Worthing's water supply comes from groundwater. The Arun & Western Streams Abstraction Licensing Strategy (2013) sets out a strategy to manage water resources sustainably and provide guidance about where water is available for further abstraction. The report identifies that in Worthing, there is a general presumption against the issuing of new consumptive groundwater licences from the chalk aquifer. There is very little scope for any additional abstraction as it is likely to have an impact on springs, streams, rivers and wetlands in the Catchment Abstraction Management Strategy (CAMS) area such as Teville Stream.
- 4.224 Securing higher levels of water efficiency also helps to improve wastewater treatment capacity through reducing the amount of water needing treatment. Accordingly, all new dwellings in Worthing will be required to meet the tighter Building Regulations optional requirement of 110 litres/person/day.

#### Energy Efficiency

- 4.225 Local authorities have a responsibility to help to secure progress on meeting the UK's emissions reduction targets. Through the 2008 Climate Change Act the UK is committed to a target to reduce carbon emissions by 80% below 1990 levels by 2050, with interim targets of 37% by 2020, 51% by 2025 and 57% by 2030.
- 4.226 Building related energy consumption is a significant contributor to greenhouse gas emissions. The need to achieve higher levels of energy efficiency and locally produced clean, low carbon and renewable energy as part of new development is an important aspect of sustainable construction. Ensuring that new buildings have low energy consumption and carbon dioxide (CO<sub>2</sub>) emissions will have benefits for the future residents and business occupants, through reduced energy bills. This will benefit the wider community through reduced CO<sub>2</sub> emissions and pressure on local energy infrastructure.
- 4.227 This policy seeks to ensure that new development takes a holistic approach to reducing greenhouse gas emissions. The energy hierarchy, which should inform the design, construction and operation of new buildings, is used to identify the order in which energy issues should be prioritised to assist progress to a more sustainable energy system. The policy requires developments to approach climate change mitigation by considering actions that would reduce emissions in a sequence that reflects the energy hierarchy:
- be lean: use less energy;
  - be clean: supply energy efficiently;
  - be green: use renewable energy.
- 4.228 The Government's Clean Growth Strategy (2017) recognises that Local Authorities can play an important role in improving the energy performance of buildings in line with the Government's ambitions set out in the strategy. In addition, the Government's Industrial Strategy (2017) includes a goal to enable business and industry to improve energy efficiency by at least 20 per cent by 2030. The revised NPPF states that any local requirements for the sustainability of buildings should reflect the Government's policy for national technical standards.

- 4.229 The Written Ministerial Statement of 25 March 2015 (HCWS488) sets out the government's new national planning policy on the setting of technical standards for new dwellings. The Ministerial Statement states that Local Authorities would continue to be able to require energy performance standards higher than Building Regulations up to the equivalent of Code for Sustainable Homes Level 4 (Code for Sustainable Homes Level 4 equates to 19% below Part L Building Regulations 2013). More recently, the government confirmed in its response to the draft revised NPPF consultation that local authorities' powers to require energy efficiency standards above Building Regulations (Planning and Energy Act 2008) are unrestricted by the Framework.
- 4.230 All development will therefore be required to achieve a 19% reduction on the Dwelling Emission Rate (DER) against the Target Emission Rate (TER) based on the 2013 Edition of the 2010 Building Regulations (Part L), whilst meeting the TER solely from energy efficiency measures as defined within the Standard Assessment Procedure (SAP) calculation model. This requirement is equivalent to the energy performance requirements in Code for Sustainable Homes Level 4 and ensures an energy demand reduction first approach in line with the energy hierarchy. A 19% improvement beyond Part L (2013) can be achieved entirely through energy efficiency measures (such as enhanced insulation, glazing, airtightness and high efficiency heating and hot water heat recovery). Developers will be expected to provide evidence of the level of carbon reduction achieved in the dwellings through submission of SAP calculation reports at the design and built stages. This will be secured through planning conditions.
- 4.231 Historic England has published a series of guidance, Energy Efficiency and Historic Buildings: Application of Part L of the Building Regulations to historic and traditionally constructed buildings (December 2017) and Energy Efficiency and Historic Buildings: How to Improve Energy Efficiency (June 2018). The Council will require developers to have to regard to this and any other relevant guidance in relation to historic buildings.
- 4.232 The Minimum Energy Efficiency Standards (MEES) Regulations require all applicable properties for sale and rent in the UK to achieve an Energy Performance Certificate (EPC) rating of E or better. An EPC gives an estimate of energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs, providing an energy efficiency rating from A (most efficient) to G (least efficient). The Clean Growth Strategy (2017) has set a target for as many buildings as possible to achieve an EPC rating of C by 2030/35 and commits to keep energy efficiency standards under review. This policy reflects this aspiration. In Worthing over 80% of new homes currently achieve an EPC rating of B and the majority of non-domestic buildings (new and existing) achieve an EPC rating of C or D. It is accepted that in some cases it may be challenging where retrofitting or altering existing buildings to achieve an EPC rating of C. Therefore where retrofitting, a minimum EPC rating of C will only be required where practical, cost-effective and affordable.

#### Sustainable Design

- 4.233 The layout and orientation of developments are important in determining how much daylight and sunlight is received within buildings, in gardens and in the open space between buildings. Sustainable design of buildings not only help to mitigate the impacts of climate

change such as overheating but also promotes wide ranging benefits including the provision of healthy living conditions for residents as well as minimising the impact on the local environment. There is strong evidence that excessive or prolonged high temperatures in homes can have severe consequences for occupants.

- 4.234 Passive solar design takes into account the position of the sun throughout the year and the thermal properties of the building materials. This knowledge is used to maximise the heating of the building using the sun during the winter and to keep the building cool through shading and ventilation during the summer to avoid overheating. The correct choice in orientation, layout and materials of each building is crucial to making this strategy successful.
- 4.235 The Building Research Establishment Environmental Assessment Method (BREEAM) is an accredited, independent method for assessing the environmental performance of non-domestic development. The government has targeted that by 2019 non-domestic development will be zero carbon, though how this should be achieved is not defined. It is considered that proposals for non-domestic development should be assessed against the BREEAM standard and the Council considers that all new major non-domestic development should achieve BREEAM 'excellent' where technically feasible and viable. At the planning application stage a BREEAM Pre-Assessment Report should be submitted demonstrating the standard is achievable. Certification evidence of the level of BREEAM should be provided within 6 months of occupation demonstrating the relevant BREEAM standard has been achieved.

#### Renewable and Low Carbon Energy

- 4.236 Decentralised energy systems and networks can provide a cost effective approach to minimising CO<sub>2</sub> emissions, especially where networks can be expanded to accommodate new and existing developments over time. Such networks could include, for example, specifically designed Combined Heat and Power systems (CHP) linked to district heating networks or utilising existing waste heat from industrial uses through a district heating network. These types of systems represent a particularly efficient use of energy and should be considered by developers in new proposals.
- 4.237 The West Sussex Sustainable Energy Study (2009) assesses the opportunities for increased use of renewable and low carbon energy. It highlights that a number of potential sites in Worthing are particularly good candidates for decentralised energy systems on-site. The Energy Strategy and Action Plan 2016-2020 includes a priority to work with stakeholders to identify affordable energy efficiency and low-carbon energy opportunities. This includes an objective to investigate the suitability of renewable energy schemes by identifying specific projects to improve efficiency and generate renewable energy through work with Adur and Worthing Councils. In addition the forthcoming South2East Energy Strategy being produced by the Coast to Capital, Enterprise M3 and South East Local Enterprise Partnerships (LEPs) is expected to produce a pipeline of potential energy projects and identify demand hotspots in the South East of England.



- 4.238 Any proposals for new wind turbines will be considered against the House of Commons: Written Statement on wind energy development dated 18 June 2015 and the NPPF. The West Sussex Sustainable Energy Study (2009) shows the technical potential for wind energy generation in Worthing is very small and therefore no areas have been allocated as suitable for wind energy development in this Local Plan. However, the policy recognises that future neighbourhood plans may wish to consider this further.

