



**WORTHING BOROUGH COUNCIL**

# **DRAFT INTEGRATED IMPACT ASSESSMENT**

**Technical Appendices**

**Regulation 18**

**October 2018**



**Draft Integrated Impact Assessment Report  
Technical Appendices**

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## APPENDIX A: LEGAL AND POLICY BACKGROUND

### SEA DIRECTIVE REQUIREMENTS

Information required in the Environment Report	Section in the SA Report
Preparation of an environmental report in which likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and geographical scope of the plan or programme, are identified, described and evaluated. The information to be given is:	This SA report meets this requirement.
1. An outline of the contents, main objectives of the plan or programme	The background to, vision and strategic objectives of the Local Plan are included in Section 2.2. The SA objectives are included in Section 2.5.
2. The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme.	A summary of baseline information collected during the scoping stage, as updated is included in Section 2.4. "The likely evolution without implementation of the Local Plan" has been considered and is included in Section 2.5.
3. The environmental characteristics of areas likely to be significantly affected.	Baseline information collected during the scoping stage is summarised in Section 2.4.
4. Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC.	A summary of baseline information collected during the scoping stage, as updated is included in Section 2.4. From this the key sustainability problems / issues are identified in Section 2.5.
5. The environmental protection objectives, established at international, Community or national level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation.	Section 2.2 outlines the policy context of the Local Plan and Section 2.3 outlines the sustainability context including relevant sustainability objectives.
6. The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors.	Section 4 summarises the appraisal findings. The full results are included in Appendix D – Appraisals.
7. The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme.	Mitigation measures are discussed throughout Sections 4 and where relevant Appendix D.
8. An outline of the reasons for selecting the alternatives dealt with, and a	A description of reasonable alternatives considered is covered in Section 4 of

Information required in the Environment Report	Section in the SA Report
description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information.	this report.
9. A description of measures envisaged concerning monitoring in accordance with Article 10.	The proposed indicators to monitor the effects will be set out in the final SA Report to accompany the proposed submission version of the Local Plan.
10. A non-technical summary of the information provided under the above headings.	This will be provided in a separate document.

## SEA CONSULTATION REQUIREMENTS

SEA Directive consultation requirements	Where covered in the SA process
1. Authorities with environmental responsibility, when deciding on the scope and level of detail of the information to be included in the environmental report.	The Consultation Bodies along with stakeholders in relation to Equalities Impact Assessment and Health Impact Assessment were consulted on the SA Scoping Report for a five week consultation period in March 2015. They were subsequently reconsulted on a revised SA framework and methodology for five weeks in March 2016.
2. Authorities with environmental responsibility and the public shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and the accompanying environmental report before the adoption of the plan or programme.	This draft report accompanies the draft Local Plan for public consultation.
3. Other EU Member States, where the implementation of the plan or programme is likely to have significant effects on the environment of that country.	Not applicable.
4. Taking the environmental report and the results of the consultations into account in decision-making.	All representations received during consultation will be taken into account in later stages of the preparation of the Local Plan and SA.
5. When the plan or programme is adopted, the public and any countries consulted shall be informed and the following made available to those so informed: 6. The plan or programme as adopted 7. A statement summarising how environmental considerations have been integrated into the plan or programme 8. The measures decided concerning monitoring.	These requirements will be considered and acted upon once the Local Plan is adopted
9. Monitoring of the significant environmental effects of the plan's or programme's implementation.	The significant effects of the Local Plan will be monitored when adopted. The proposed monitoring arrangements will be outlined in the SA Report to accompany the Proposed Submission Local Plan. These may be amended and will be finalised in the SEA Post Adoption Statement.

## APPENDIX B: RESPONSES TO SCOPING REPORT

Scoping Report Consultation 16 March to 20 April 2015

Responder	Comments	Response
Historic England	Generic advice letter provided which includes advice on all aspects of the SA Scoping.	Update.
Natural England	The baseline information and the appraisal framework appear to provide a sound basis for proceeding with all key issues identified.	n/a
Natural England	We welcome the recognition of the urban area's importance to the relationship of the South Downs National Park and the coast.	n/a
Natural England	We would expect close working with the National Park Authority in the development of the Plan and the SDNP Management Plan should be heavily referenced and also cited in the relevant strategic documents section of this Scoping Report.	Update.
Natural England	You should also refer to the South Coast Plain National Character Area profile which contains a broad range of useful information about the area (in either the regional, sub-regional or local section of the documents list).	Update.
Natural England	The East Head to Shoreham section of England's Coastal Path is due to be completed during 2015/16. Although, in practice, this may not affect proposals in the Worthing plan as there is already good access, it may be worth mentioning as it will provide additional opportunities for promotion of tourism and benefits for health and wellbeing.	Update.
Environment Agency	Pleased to see that the scope considers the key issues and topics related to our remit, in particular water quality and resources including the water framework directive, flood risk, biodiversity, contaminated land and waste.	n/a
Environment Agency	We are pleased to see that the topics within your SA include both Climate Change Adaption and Flood Risk and Climate Change Mitigation and Energy.	n/a
Environment Agency	<i>5. Climate Change Adaptation and Flood Risk:</i> The text makes reference to the main studies and strategies that have been developed with regard to flood risk. However, we would also recommend reference to the West Sussex Local Flood Risk Management Strategy.	Update.
Environment Agency	<i>15. Water:</i> This section makes reference to the Catchment Abstraction Licensing Strategy. For clarity we would recommend further explanation as to what is meant by the term "water not available for licensing". This scenario highlights water bodies where flows are below the indicative flow requirement to help support Good Ecological Status (as required by the Water Framework Directive). No new consumptive licences for abstraction will therefore be permitted in this water body.	Update.
Environment Agency	Para 15.4 sets out the projection that under the requirements of the Water Framework Directive there is likely to be an improvement in water quality. Whilst this is the intention we would highlight that in order for these improvements to be made we need to work with partners and key stakeholder and we would consider that local authorities are central to this.	Noted.

