



**REVIEW OF THE WORTHING CORE STRATEGY (2011)
AND SAVED POLICIES FROM THE WORTHING LOCAL PLAN (2003)
AGAINST POLICIES INCLUDED WITHIN THE EMERGING WORTHING LOCAL PLAN**

October 2018



Introduction

The preparation of a new Worthing Local Plan (WLP) for the borough provides an opportunity to review all existing policies. The current local Development Plan for the Borough consists of 19 Policies (and 12 associated Areas of Change) set out in the Worthing Core Strategy along with 16 'saved' policies from the Worthing Local Plan 2003.

When adopted, the WLP will supersede the Core Strategy and all saved policies. The table overleaf provides a summary of this process and indicates where the 'saved' policies from the Worthing Local Plan 2003 are no longer required or have been taken forward or incorporated as 'new' policies within the WLP. Each policy is colour coded as follows:

	Policy required - taken forward as specific policy in WLP
	General aim of policy still valid - now incorporated within WLP policy
	Policy no longer required - not taken forward in WLP

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Review of Core Strategy Policies

Summary

The Worthing Core Strategy was adopted in April 2011. It formed the key part of the Local Development Framework and, along with a number of saved policies from the Worthing Local Plan 2003, it aimed to help guide planning and development in the Borough up to 2026. However, for reasons explained elsewhere, the Council is now progressing a new Local Plan that, when adopted, will supersede the Worthing Core Strategy and all the policies it contains. The tables below help to explain how existing Core Strategy policies are, where appropriate, being taken forward in the new Local Plan.

Ref	Core Strategy Policy 2011	Comments	Worthing Local Plan (WLP)
1	West Durrington	Consent for 700 dwellings granted in 2012. Reserved matters for 254 dwellings approved in 2014. Further reserved matters for the subsequent phases approved in Sept 2016. Construction is well underway and as at 01/04/2017 there have been 226 recorded completions with the remaining 474 dwelling expected to be completed within the next 5 years. Given that planning permission has been granted and that development has commenced, this site will not be included in the emerging Local Plan.	Development under construction. No need to allocate or identify in WLP.
2	Areas of Change (AOC)	Areas of Change were the key development sites within the borough that were identified in the Core Strategy. The Plan encouraged change and regeneration in these areas. As set out in the table below (page 6), some of these sites have now been redeveloped and others will be taken forward in the new Local Plan (some now as allocations with others staying as AOCs).	Sites that were included as AOCs in the Core Strategy have either been developed or will now be taken forward in WLP as allocations or AOCs.
3	Providing for a Diverse and Sustainable Economy	Policy sought to ensure that the right conditions were in place to support sustainable economic growth. Key thrust of policy will be taken forward but will be updated to reflect corporate objectives	Key objectives of existing policy to be taken forward within WLP policy CP11 - Economic Growth and Skills

		and the findings of the recently published Economic Strategy.	
4	Protecting Employment Opportunities	The policy and supporting Sustainable Economy SPD sought to protect existing employment sites. Supported by the findings of the ELR and other evidence the Council is a strong position to retain and, where possible, strengthen this policy position.	Key objectives of existing policy to be taken forward within WLP policy CP12 - Protecting and Enhancing Existing Employment sites
5	The Visitor Economy	The key aims of the existing policy to retain and enhance existing attractions and visitor accommodation (supported by the Sustainable Economy SPD) are still valid.	Key objectives of existing policy to be taken forward within WLP policy CP13 - The Visitor Economy.
6	Retail	The Core Strategy established a policy to protect and enhance the existing retail hierarchy. Supported by the findings of the Retail and Town Centre Uses Study and other evidence the Council is a strong position to retain and, where possible, strengthen this policy position.	Key objectives of existing policy to be taken forward within WLP policy CP14 - Retail.
7	Meeting Housing Need	The Core Strategy policy identified five major development areas that would make a significant contribution towards meeting the established housing requirement of 4,000 dwelling (2006-2026). The WLP need to provide greater clarity as to how the housing needs of the Borough will be met.	The overarching strategy for meeting housing need will be set out in WLP policy SP2 - The Spatial Strategy. Further detail is then set out in Table 1 (Housing Supply) and WLP policy SP3 - Development sites.
8	Getting the Right Mix of Housing	The Core Strategy policy sought to ensure that the right type of high quality homes were provided in the right places in the Borough. Given growing housing needs this is still very much a key objective.	Key objectives of existing policy to be taken forward within WLP policy CP1 - Housing Mix.
9	Existing Housing Stock	Given the very high levels of housing need the Core Strategy, in general, sought to retain the existing housing stock. The justification of that policy position still remains.	Key objectives of existing policy to be incorporated WLP policy CP1 - Housing Mix.
10	Affordable Housing	There remains a significant and growing need for affordable housing in Borough. Therefore, in line with the existing policy the WLP will seek to deliver affordable housing to help meet local needs on all but the smallest of sites.	Key objectives of existing policy to be taken forward within WLP policy CP3 - Affordable Housing.