## **CPI7 SUSTAINABLE DESIGN**

- a) All development (excluding householder applications) will be required to achieve the minimum standards as set out below unless superseded by national policy or legislation:**
- i. 19% reduction in CO<sub>2</sub> emissions in dwellings over Part L Building Regulations requirements (2013) solely from energy efficiency measures;**
  - ii. 'C' rating Energy Performance Certificate (this applies to new buildings and to retrofitting existing buildings where practical, cost-effective and affordable);**
  - iii. new dwellings should achieve a water efficiency standard of no more than 110 litres/person/day (lpd);**
  - iv. BREEAM 'Excellent' for major non-residential floorspace.**
- b) In addition, all major developments must submit a sustainability statement demonstrating how the requirements of this policy have been met, and the energy and waste hierarchies followed. This should include an assessment of the opportunities to use low and zero carbon energy, and residual heat/ cooling for both domestic and non-domestic developments. This should include details of:**
- i. measures to minimise, reuse, and recycle waste (utilising opportunities to reuse material derived from excavation and demolition) both during the construction phase and over the lifetime of the development;**
  - ii. how passive design measures are incorporated to minimise energy consumption by reducing the need for heating, cooling and ventilation systems, and minimising the reliance on mechanical lighting, heating and cooling taking account of landform, layout, building orientation, massing and landscaping;**
  - iii. measures to reduce carbon emissions through the energy hierarchy steps;**
  - iv. new opportunities for providing or creating new heating/cooling networks;**
  - v. capacity to connect to future heat networks in the area;**
  - vi. the feasibility of connecting the development to existing heating / cooling / CHP networks where these already exist;**
  - vii. opportunities for expansion of any proposed networks beyond the development area over time, and to plan for potential expansion.**



## **CPI8 ENERGY**

- a) The development of renewable, low carbon, or decentralised energy schemes, excluding wind turbines (except for applications for the repowering of existing wind turbines) will be supported where proposals:**
  - i. are located appropriately and do not cause an unacceptable impact on surrounding uses or the local environment, landscape character or visual appearance of the area, taking into account the cumulative impact of other energy generation schemes; and**
  - ii. mitigate any potential noise, odour, traffic or other impacts of the development so as not to cause an unacceptable impact on the environment or local amenity.**
- b) Proposals for wind energy development involving one or more wind turbines, will not be considered acceptable unless:**
  - i. it is in an area identified as suitable for wind energy development in the development plan; and**
  - ii. following consultation, it can be demonstrated that the planning impacts identified by the affected local community have been fully addressed and the proposal has their backing.**

## **CPI9 BIODIVERSITY**

### **What you told us**

- 4.239 Responses to the Issues and Options consultation highlighted that the Local Plan should have a strong environmental focus, commit to conserving wildlife, encourage biodiversity and seek to add to natural capital. Policies should protect the undeveloped coastline and appropriately enhance the natural environment, recognising the value of the habitat network and sites with important biodiversity value. Development should be informed by current and appropriate ecological studies to minimise its impact on surrounding habitats and enhance existing environmental features.

### **What the policy needs to do**

- 4.240 The NPPF considers biodiversity (wildlife, landscape and geology) extensively. As well as seeing sustainable development as a means to move from 'no net loss' of biodiversity to achieving 'net gains', it includes 'conserving and enhancing the natural environment' as a core planning principle. There are also requirements for Local Plans to set a clear strategy for the creation, protection, enhancement and management of the natural environment at a

landscape scale through cooperation with partners. Through the Local Plan process existing and potential components of local ecological networks (including designated sites, areas of opportunity for restoration and creation, and Nature Improvement Areas) should be identified and mapped. Policies should seek a net gain in biodiversity where possible and protect wildlife sites that reflect their status. Criteria based policies should be set against which biodiversity issues will be judged when determining planning applications. These should demonstrate how the mitigation hierarchy will be applied (if significant harm cannot be avoided then it should be mitigated; if it cannot be mitigated then it must be compensated; if it cannot be compensated then permission should be refused).

## Supporting Text

4.241 The borough has a number of areas important to biodiversity. Some of these fall in the South Downs National Park, some in the Local Plan area, and some in both. Taken together they include:

- South Downs National Park (SDNP) which is also a Nature Improvement Area (NIA)
- Cissbury Ring Site of Special Scientific Interest (SSSI)
- 2 Biodiversity Opportunity Areas (BOA)
- 2 Local Geological Site (LGS)
- 11 Local Wildlife Sites (LWS)
- 7 types of Biodiversity Action Plan (BAP) priority habitat (including Ancient Woodland)

4.242 In addition, over 1,070 Sussex BAP priority species have been recorded in the borough.

4.243 Conserving biodiversity is not just about protecting rare species and designated nature conservation sites. It also encompasses wildlife corridors / stepping stones, and the more common and widespread species and habitats, all of which make an important contribution to quality of life.

4.244 Biodiversity net gain is development that leaves biodiversity in a better state than before. The 25 Year Environment Plan (2018) includes an action to embed an 'environmental net gain' principle for development. This expands the approach of net gain for biodiversity to include wider natural capital benefits such as flood protection, recreation and improved water and air quality.

4.245 The Council will work with partners to conserve and enhance the biodiversity and geological diversity of Worthing. It will also work towards increasing appropriate species of woodland cover for the benefit of people and wildlife as well as to improve landscape quality. The Woodland Trust recommends a target for towns and cities to achieve 15% canopy cover in coastal towns such as Worthing. The borough currently achieves this target with 15.8% canopy cover. It is important that further growth and development continues to maintain this level of cover.

- 4.246 Ancient woodland, and trees classed as ‘ancient’, ‘veteran’ or ‘aged’ are irreplaceable. Ancient woodlands are a nationally important and threatened habitat. In addition to protection afforded by any other biodiversity designation they are protected by planning policy in their own right. There is a total of 67.5 hectares of ancient woodland in the borough. The Council will use Natural England’s standing advice to review applications that might affect ancient woodland and ancient or veteran trees. Development that would result in the loss or deterioration of ancient woodland will not be permitted.
- 4.247 Coastal squeeze is a particular issue in the south east of England and poses a significant threat to coastal habitats such as mudflats and vegetated shingle. It occurs when coastal habitats are trapped between a fixed landward boundary and rising sea levels and/or increased storminess. New development that could result in coastal squeeze will need to demonstrate how it is addressing this issue.
- 4.248 The Marine Management Organisation (MMO) was created in order to achieve clean, healthy, safe and productive and biologically diverse seas. The South Marine Plan (which includes Worthing) was adopted in July 2018. Marine planning has important links and interactions with land use planning as the intertidal zone between high water and low water mark is covered by both planning systems.

## **CPI9 BIODIVERSITY**

- a) **All development should ensure the protection, conservation, and where possible, enhancement of biodiversity, including nationally and locally designated sites, Biodiversity Opportunity Areas (BOAs), marine habitats and other Biodiversity Action Plan (BAP) priority habitat areas, wildlife corridors and stepping stones, and protected and priority species. If significant harm cannot be avoided (by locating development on an alternative site with less harmful impacts), then such harm should be adequately mitigated. Where it cannot be adequately mitigated then such harm must be compensated for. Where it cannot be compensated for, then planning permission should be refused. This process is referred to below as the mitigation hierarchy.**
- b) **Proposed developments which would adversely affect a Site of Special Scientific Interest (SSSIs) (individually or cumulatively) will not normally be permitted. Exceptions will only be made where the benefits of the development on the particular site clearly outweigh both the impacts that it is likely to have on the features of the site that make it of special scientific interest and any broader impacts. Where an exception is considered the mitigation hierarchy will apply.**
- c) **Proposals for development in, or likely to have an adverse effect (directly or indirectly) on a Local Wildlife Site (including ancient woodlands, ancient/veteran trees, wildlife corridors and stepping stones) or Local Geological Site will not be**

permitted unless it can be demonstrated that reasons for the proposal outweigh the need to safeguard the nature conservation value of the site/feature. Where an exception is considered the mitigation hierarchy will apply.

- d) Where relevant, new development adjacent to the coast will have to demonstrate how it is addressing the issue of coastal squeeze.
- e) Assessment must be informed by appropriate up-to-date ecological information.
- f) Major development should take account of and incorporate biodiversity features at the design stage and where possible environmental net gains should be achieved.
- g) Tree planting is encouraged to improve the quality of the local environment. Tree Preservation Orders will be made to ensure that healthy locally important trees that make a positive contribution to the streetscene are protected.
- h) Where appropriate, the Council will use planning conditions or obligations to provide appropriate enhancement and site management measures, and where impacts are unavoidable, mitigation or compensatory measures.

## **CP20 GREEN INFRASTRUCTURE**

### **What you told us**

- 4.249 Responses to the Issues and Options consultation highlighted that the Local Plan should encourage the creation and enhancement of an integrated green infrastructure network and policy.

### **What the policy needs to do**

- 4.250 The NPPF and Planning Practice Guidance state that Local Plans should ensure that developments protect, create and enhance green infrastructure assets in a way that maximises benefits for the environment and communities and set the intention for the preparation and implementation of a green infrastructure strategy.

### **Supporting Text**

- 4.251 Green infrastructure is defined by national planning policy as a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental

and quality of life benefits for local communities. As a network it includes parks, open spaces, playing fields, woodlands, but also street trees, allotments, private gardens, green roofs and walls. It also encompasses “blue infrastructure” such as streams and other water bodies. Green infrastructure goes beyond open space as it considers private as well as public assets.

- 4.252 Green infrastructure provides a range of environmental, social and economic benefits for local communities including reducing pollution, creating high quality environments; ecological networks; providing opportunities for recreation and social interaction (thus delivering mental and physical health benefits); and helping mitigate the risks and adapting to the impacts associated with climate change.
- 4.253 Trees and woodland are a key component of green infrastructure and form an essential part of the landscape. Often they are the only significant vegetation growing in more densely developed parts of the town and they provide a range of social and environmental benefits in terms of shading, filtering air pollution, buffering noise, and enhancing quality of life.
- 4.254 Until such time as a Green Infrastructure Strategy is produced, applicants are encouraged to refer to existing information and records on green infrastructure assets. These currently include: the Worthing Landscape and Ecology Study (2017) that identifies key green infrastructure strategy opportunities for potential development sites around the edge of Worthing and Ecoservices maps that were produced by the Sussex Biodiversity Records Centre and Sussex Wildlife Trust in 2017. They consist of a series of maps showing green infrastructure assets, capacity, demand, and management zones across a range of ecosystem services.
- 4.255 The Council has committed to working with partners to facilitate the creation of an integrated network of green infrastructure within and beyond Worthing. The South Downs National Park Authority is currently working with adjoining Local Authorities to produce the South Downs Green Infrastructure Framework. The Framework is as much aimed at delivery of green infrastructure outside of the Park as it is inside the Park. The Draft South Downs Green Infrastructure Framework was consulted on in January 2016.

## CP20 GREEN INFRASTRUCTURE

- a) **The Council will work with relevant partners and developers to facilitate the creation of an integrated network of green infrastructure within and beyond Worthing. A Green Infrastructure Strategy will be produced by the Council and when in place, developments will be expected to comply with it. Until such time, applicants are encouraged to refer to existing information and records on green infrastructure assets.**
- b) **All major developments will need to demonstrate how they will contribute to the**

implementation of the **Green Infrastructure Strategy** both at site level and with regard to the wider green infrastructure network. Opportunities should be taken to incorporate elements of green infrastructure to create, protect, enhance and manage green infrastructure assets and/or networks. This should be based on up-to date ecological evidence on, and information about, green infrastructure assets and maximise multi-functional benefits.

- c) **Arrangements and funding for the management and maintenance of green infrastructure over the long term should be identified. Where appropriate, the Council will seek to secure this via planning obligations.**

## **CP21 FLOOD RISK AND SUSTAINABLE DRAINAGE**

### **What you told us**

- 4.256 Responses to the Issues and Options consultation highlighted that the Local Plan should direct development away from the areas at highest risk of flooding and set out drainage system requirements to ensure flood risk is not exacerbated.

### **What the policy needs to do**

- 4.257 In line with national planning policy, inappropriate development in areas at risk of flooding should be avoided, but where this is necessary development should be made safe across the lifetime of development, without increasing flood risk elsewhere. Opportunities should be taken to reduce flood risk overall.

### **Supporting Text**

- 4.258 This policy aims to ensure new development is safe from flooding and that flood risk is reduced overall, taking into account the impacts of climate change.
- 4.259 The extensive coastal defences provide protection against erosion and flooding. These defences consist of shingle beaches stabilised by rock and timber groynes. In some areas flood protection is enhanced by sea walls at the rear of shingle beaches. The Council will work with relevant partners to help implement the aims of the Beachy Head to Selsey Bill Shoreline Management Plan First Review (2006) and the resulting Rivers Arun to Adur Flood and Erosion Risk Management Strategy 2010 - 2020 which sets out the plan to manage flood and erosion risks along this coastline.

- 4.260 As part of their role as a Lead Local Flood Authority, West Sussex County Council produced a Preliminary Flood Risk Assessment (2011) and a Local Flood Risk Management Strategy (2013). The Local Flood Risk Management Strategy recognises Worthing as a priority 'Wet Spot' with 8,750 properties at surface water flood risk. There is also flood risk associated with the Ferring Rife in the west of the borough and the Teville Stream in the east which drains into Brooklands Lake. The Adur Catchment Flood Management Plan – Sub Catchment 5 – Worthing (Dec 2009) states that fluvial, tidal, surface water and groundwater flooding are problems in Worthing. Following recent flooding events, Tarring Flood Action Group was set up to reduce flooding in their local community. They have recently been awarded funding from the County Council for a feasibility study and the design of sustainable drainage systems.
- 4.261 With climate change, the frequency and severity of storm events are likely to increase, along with raised sea levels. It is important to consider the future impacts of climate change and how these can be managed over the lifetime of development when assessing flood risk. The Government's 25 Year Environment Plan (2018) recognises the need to mitigate and adapt to climate change. It includes a goal to reduce risk of harm from environmental hazards such as flooding and commits to making greater use of natural flood management. Natural flood management is when natural processes are used to reduce the risk of flooding and coastal erosion. Examples include restoring bends in rivers, changing the way land is managed so soil can absorb more water and creating saltmarshes on the coast to absorb wave energy. Natural flood management not only reduces flood risk it can also achieve multiple benefits for people and wildlife, helping restore habitats, improve water quality and helping make catchments more resilient to the impacts of climate change.
- 4.262 A Strategic Flood Risk Assessment (SFRA) was undertaken in 2012, this has been used to undertake an initial Sequential and Exception Test. An update is required to the SFRA to meet the requirements of the NPPF this will be undertaken in time to support preparation of the Regulation 19 version of the Local Plan. This will further inform the Sequential and Exception Tests. For sites not allocated, where applicable the Sequential and Exception Tests should be demonstrated at the planning application stage.
- 4.263 Flood Risk Assessments should be submitted with planning applications for all sites in areas at risk of flooding (including from other sources), or which are 1 hectare in size or greater. The purpose of a Flood Risk Assessment is to demonstrate how flood risk will be managed to ensure the development will be safe and will not increase flood risk elsewhere, taking climate change into account. Flood Risk Assessments for sites in Flood Zone 1 should undertake a drainage impact assessment to identify the impact of the proposed development on surface water drainage. Site-specific flood risk assessments should always be proportionate and appropriate to the scale, nature and location of the development. The Government has published guidance on Flood Risk Assessments which includes standing advice for smaller developments and householder applications. For sites in Flood Zone 1 or at risk from other sources of flooding the 'West Sussex LLFA Policy for the Management of Surface Water' provides guidance on the management of surface water flood risk for smaller developments, including homeowner extensions and alterations.