11	Protecting & Enhancing Recreation and Community Uses	Against the backdrop of growing development pressure (particularly from residential uses) it is more important than ever for the Council to protect valued community facilities and open spaces. Therefore, the WLP will reinforce the generally protectionist policy established in the Core Strategy.	Key objectives of existing policy to be taken forward within WLP policies CP8 - Open Space, Recreation & Leisure and CP9 - Planning for Sustainable Communities / Community Facilities.
12	New Infrastructure	Core Strategy supported delivery of new infrastructure in general and required new development to deliver / contribute towards delivering infrastructure to support sustainable communities. This position will continue to be reflected in the WLP.	Key objectives of existing policy to be taken forward within WLP policy CP10 - Delivering Infrastructure.
13	The Natural Environment and Landscape Character	Although some of the key elements of this policy will be included in the WLP there will not be a specific policy of the same name but key components will now be incorporated within a number of policies.	Key objectives of existing policy to be taken forward within WLP policies SP4 Countryside & Undeveloped Coast SP5 Local green Gaps SP6 Local green Space and CP19 - Biodiversity.
14	Green Infrastructure	Core Strategy policy sought to improve, enhance and make more accessible areas of green infrastructure. Using up to date evidence & guidance the WLP will take forward these objectives.	Key objectives of existing policy to be incorporated WLP policy CP20 - Green Infrastructure.
15	Flood Risk and Sustainable Water Management	Although the existing Core Strategy needs to be updated to reflect the latest guidance / SFRA / SuDS etc the key aims and requirements of the existing policy remain relevant.	Key objectives of existing policy to be incorporated WLP policy CP21 - Flood Risk & Sustainable Drainage
16	Built Environment & Design	Core Strategy sought to deliver high quality & sustainable design solutions that preserved & enhanced the surrounding areas and, where appropriate, improved public realm. Although the WLP will address all of the topic areas covered in the existing policy these will now be addressed in more detail within specific policies.	Key objectives of existing policy to be taken forward within WLP policies: CP5 - Quality of the Built Environment; CP6 - Public Realm; CP16 - The Historic Environment; and CP17 - Sustainable Design.
17	Sustainable Construction	Core Strategy policy sought to ensure that new development considered and helped to reduce carbon emissions to make the town more resilient to the local impacts of climate change. Although these objectives still remain there is a need to update the policy position to reflect current guidance, particularly with regards to water efficiency.	Key objectives of existing policy to be incorporated WLP policy CP17 - Sustainable Design

18	Sustainable Energy	Core Strategy policy required new developments to include a level of on-site renewable energy generation. Updates are now required to reflect the latest position on renewable energy 'targets' and to encourage the delivery of appropriate decentralised / stand-alone energy schemes.	Key objectives of existing policy to be incorporated WLP policy CP18 - Energy
19	Sustainable Travel	The Core Strategy policy seeks to improve connectivity and promote a more integrated and sustainable transport network. This will remain the overarching aim of the WLP policy which will be updated to make reference to the WSCC Transport Plan and other initiatives.	Key objectives of existing policy to be taken forward within WLP policy CP24 - Transport and Connectivity.

Review of Core Strategy - Areas of Change

Summary

The Worthing Core Strategy included one Strategic Development site at West Durrington (see above). In addition, Core Strategy Policy 2 established the principles for Areas of Change. These areas represented the 12 key development sites within the borough that were identified as having the greatest potential to deliver change and regeneration over the Plan period. As set out in the table below, some of these sites have now been redeveloped and others will now be taken forward in the new Local Plan (some as allocations with others staying as AOCs).