- 4.264 The Written Ministerial Statement dated 18 December 2014 requires major developments to ensure sustainable drainage systems for the management of run-off are put in place, unless demonstrated to be inappropriate. Sustainable drainage systems should be in accordance with Defra's Non-Statutory Technical Standards For Sustainable Drainage Systems (March 2015) and the 'West Sussex LLFA Policy for the Management of Surface Water'. Where there are different requirements, Local Plan Policy CP21 will take precedence. Development sites in Tarring should also consider any the work being produced by Tarring Flood Action Group.

## **CP21 FLOOD RISK AND SUSTAINABLE DRAINAGE**

- a) The Council will work with relevant bodies to ensure that flood risk in Worthing is reduced. Opportunities should be taken to reduce flooding through natural flood management to deliver multi-functional benefits for people and wildlife.**

### **Flood Risk Assessment**

- b) A site specific Flood Risk Assessment must be submitted with planning applications for:**
- i. sites of 1 hectare or greater in Flood Zone 1;**
  - ii. all new development (including minor development and change of use) in Flood Zones 2 and 3;**
  - iii. all new development (including change of use to a more vulnerable class) subject to other sources of flooding identified by the Strategic Flood Risk Assessment.**
- c) The Flood Risk Assessment will need to demonstrate that:**
- i. within the site the most vulnerable development is located in areas of lowest flood risk;**
  - ii. development will be safe for its lifetime taking into account the vulnerability of users, considering current and future flooding from all sources;**
  - iii. development will not increase flood risk elsewhere, and where possible will reduce flood risk overall;**
  - iv. residual risk can be safely managed, taking account of the impacts of climate change;**
  - v. development is appropriately flood resilient and resistant;**
  - vi. priority is given to the use of Sustainable Drainage Systems to manage surface water runoff.**



### **Surface Water Drainage**

- d) The surface water drainage scheme should use Sustainable Drainage Systems (unless demonstrated to be inappropriate) and be designed to provide adequate capacity with an allowance for climate change. Opportunities should be taken to incorporate techniques that increase biodiversity and improve water quality.**
- e) Surface run-off should be discharged as high up the following hierarchy of drainage options as reasonably practicable:**
  - i. into the ground (infiltration);**
  - ii. to a surface water body;**
  - iii. to a surface water sewer, highway drain or another drainage system;**
  - iv. to a combined sewer.**
- f) Clear management arrangements and funding for their ongoing maintenance over the lifetime of the development should be proposed. Planning conditions or obligations will be used to secure these arrangements.**

## **CP22 WATER QUALITY AND PROTECTION**

### **What you told us**

- 4.265 Responses to the Issues and Options consultation indicated that the Local Plan should refer to the Water Framework Directive and respond to the challenge of meeting the increased demand for water / waste management without compromising environmental standards. The importance of ensuring adequate sewerage infrastructure was also highlighted by a number of consultation responses.

### **What the policy needs to do**

- 4.266 Water quality and protection are key considerations in planning. The Water Framework Directive applies to surface waters and groundwater. It includes requirements to prevent deterioration of aquatic ecosystems and to protect, enhance and restore water bodies to 'good' status. The NPPF states that planning should prevent development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution.

## Supporting Text

- 4.267 This policy aims to protect and enhance local surface water and groundwater. Under the Water Framework Directive, the Environment Agency has prepared the South East river basin district River Basin Management Plan (2015). The Plan assesses the pressures facing the water environment in the area and the actions that will address them.
- 4.268 In Worthing there are two Water Framework Directive waterbodies the Teville Stream and the Ferring Rife. The Ferring Rife is classed as 'good' status; however the Teville Stream is currently classified as 'bad' status. The Teville Stream, once a significant watercourse, is now heavily urbanised, culverted for much of its length, and acts as a drainage channel for much of the surface water drainage from Worthing. The River Basin Management Plan includes implementation of the Teville Stream Restoration Project to achieve habitat and water quality improvements as a future aim. This is currently being progressed by the Ouse & Adur Rivers Trust in partnership with the Sompting Estate Trust through the Enhancing Places, Inspiring Communities (EPIC) project. There are also significant groundwater resources in the north of the borough protected for public drinking water supply.
- 4.269 Groundwater Protection Position Statements (2018) set out the government's policy for groundwater and it's approach to groundwater protection. It takes a risk based approach and adopts the precautionary principle. The Position Statements highlight where the Environment Agency may require risk assessments. This includes the underground storage of substances, discharges (other than for clean roof drainage) in a Source Protection Zone I, cemetery developments, or schemes that present a hazard to groundwater resources, quality or abstractions.
- 4.270 Worthing seafront and beaches are valued by residents and visitors. The bathing water is classed as good and Worthing beach has recently been awarded the Seaside Award for the second year running. However, bathing water quality can be affected by surface water and urban drainage during and after heavy rainfall. The Worthing Wastewater Treatment Works treats effluent before discharging it out to sea 5km from the shore to protect bathing water quality. The Southern Water Business Plan (2015 - 2020) includes a promise to increase the number of beaches with 'excellent' bathing water quality by 2020. Adequate water and wastewater infrastructure is needed to support sustainable development. New development should be phased so that water and wastewater infrastructure will be in place when needed.
- 4.271 It is essential that new development does not have a detrimental impact on water quality in Worthing and, where possible development should contribute to water quality enhancements. The use of appropriate Sustainable Drainage Systems can also improve water quality.

## CP22 WATER QUALITY AND PROTECTION

- a) **Development will be permitted provided that:**
- i. it does not have an unacceptable impact on the quality and potential yield of local water resources and the water environment; also
  - ii. it protects and enhances groundwater, surface water features and controls aquatic pollution to help achieve the objectives of the Water Framework Directive; and
- it has an adequate means of water supply (even in a drought), sufficient foul and surface water drainage and adequate sewage treatment capacity.
- b) **Development must be phased to take into account the timing of any water and/or wastewater infrastructure required which must be in place prior to the occupation of development.**
- c) **A preliminary risk assessment will be required for any development where there is potential risk of contamination of controlled waters.**
- d) **New development within Groundwater Source Protection Zones will only be permitted provided that it has no adverse impact on the quality of the groundwater source or a risk to its ability to maintain a public water supply.**

## CP23 POLLUTION AND CONTAMINATION

### What you told us

- 4.272 Responses to the Issues and Options consultation highlighted that in addition to protecting the environment from a range of pollutants, sensitive developments should also be protected from odour pollution. There are also opportunities to improve sites through redevelopment and remediation of contaminated land which should be promoted.

### What the policy needs to do

- 4.273 The Local Plan should prevent development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability.
- 4.274 According to the NPPF, planning policies should ensure that new development is appropriate for its location and that business should not have unreasonable restrictions put on them as a result of changes in development. Development should not give rise to

significant adverse impacts on health and quality of life such as through odour or noise and areas of tranquillity should be protected. Adequate site investigation information should accompany planning applications and any remediation required should ensure that the land is no longer contaminated. Development should sustain compliance with and contribute towards EU Limit Values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and the cumulative impacts on air quality from individual sites.

## Supporting Text

- 4.275 Air quality is an issue in Worthing, primarily as a result of traffic congestion, which has caused levels of nitrogen dioxide (NO<sub>2</sub>) to exceed government air quality standards. This resulted in the designation of the Worthing Air Quality Management Area (AQMA) in 2010, which was then extended in 2014. It encompasses Offington Corner (A27/A24 junction), Grove Lodge and Lyons Farm (A27 Upper Brighton Road). The Worthing Air Quality Action Plan (2015) has been produced which includes a number of measures that aim to improve air quality. Any new development in the AQMA must be consistent with the Air Quality Action Plan for Worthing AQMA No.2.
- 4.276 New development has the potential to have an adverse impact on air quality through increased transport movements and congestion. Applicants for development within or adjacent to an AQMA should discuss requirements with the Council's Environmental Health Team before a planning application is submitted, to determine whether a proposed development could impact upon the AQMA and what potential mitigation measures may be required.
- 4.277 Sussex Local Authorities have developed guidance to address air quality throughout Sussex: Air Quality and Emission Mitigation Guidance for Sussex (Sussex Air Quality Partnership, 2013) and Breathing Better: a partnership approach to improving air quality in West Sussex (2018). The guidance provides a consistent approach to the assessment of air quality impacts from planned developments and complements the Worthing Air Quality Action Plan.
- 4.278 The Air Quality Plan for nitrogen dioxide (NO<sub>2</sub>) in UK (2017): South East Zone Plan covers the borough. This outlines that the government expects this zone to be compliant with the NO<sub>2</sub> annual limit value by 2022, and includes a number of relevant Local Authority measures. For Worthing this includes embedding the Air Quality Emissions Mitigation Planning Guidance for Sussex into the planning process, and securing travel plans through planning for development sites.
- 4.279 Therefore, where appropriate air quality assessments will be required where a development is within, adjacent to or has the potential to impact on a declared AQMA. These should assess the cumulative impact on local air quality. Assessments should have regard to and be carried out in accordance with the following (or future guidance / updates):

- Worthing Borough Council's Air Quality Action Plan for Worthing Air Quality Management Area No. 2 (2015);
- Air Quality and Emission Mitigation Guidance document produced by the Sussex Air Quality Partnership (2013);
- Breathing Better: a partnership approach to improving air quality in West Sussex (2018)

4.280 The Council may seek planning obligations to mitigate the impact of development on local air quality, support the future monitoring of roads where the impact might be significant and for the provision of electric charging and other green transport initiatives. The Council may also fund monitoring equipment using receipts from the Community Infrastructure Levy (CIL) where this is identified for CIL funding.

#### Contaminated Land

4.281 Development of brownfield sites can help regenerate areas and enhance the natural and local environment by remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land. In accordance with national planning policy, where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner. All potentially contaminated land should be remediated prior to development and/or during construction to a level appropriate to its proposed use. In order to achieve this, investigations and assessments of all sites situated on or in close proximity to potentially contaminated land will be required and site investigation information will be required to be submitted with a planning application. The purpose of these investigations and assessments is to ascertain whether the land poses potential risk to human health and the environment, and if necessary outline remedial measures and future monitoring to mitigate and monitor the risk. All investigations of potentially contaminated land should be carried out following the Model Procedures for the management of land contamination (CLR11) and British Standard 10175:2011 - Investigation of potentially contaminated sites (Code of Practice).

#### Noise

4.282 Noise is recognised as a public health issue and is a material consideration when a development is planned. Defra has produced a Noise Action Plan (2010) specific to the Brighton agglomeration (which covers Brighton, Worthing and Littlehampton. This Action Plan covers the noise issues arising from road, rail, airport and industrial sources (as described in the Directive). It identifies in Worthing several 'Important Areas' for noise related to transport by road and rail. Sussex local authorities have developed a guidance document, 'Planning Noise Advice Document – Sussex' (July 2015), which provides advice for developers and their consultants when making a planning application.

## **CP23 POLLUTION AND CONTAMINATION**

- a) Development should not result in pollution or hazards which prejudice the health and safety of the local community and the environment, including nature conservation interests and the water environment.**
- b) New development in Worthing will be located in areas most suitable to the use of that development to avoid risks from all sources of pollution.**
- c) Mitigation measures will need to be implemented for developments that could increase levels of pollution, taking into account any cumulative impact. Where there are significant levels of increased pollution that cannot be mitigated development will be refused.**
- d) Where appropriate, air quality and/or noise assessments will be required to support planning applications. These should be undertaken in accordance with the most up to date guidance and have regard to any relevant action plans.**
- e) Investigations and assessments of all sites situated in or in close proximity to potentially contaminated land will be required in relation to relevant development proposals. These should assess the nature and extent of contamination and the potential risks to human health, adjacent land uses and the local environment.**

## CONNECTIVITY

This section aims to provide an integrated, safe and sustainable transport system to improve air quality, reduce congestion and promote active travel which will help to reduce the need to travel by car. The section also aims to help the town's economy to grow, improve its regional competitiveness and encourage the creation of high value jobs.

Policies	Vision and Strategic Objectives
<ul style="list-style-type: none"><li>• CP24 Transport and Connectivity</li><li>• CP25 Digital Infrastructure</li></ul>	<ul style="list-style-type: none"><li>• VI, V4</li><li>• SO3, SO4, SO6, SO7, SO11, SO13, SO19, SO20</li></ul>

## CP24 TRANSPORT AND CONNECTIVITY

### What you told us

- 4.283 A recurring theme raised during the Issues and Options consultation was the need to encourage sustainable modes of transport to help improve accessibility and reduce impacts on the environment. In particular, this included the desire to improve cycle facilities and routes and the need to improve public transport. An aim should be that new development should not exacerbate existing transport issues and that focus should be given to reducing congestion on the A27.

### What the policy needs to do

- 4.284 The NPPF requires local planning authorities to consider transport issues as part of the plan-making process to ensure that the potential impacts of development on transport networks can be addressed and that opportunities to promote accessible walking, cycling and public transport modes are identified and pursued. The policy also needs to:
- Reflect the West Sussex Transport Plan (2011-2026)
  - Reflect the West Sussex Walking & Cycling Strategy 2016 - 2026
  - Highlight the work of the Adur & Worthing Walking & Cycling Action Group (emerging Local Cycling and Walking Infrastructure Plan)
  - Respond to the key outcomes of the Worthing Local Plan Transport Study 2018
  - Deliver the objectives of the Council's economic strategy that seeks to deliver reliable, affordable, efficient transport that supports growth and productivity.

## Supporting Text

- 4.285 The Council wants to improve connectivity and promote a more integrated and sustainable transport network as well as facilitate improved opportunities for active travel. To achieve this, the Local Plan seeks to locate and design development and supporting infrastructure to minimise the need to travel by car and promote sustainable travel.
- 4.286 The West Sussex Transport Plan (2011-2026) provides strategic direction for transport planning within Worthing, focusing on the objectives of promoting economic growth; tackling climate change; providing access to services, employment and housing; and improving safety, security and health. It identifies a number of key issues for Worthing which are summarised below.
- 4.287 Road congestion during peak periods affects many parts of the highway network throughout the borough, disrupting journey times and causing poor air quality. Particular problems are on main routes into the town centre (A259 and A24) and along the A27, where the lack of safe crossing points causes community severance. In addition, level crossings on the West Coastway railway line contribute to the levels of congestion, especially during peak periods, disrupting journey times and increasing traffic pollution.
- 4.288 Increased transport movements within the borough are detrimentally affecting air quality, particularly at the AQMA on the A27. Across the UK, transport is the fastest growing source of greenhouse gases and CO2 emissions. Emission reductions are therefore vital to ensure that the UK meets its targets on CO2 emissions and makes progress towards a lower carbon society. The negative impact of car-centric lifestyles creates a social burden by reducing opportunities for social and inclusive interaction as well as impacting on health and wellbeing. It is essential that accessibility issues faced by people, in particular the elderly, the disabled and the young, in terms of accessing employment, education, health and social and recreation facilities, are recognised. Additionally, people on lower incomes are more likely to be reliant on public transport or walking / cycling to access jobs and services.
- 4.289 Despite a reasonably good public transport network throughout the borough, public perception continues to be negative as it is viewed as unreliable, infrequent, slow and expensive. The current rail services are reaching capacity during peak times.
- 4.290 The West Sussex Transport Plan aims to tackle the identified transport issues as and when funding becomes available. It seeks to ensure that all new development supports and contributes to: increasing the use of sustainable modes of transport ('smarter choices'). Enabling more people to walk, cycle or use public transport will help to reduce costs associated with traffic congestion as well as creating healthier, inclusive and attractive places to live and work. The strategy also aims to improve the efficiency of local transport networks to improve journey times and air quality; improving safety for all road users; and discouraging HGVs from using unsuitable roads. Among a number of initiatives, the Transport Plan highlights the following key aims:



- to work with Highways England and other partners to develop and deliver a package of major improvements to the A27 to reduce congestion, improve safety and enhance community cohesion;
- to increase public transport capacity and quality, particularly on key north-south and east-west arterial routes;
- to work with rail operators to improve integration with other modes of transport;
- manage existing AQMAs by developing and implementing Action Plans while managing traffic and development pressures to avoid declaration of further AQMAs;
- ensure parking provision at new development provides enough spaces to accommodate the expected number of vehicles and cycles at the site.