Ref	Core Strategy - Area of Change	Comments	New Worthing Local Plan (WLP)
AOC1	Aquarena	The new pool (Splash Point) opened in summer 2013. Application (AWDM/1633/16) to provide 141 dwelling has been approved and work has commenced on site. Therefore this site will not be taken forward in the emerging Local Plan.	Development under construction. No need to allocate or identify in WLP.
AOC2	Marine Parade - Stagecoach Site	Core Strategy explained how the operators (Stagecoach) had an aspiration to relocate providing that a suitable location could be identified. If this can be achieved, the objective for the existing site is to provide a mixed use development that is sensitive to the heritage of the area and that helps to integrate and enhance the seafront and town centre. The bus operator is continuing to consider options for relocation and positive discussions are ongoing.	The Stagecoach site is included as a key development opportunity in the WLP (AOC3).
AOC3	Grafton Site	Core Strategy explained that this site formed a key development opportunity for both residential and commercial uses. A number of development options are currently being assessed prior to marketing the site development or seeking a development partner.	The Grafton site is included as a key development opportunity in the WLP (A7).

AOC4	Union Place South	Core Strategy explained that site offers potential to reinvigorate this part of the town centre with opportunity to deliver comprehensive development to include prime new retail and leisure uses, with residential above. The Council, as landowner, is now considering options for redevelopment which is likely to benefit from funding from the Local Economic Partnership (LEP).	The Union Place site is included as a key development opportunity in the WLP (A6).
AOC5	Teville Gate	Core Strategy sought to deliver a landmark development that would create a new mixed- use neighbourhood comprising residential, retail, leisure and other commercial uses, and improved public realm. The majority of the site was purchased in 2015 by Mosaic Global Investment and a consultation on the development of 'Station Square' was held at the end of 2017. Car park due to be demolished in spring 2018.	Teville Gate is included as a key development opportunity in the WLP (A5).
AOC6	Newland Street Superstore Site	Most objectives were delivered during the latter stages of Core Strategy preparation. Although there is still some potential for further improvement/intensification there are currently no proposals for this. Whilst the regeneration of Teville Gate may provide an opportunity to integrate site into the surrounding area it is not considered that this site warrants an allocation within the WLP.	A number of the original objectives for this site have been delivered and there is need to allocate or identify in WLP.
AOC7	British Gas Site - Lyndhurst Road	Core Strategy identified this opportunity to redevelop the redundant gasholder and depot buildings and deliver a mixed use development. Landowners have again stated their intention to demolish the gas holder and redevelop the site.	The Gas holder site in Lyndhurst Road is included as a key development site in the WLP (AOC2).
AOC8	Land adjacent to Martlets Way	Core Strategy explained that, provided access and land ownership issues could be overcome, the site presents an opportunity to deliver a mix of employment and residential uses. Whilst there has been interest in bringing forward parts of the site independently, this has not been progressed and proposals for a comprehensive scheme have not been forthcoming. However, recent discussions with landowners have been more positive and the development potential of a larger area to the east may provide a further opportunity to unlock this wider area.	Land at Martlets Way to be included as a key development site in the WLP (AOC6).

AOC9	The Warren - Hill Barn Lane	Following consideration of the wider community benefits, an application to change the use of the site from offices to education was approved and Worthing College moved to the site in 2013. Residential development was accepted at the Bolsover Rd site (See AOC10) and on land to the north of The Warren to help fund the new college. Housing and new college now in place so there is no need to take this site forward within emerging Local Plan.	Redevelopment as a college and construction of ancillary housing now complete so there is no need to allocate or identify in WLP.
AOC10	The Strand	Worthing College has now vacated the Bolsover Road site and moved to The Warren). This move was partly funded by the sale of the Bolsover Road site for housing and this development (265 residential units) is nearing completion. The former Lloyds tower has been converted to 72 flats. Work has since commenced to deliver 74 flats and a doctors' surgery on the former site of the banking hall.. Therefore there is no need to take forward within the emerging Local Plan	Redevelopment of the former college site and former Lloyds site nearing completion so there is no need to allocate or identify in WLP.
AOC11	Northbrook College, Durrington and Broadwater Sites	Following the adoption of the Core Strategy, the College announced its investment plan. This sought to retain both sites for college use but with surplus land at both locations developed to help raise money to fund the necessary improvements. This has resulted in a number of phases of development at the Durrington Campus which has delivered 197 houses, car showroom & dementia unit. The Bohunt Academy opened at the Broadwater campus in 2016. Given the level of redevelopment there is no need to take this site forward in the emerging Local Plan.	Development of a new school on surplus land at Broadwater and the delivery of phased development at Durrington is now complete so there is no need to allocate or identify in WLP.
AOC12	Decoy Farm	Identified in the Core Strategy as one of the few opportunities in the Borough to bring forward new employment floor- space (potentially including open storage, B1, B2 and B8 industrial uses). Specialist consultants have assessed the level of contamination present and the Council has commissioned further work to identify the best strategy to redevelop the site.	Decoy Farm is include as a key development site for employment uses in the WLP (A4).