- 4.291 One way in which the West Sussex Transport Plan seeks to encourage sustainable travel is by improving the existing cycle and pedestrian network. The West Sussex Walking and Cycling Strategy (2016-2026) complements the West Sussex Transport Plan and also the Government's Cycling and Walking Investment Strategy (2017). The West Sussex Strategy is designed to promote walking and cycling as the natural choice for shorter journeys and sets out priorities for investment in infrastructure improvements. It contains a list of more than 300 potential schemes. The Infrastructure Delivery Plan provides more information on the schemes identified for Worthing.
- 4.292 More recently the Adur & Worthing Walking and Cycling Action Group has been established and a draft Local Cycling and Walking Infrastructure Plan is being prepared. The vision of this stakeholder group is to 'create a place whereby walking & cycling becomes the preferred way of moving around Adur & Worthing'.
- 4.293 Worthing Borough Council supports the aims and objectives within the West Sussex Transport Plan and West Sussex Walking and Cycling Strategy and have embedded the key principles in this Plan and the policy below. An overarching aim is to encourage the use of sustainable transport alternatives to the car as an important part of reducing congestion improving health and wellbeing, and delivering economic benefits. Rather than restrict car use, the aim is to promote and enhance sustainable transport options to help achieve a shift in people's travel behaviour. Whilst this is an aspiration for all local authorities, the relatively compact and flat nature of the borough combined with the England Coast Path National Trail and National Route 2 of the National Cycle Network (NCN2) is a real advantage for Worthing and, as such, opportunities to enhance sustainable transport options should be maximised. Opportunities should also be sought to improve access to the countryside and coast.
- 4.294 A range of sustainable transport measures will be required from developers to reduce car dependence. These are expected to include making walking and cycling infrastructure a priority, public transport facilities, road improvements, walking/cycle paths and the provision of travel plans. The Community Infrastructure Levy will be the principal means through which developer contributions are used to help these improvements. For some larger schemes, it may also be appropriate to use S106 agreements to ensure the delivery

of site specific transport improvements that will help to ensure that the impacts of that particular development are mitigated. Depending on the type, size and location of a proposed development, Travel Plans and Transport Assessments may also be required in line with the National Planning Policy Framework and West Sussex County Council guidance.

- 4.295 Car parking standards aim to ensure that parking provided to serve new development is appropriate to the type and location of the development and does not encourage unnecessary car travel. When considering applications, proposals will be expected to comply with the criteria contained in Worthing Borough Council's and West Sussex County Council's adopted planning / guidance documents relevant to design, car and cycle parking, or any other appropriate national standard. To help reduce parking pressures, particularly for sites in and around the town centre, the Council will support the use and promotion of car clubs.
- 4.296 When considering new development, it is necessary to consider its potential impact on the existing transport network, how it links to the network, impacts on highway safety and the provision for movement, servicing and parking. The Worthing Local Plan Transport Study 2018 provides an assessment of the impact of potential housing and employment development on the transport network and identifies appropriate mitigation and improvement measures. The study indicates that the development of the proposed Local Plan allocations can be accommodated if a suitable package of mitigation measures is provided. This package consists of capacity improvements to the highway network where appropriate to do so and sustainable transport improvements to reduce demand for the private car.

## **CP24 - TRANSPORT**

- a) Worthing Borough Council will promote and support development that encourages travel by walking, cycling and public transport, and reduces the proportion of journeys made by car. This will help to achieve a rebalancing of transport in favour of sustainable modes by:**
- i. ensuring that new development is located in sustainable locations with good access to schools, shops, jobs and other key services by walking, cycling and public transport in order to reduce the need to travel by car;**
  - ii. ensuring that the design and layout of new development prioritises the needs of pedestrians, cyclists and users of public transport over ease of access by the motorist;**
  - iii. ensuring that new development minimises the need to travel and, where appropriate, incorporates measures to mitigate for any transport impacts which may arise from that development;**
  - iv. requiring new development to provide for an appropriate level of cycle and car parking that takes into consideration the impact of development upon**

on-street parking and accords with **West Sussex County Council** standards / guidance;

v. requiring development which generates a significant demand for travel, and/or is likely to have other transport implications to:

- be supported by a **Transport Assessment / Transport Statement** and **sustainable Travel Plan** (in line with **West Sussex County Council** guidance and the **National Planning Policy Framework**);
- contribute to improved sustainable transport infrastructure, including the provision of safe and reliable sustainable transport modes; and
- provide facilities and measures to support sustainable travel modes.

b) The local planning authority will work with **West Sussex County Council** and other relevant agencies to encourage and support measures that promote improved accessibility, create safer roads, reduce the environmental impact of traffic movements, enhance the pedestrian environment, or facilitate highway improvements. In particular, the local planning authority will:

- i. support the expansion and improvement of public transport services;
- ii. encourage improvements to existing rail services, new or enhanced connections or interchanges between bus and rail services, and improvements to the quality and quantity of car and cycle parking at railway stations;
- iii. support the development of a network of high quality walking and cycling routes throughout the borough, including improved access across the **A27** and better connectivity with the **South Downs National Park**;
- iv. ensure new development contributes to the mitigation of air pollution, particularly in **Air Quality Management Areas**. New development should be located and designed to incorporate facilities for electric vehicle charging points, thereby extending the current network;
- v. pursue ways of managing the impact of **HGVs** and implement measures as appropriate;
- vi. support improvements to the road network including the **A259** and **A27** and, as identified in the **Worthing Local Plan Transport Study (2018)**, provide appropriate mitigation measures to address capacity issues at a number of key junctions.

## **CP25 DIGITAL INFRASTRUCTURE**

### **What you told us**

- 4.297 There is overarching support for the delivery of high quality communications networks (including digital and wireless connectivity / infrastructure) for both businesses and residents. More specifically reference was made to the need to avoid the placement of cellular communication towers in close proximity to community facilities and residential areas.

### **What the policy needs to do**

- 4.298 The NPPF requires local planning authorities to support the expansion of electronic communications networks, including next generation mobile technology and full fibre broadband connections. To achieve this, the policy needs to set out how high quality digital infrastructure is expected to be delivered and upgraded. The Council Economic Strategy 2018-2023 is seeking to ensure that Worthing's digital connectivity leads the region.

### **Supporting Text**

- 4.299 High quality digital infrastructure plays a key role in supporting the way we live and do business. It is crucial to successful business locations and also plays a vital role in enhancing the provision of local community facilities and services.
- 4.300 The Council is working with business and government partners to drive investment in digital infrastructure. There a number of projects, strategies and plans that the Council supports which aim to ensure that the digital infrastructure in the region is fit to drive growth. This includes the development of ultrafast broadband clusters and improvements to mobile coverage.
- 4.301 Recent evidence suggested that some 93.3% of properties in the town achieved ultrafast broadband speeds (above 100Mbps) which is one of the highest level in the south of England. However, the pace of change in technological developments is hard to predict and is therefore hard to plan for. One way to achieve this is to ensure that new development is full fibre ready by either the building's internal network being sufficient to accommodate it, or ensuring that developments are laid with a 'fibre to the premises' (FTTP) network that could then be connected to the wider network.
- 4.302 This policy seeks to strike a balance between ensuring the borough has the transformational infrastructure needed to deliver continually improving digital connectivity whilst protecting the borough's precious environment and the health of our communities. Whilst many telecommunications works will require planning permission and will need to be assessed against this policy, others will fall within the category of 'permitted

development'. Any works that are subject to Town and Country Planning (General Permitted Development) Order 1995 (as amended) will be subject to the limitations and conditions specified.

## **CP25 DIGITAL INFRASTRUCTURE**

- a) The Council will support the expansion and improvement of digital infrastructure (information and communication technology infrastructure).**
- b) Relevant proposals should demonstrate that:**
  - i. the installation is the minimum required for the efficient operation of the network;**
  - ii. all opportunities to make the most efficient use of existing telecommunication site have been explored fully such as: mast sharing, use of existing buildings or structures;**
  - iii. no other suitable sites are available.**
- c) All relevant proposals (including prior approvals) will need to submit:**
  - i. evidence that the proposal is the least environmentally harmful option;**
  - ii. a statement that self-certifies that the cumulative exposure will not exceed the guidelines of the International Commission on Non-Ionising Radiation Protection (ICNIRP)**
- d) Conditions or planning obligations may be used to secure landscaping as well as restoration of the site if operation ceases.**
- e) All new development must be able to demonstrate how it will contribute to, and be compatible with, fibre or internet connectivity. Applicants will be required to actively demonstrate that they have considered broadband connectivity within their proposals.**

GLOSSARY	
<b>Affordable Housing</b>	NPPF defines affordable housing as social rented, affordable rented, intermediate housing, starter homes and discounted market sales housing, provided to eligible households whose needs are not met by the market.
<b>Affordable Rented Housing</b>	Housing is let by local authorities or private registered providers of social housing to eligible households.
<b>Air Quality Action Plan (AQAP)</b>	A document produced by local authorities to improve air quality in an Air Quality Management Area that they have designated.
<b>Air Quality Management Areas (AQMA)</b>	Areas designated by local authorities because they are not likely to achieve national air quality objectives by the relevant deadlines (NPPF definition).
<b>Ancient woodland</b>	An area that has been wooded continuously since at least 1600 AD.
<b>Annual Monitoring Report (AMR)</b>	An annual report setting out the performance of policies based on core and local indicators. It also measures the progress of planning documents set out in the Local Development Scheme.
<b>Archaeological interest</b>	There will be archaeological interest in a heritage asset if it holds, or may hold, evidence of past human activity worthy of expert investigation.
<b>Article 4 Direction</b>	A direction made under the Town and Country Planning Acts to remove all or some of the permitted development rights on a site or area.
<b>Biodiversity</b>	The term given to the variety of life on earth, and the natural pattern that it forms through interactions with each other and the rest of the environment.
<b>Biodiversity Action Plan (BAP)</b>	An internationally recognised programme addressing threatened species and habitats, which is designed to protect and restore biological systems.

<b>Biodiversity Opportunity Area (BOA)</b>	A targeted landscape-scale area for conserving biodiversity as part of an ecological network.
<b>Buffer zones</b>	Defined as zones that protect core areas, restoration areas and 'stepping stones' from adverse impacts in the wider environment.
<b>Built Up Area Boundary</b>	This identifies the area of Worthing which is predominantly urban in character, and within which the principle of development is accepted.
<b>Conservation Area</b>	An area of special architectural or historic interest identified by the Local Planning Authority.
<b>Community Infrastructure Levy (CIL)</b>	A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.
<b>Contaminated Land</b>	Land is contaminated when it has substances in, on or under it that (could) significantly harm human health, living organisms, ecological systems, or pollute controlled waters.
<b>Countryside and Rights of Way (CROW) Act 2000</b>	Supplementary legislation relating to nature conservation and access to the countryside in England.
<b>Custom Build Housing</b>	A type of self build homes facilitated in some way by a developer.
<b>Designated heritage asset</b>	For example - a World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden or Conservation Area.
<b>Development Plan Document (DPD)</b>	DPDs are a type of Local Development Document that contain policies and proposals for development, and are subject to consultation and independent examination. They carry significant weight in determining planning applications.
<b>Duty to cooperate</b>	The Duty to Cooperate requires local councils to work together when preparing their local policies and plans, to ensure that 'bigger than local' issues which cross local boundaries are dealt with properly.

<b>Ecosystem services</b>	The benefits provided by ecosystems that contribute to making human life both possible and worth living.
<b>Energy Hierarchy</b>	A classification of energy options, prioritised to assist progress towards a more sustainable energy system. The highest priorities cover the prevention of unnecessary energy usage. The sustainable production of energy resources is the next priority. Depletive and waste-producing energy generation options are the lowest priority.
<b>Environmental Impact Assessment (EIA)</b>	A procedure to be followed for certain types of project to ensure that decisions are made in full knowledge of any likely significant effects on the environment.
<b>European Protected Species (EPS)</b>	Species that are protected by European Directives. The Sussex Biodiversity Record Centre holds records for protected species.
<b>European site</b>	Includes Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation and Special Protection Areas.
<b>eV</b>	Electric vehicle
<b>Exception Test</b>	A method of managing flood risk while still allowing necessary development to occur. It is applied following application of the Sequential Test where it is not possible or consistent with wider sustainability objectives for development to be located in zones of lower probability of flooding.
<b>Family Housing</b>	A family home is generally considered to be a 3(+) bedroom house with a suitable layout and level of internal space together with accessible usable amenity space to meet family needs.
<b>Green infrastructure</b>	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.
<b>Habitats Directive</b>	European Directive to protect biodiversity by conserving natural habitats and species of wild animals and plants. Any plan, project or programme on/near a Natura 2000 site must undergo an HRA (see



	below).
<b>Habitats Regulation Assessment (HRA)</b>	An HRA identifies any aspects of the emerging Local Plan that would have the potential to cause a likely significant effect on Natura 2000 or European sites (either in isolation or in combination with other plans and projects), and to identify appropriate avoidance and mitigation strategies where such effects were identified.
<b>Heritage asset</b>	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest.
<b>Historic environment</b>	All aspects of the environment resulting from the interaction between people and places through time.
<b>Houses in Multiple Occupation (HMOs)</b>	An HMO is a property rented out by at least 3 people who are not from 1 'household' (eg a family) but share facilities like the bathroom and kitchen.
<b>Infrastructure Delivery Plan</b>	Plan setting out infrastructure required to meet with the need of proposals in DPDs, including which agencies will be responsible, when it will be delivered, costs, sources of funding, and any constraints.
<b>Intermediate Housing</b>	Homes for sale and rent provided at a cost above social rent, but below market levels subject to certain criteria (NPPF).
<b>Internationally designated sites</b>	Internationally designated sites include: Special Areas of Conservation (SAC) / Special Protection Areas (SPA) / Ramsar.
<b>Landscape</b>	An area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors.
<b>Legally protected species</b>	Species protected by law. The Sussex Biodiversity Record Centre holds records for protected species in Sussex.
<b>Listed Building</b>	Listing marks a building's special architectural / historic interest, and brings it under the consideration of the planning system, so that it can be protected for future generations.
<b>Local Enterprise</b>	A body, designated by the Secretary of State for Communities and