Review of 'Saved' Local Plan Policies

Summary

Prior to the adoption of the Worthing Core Strategy (2011) the Council's Development Plan was the Worthing Local Plan (2003) which contained 154 policies. In line with national guidance at that time, in 2007, the Council 'saved' 29 of these policies. Subsequently, 13 of these saved policies were superseded when the Worthing Core Strategy was adopted in 2011. As a consequence, 16 of the policies that were saved from the Worthing Local Plan (2003) still form part of the current Development Plan for Worthing along with the policies set out in the Worthing Core Strategy (2011). When adopted, the new Worthing Local Plan will supersede the Core Strategy and the 16 remaining saved policies from the Worthing Local Plan 2003. The table below provides a summary of this process and indicates where the 'saved' policies from the Worthing Local Plan 2003 are no longer required or have been taken forward or incorporated as 'new' policies within the WLP.

Ref	Saved Policies from Worthing Local Plan	Comments	New Worthing Local Plan (WLP)
RES7	Control of Polluting Development	Key aims of existing policy now incorporated within single policy merged with contaminated land.	Objectives of existing policy now incorporated within WLP policy 'Pollution and Contamination' - CP23
RES9	Contaminated Land	Key aims of existing policy now incorporated within single policy merged with pollution.	Objectives of existing policy now incorporated within WLP policy 'Pollution and Contamination' - CP23
CT3	Protection and Enhancement of Seafront Area	Key aims of existing policy have been reflected within Seafront Strategy, the Public Realm improvement project and site specific proposals along the seafront.	Objectives of existing policy now incorporated within WLP policies - 'Countryside and Undeveloped Coast' (SP4) and Public Realm (CP6).
CT5	Sea Place /Eirene Road Site	Development now complete	Policy no longer required - not taken forward in WLP
BE25	Environment Areas of Special Character	It is acknowledged that update of existing evidence is likely to be required to inform policy in Submission draft WLP.	Key aims of existing policy now incorporated within WLP policies - CP15 &

			CP16.
TR4	Development at Railway Stations	WLP 'Transport & Connectivity' policy will include the need to: <i>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;</i>	Specific policy no longer required as objectives are now incorporated within WLP policy - CP24.
TR9	Parking Requirements for Development	WLP 'Transport & Connectivity' policy will: <i>Require 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.</i>	Specific policy no longer required as objectives are now incorporated within WLP policy - CP24.
H16	Domestic Extensions and Alterations	Key aims of existing policy now incorporated within single 'quality of the built environment' policy.	Objectives of existing policy now incorporated within WLP policy CP9.
H18	Residential Amenity	Key aims of existing policy now incorporated within single 'quality of the built environment' policy.	Objectives of existing policy now incorporated within WLP policy CP9.
LR4	Brooklands	In line with the 'saved' Local Plan a policy will be required for the protection and enhancement of Brooklands. This links to ongoing improvement plan.	Objectives of existing policy now incorporated within SP4, SP5 & SP6.
SC8	Day Nurseries and Creches	Key aims of existing policy now incorporated within single policy merged with other community uses policy.	Objectives of existing policy now incorporated within WLP policy CP9.
S8	Ground Floor Uses, Secondary Area, Central Shopping Area	Key aims of existing policy now incorporated within single policy - retail consultants have confirmed that current approach is still valid but have recommended some amendments to thresholds and frontages.	Objectives of existing policy now incorporated within WLP policy CP14.
S10	Ground Floor Uses, Secondary Area, Central Shopping Area	Key aims of existing policy now incorporated within single policy - retail consultants have confirmed that current approach is still valid but have recommended some amendments to thresholds and frontages.	Objectives of existing policy now incorporated within WLP policy CP14.

S11	Ground Floor Uses Core Areas District and neighbourhood Centres	Key aims of existing policy now incorporated within single policy - retail consultants have confirmed that current approach is still valid but have recommended some amendments to thresholds and frontages.	Objectives of existing policy now incorporated within WLP policy CP14.
S12	Ground floor uses, in non core areas district and neighbourhood centres	Key aims of existing policy now incorporated within single policy - retail consultants have confirmed that current approach is still valid but have recommended some amendments to thresholds and frontages.	Objectives of existing policy now incorporated within WLP policy CP14.
S13	Ground Floor Uses, Local Shopping Parades	Key aims of existing policy now incorporated within single policy - retail consultants have confirmed that current approach is still valid but have recommended some amendments to thresholds and frontages.	Objectives of existing policy now incorporated within WLP policy CP14

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