<b>Partnership (LEP)</b>	Local Government, established for the purpose of protecting and improving the conditions for economic growth in an area.
<b>Local Development Scheme (LDS)</b>	Statement of the Council's programme for the production of Local Development Documents.
<b>Local Geological Sites (LGS)</b>	The most important places for geology and geomorphology outside statutorily protected land.
<b>Local Nature Reserve (LNR)</b>	Areas that are declared and managed for nature conservation, and provide opportunities for research, education, or contact with nature.
<b>Local Plan (LP)</b>	The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. There are two Local Plans pertinent to Worthing Borough. This is because the northern part of the borough includes some of the South Downs National Park (SDNP) - the Park Authority produces a Local Plan to cover that area.
<b>Local Strategic Partnership (LSP)</b>	Group of public, private and community organisations and individuals responsible for preparing the Council's Sustainable Community Strategy.
<b>Local Wildlife Sites (LWS)*</b>	Areas designated as being of local conservation interest and value. They often create a web of stepping stones and corridors for wildlife, forming key components of ecological networks.( * previously known as Sites of Nature Conservation Importance (SNClS))
<b>Localism Act 2011</b>	This Act removed the formal regional tier of planning in England, and in its place introduced the Duty to Cooperate.
<b>Major development</b>	Defined as: 10 or more houses, or sites of 0.5 hectares or more where it is not known if the development will have 10 or more houses; the provision of a building or buildings where the floorspace to be created is 1,000 sqm or more; or development on sites of 1 hectare or more.
<b>Material consideration</b>	When a decision is made on a planning application only certain issues are taken into account; these are called 'material considerations'.. The weight attached to each matter when reaching a decision is a

	matter of judgement for the decision taker.
<b>Mitigation / mitigation hierarchy</b>	Aims to prevent net biodiversity loss by following these steps in order:  1. Avoid 2. Mitigate 3. Compensate
<b>National Park (NP)</b>	Protected areas, designated by Natural England under the National Parks and Access to the Countryside Act 1949. The Environment Act 1995 requires relevant authorities to have regard for nature conservation.
<b>National Planning Policy Framework (NPPF)</b>	The NPPF, originally published in March 2012 and revised in July 2018 sets out the Government's planning policies for England and how these are expected to be applied. It should be read alongside other national policies.
<b>Nationally designated sites</b>	Nationally designated sites include: Sites of Special Scientific Interest (SSSI); National Nature Reserve (NNR); National Park (NP); Scheduled Ancient Monument (SAM); Listed Building; Registered Parks & Gardens.
<b>Natural capital</b>	Collective term for biodiversity and the ecosystem services it provides.
<b>Nature Improvement Area (NIA)</b>	Inter-connected networks of wildlife habitats intended to re-establish thriving wildlife populations and help species respond to impacts of climate change.
<b>Net gain</b>	Net gain (in relation to biodiversity) is development that leaves biodiversity in a better state than before.
<b>Planning and Compulsory Purchase Act 2004</b>	The Act which replaced old style local plans and structure plans with 'local development plans'.
<b>Planning Obligation</b>	Legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development.
<b>Planning Practice</b>	PPG is updated as needed to provide the most up-to-date advice on

<b>Guidance (PPG)</b>	the interpretation of the NPPF published by the Government.
<b>Pollution</b>	Anything that affects the quality of land, air, water or soils, which might lead to an adverse impact on human health, the natural environment or general amenity. Pollution can arise from a range of emissions, including smoke, fumes, gases, dust, steam, odour, noise and light.
<b>Previously Developed Land (PDL)</b>	The NPPF defines this as land which is or was occupied by a permanent structure, including the curtilage of developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure.
<b>Priority habitats and species</b>	Species and Habitats of Principle Importance that are protected through the planning system.
<b>Ramsar sites</b>	Wetlands of international importance.
<b>Registered Park and Garden</b>	A garden or designed landscape of special historic interest listed in Historic England's 'Register of Parks and Gardens'.
<b>Scheduled Ancient Monument</b>	A scheduled monument is a "nationally important" archaeological site or historic building, given protection against unauthorised change.
<b>Self Build Housing</b>	Homes built or commissioned by individuals or groups of individuals for their own use, either by building the home on their own or working with builders.
<b>Sequential Test</b>	A risk based approach to assessing flood risk, which gives priority to sites in ascending order of flood risk i.e. lowest risk first.
<b>Setting of a heritage asset</b>	The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve.
<b>(SNCIs) Sites of Nature Conservation Importance</b>	Now known as Local Wildlife Sites (LWS) - see above.
<b>Sites of Special Scientific Interest</b>	Sites designated by Natural England as they are a representative sample of the nation's best habitats, and are given a high level of protection through both the planning and legal systems to conserve

<b>(SSSI)</b>	their wildlife or geology.
<b>Social Rented Housing</b>	Social rented housing is owned by local authorities and private registered providers for which guideline target rents are determined through the national rent regime.
<b>South Downs National Park (SDNP)</b>	The South Downs National Park (SDNP) was designated in 2010. The the South Downs National Park Authority (SDNPA) manages the park, including planning controls.
<b>South East Marine Plan</b>	When adopted, the South East Marine Plan will guide those who use and regulate the marine area to encourage sustainable development while considering the environment, economy and society.
<b>Special Areas of Conservation (SAC)</b>	Areas given special protection under the European Union's Habitats Directive, which is transposed into UK law by the Habitats and Conservation of Species Regulations 2010.
<b>Special Protection Areas (SPA)</b>	Areas which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the Birds Directive.
<b>Standing advice</b>	Consistent set of pre-written advice that applies to all planning applications.
<b>Statement of Community Involvement (SCI)</b>	Document which sets out the standards to be achieved by the Council in involving the community in the preparation of planning documents how they will be consulted on planning applications
<b>Stepping stones</b>	Pockets of habitat that, while not necessarily connected, facilitate the movement of species across otherwise inhospitable landscapes.
<b>Strategic Environmental Assessment (SEA)</b>	A procedure which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.
<b>Strategic Flood Risk Assessment</b>	The assessment of flood risk on a catchment-wide basis for proposed development in a district/borough.

<b>Strategic Housing Land Availability Assessment (SHLAA)</b>	A study that provides an informed estimate of land availability for housing to inform plan-making and to ensure that Councils maintain a 5-year supply of housing land.
<b>Strategic Housing Market Assessment (SHMA)</b>	A study that provides information on the sub-regional housing markets and predicts levels and mix of future housing requirements in terms of tenure, number of bedrooms, etc.
<b>Supplementary Planning Document (SPD)</b>	SPDs provide detail to support policy in higher level Development Plan Documents (DPDs).
<b>Sussex Biodiversity Record Centre (SxBRC)</b>	The Sussex Biodiversity Record Centre is a repository, custodian and, manager biodiversity and environmental information for Sussex.
<b>Sustainable Urban Drainage Systems (SuDs)</b>	A sustainable drainage system is one designed to reduce the potential impact of new and existing developments with respect to surface water drainage discharges.
<b>Travel plan</b>	A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives through action and is articulated in a document that is regularly reviewed.
<b>Tree Preservation Order (TPO)</b>	An order made by the Local Planning Authority to protect specific trees, groups of trees or woodlands in the interests of amenity.
<b>Water Framework Directive (WFD)</b>	A European Directive that establishes a framework for action to manage and protect water. It requires EU member states to achieve a 'good' qualitative and quantitative status for all water bodies, and requires coordination of different EU policies.
<b>Wildlife corridor</b>	Areas of habitat connecting wildlife populations (NPPF definition).
<b>Windfall sites</b>	NPPF defines these as sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.

ACRONYMS	
AQAP	Air Quality Action Plan
AQMA	Air Quality Management Area
BOA	Biodiversity Opportunity Area
CIL	Community Infrastructure Levy
EIA	Environmental Impact Assessment
LGS	Local Geological Sites
LNR	Local Nature Reserve
LWS	Local Wildlife Site
MMO	Marine Management Organisation
NP	National Park
NPPF	National Planning Policy Framework
PPG	Planning Policy Guidance
RoW	Rights of Way
SA	Sustainability Appraisal
SAC	Special Area of Conservation
SAM	Scheduled Ancient Monument
SDNP	South Downs National Park
SDNPA	South Downs National Park Authority

SEA	Strategic Environmental Assessment
SNCI	Sites of Nature Conservation Importance (now known as LWS)
SPA	Special Protection Area
SSSI	Special Site of Scientific Interest
SPZ	Source Protection Zone
SxBRC	Sussex Biodiversity Record Centre
TPO	Tree Preservation Order
WBC	Worthing Borough Council
WFD	Water Framework Directive
WSCC	West Sussex County Council



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**WORTHING BOROUGH**  
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