Environment Agency	We would also recommend that this section refers to water stress. The Environment Agency and Natural Resources Wales published updated classifications of areas of water stress in England and Wales in July 2013. These updated those previously published in 2007. The new methodology identifies areas of serious water stress where: (a) the current household demand for water is a high proportion of the current effective rainfall which is available to meet that demand; or (b) the future household demand for water is likely to be a high proportion of the effective rainfall available to meet that demand. The primary purpose of this classification is to provide evidence to support universal metering proposals in certain areas. However, it is recognised that the information can also be applied to encourage or support high water efficiency measures in new build, or to support retrofitting initiatives. It also states that even in those areas designated "not in serious water stress" under the new methodology, there should be some activity to ensure that water is used more efficiently and effectively. Worthing Borough Council sits within an area of serious water stress.	Update.
Environment Agency	We support the sustainability objectives and supporting criteria that have been identified within the SA framework.	n/a
Environment Agency	Objective 1 – the supporting criteria could be made more specific in relation to water quality by making specific reference to not only ensuring no deterioration but also whether it will contribute to achieving good ecological status or potential as requirement under the Water Framework Directive.	Incorporated.
Environment Agency	Objective 3 – whilst we note that water efficiency measures are included in the supporting criteria for Objective 4 due to the link between water efficiency and energy efficiency we would recommend that a criteria is also included in this objective. Hot water use in the home can produce up to 25% of the domestic carbon.	Incorporated.
Environment Agency	We are pleased to see that relevant Environment Agency documents have been included in this list, notably Groundwater Protection: Policy and Practice (GP3), the South East River Basin Management Plan and associated River Adur Catchment Plan, and the relevant flood management strategies have been included. Please note that there is a current consultation on the draft update to the South East River Basin Management Plan which closes this Friday. The final version of the updated Plan will be published in December 2015. We would recommend that this is referenced in the Scoping Report and as more information becomes available this is incorporated in to the SA/SEA process.	Update.
Environment Agency	The Code for Sustainable Homes has been included in the list of PPPSI's. Whilst in the main document you have highlighted the current Government's Housing Standards Review we would recommend that this is also referred to in this section.	Update.
WSCC Public Health	Overall this shows a robust and systematic approach, which should ultimately help to reduce inequalities within the borough.	n/a
WSCC Public Health	Table 6 objective 11 – Improving Education is also going to be dependent on family stability and support both before and during the child's years at school.	Noted.
WSCC Public Health	Your increasing and ageing population will inevitably lead to increasing numbers of people with multi long term medical conditions.	Noted.
WSCC Public Health	The increase in air pollution as a result of increasing population and industrial growth and resulting increase in traffic will also detrimentally affect people's health particularly those with long term medical conditions.	Noted.

WSCC sustainability team	Overall, there are a number of areas that could be expanded on – a number of areas that have been amalgamated, when they would be better addressed separately (e.g. water, waste).	Noted.
WSCC sustainability team	In all sections, it would also be helpful to provide some potential indicators of success. These will help to illustrate the potential scope of the process and can also be used to inform the assessment process.	Noted.
WSCC sustainability team	It is considered that 'Environmental Quality' is restricted; no mention has been made of noise or other pollutants other than traffic.	Noted.
WSCC sustainability team	In terms of biodiversity, could the plan look to ensure a net gain, rather than ensuring no net loss?	Noted.
WSCC sustainability team	There is also an opportunity to ensure greater community engagement, which will help deliver other biodiversity objectives. If Landscape Character and Historic Environment are to be combined, it is suggested that the links to community, education and the economy are recognised.	Incorporated.
WSCC sustainability team	Climate change adaptation is only really discussed in terms of flooding. More detail could be added regarding drought and adaptation to increased incidence of periods of hot, dry weather. This could equally appear in the Health section and also links to the Air Quality section.	Incorporated.
WSCC sustainability team	In the Climate change mitigation section there is no reference to the role of energy generation from renewables. There is some concern regarding grouping waste and climate change mitigation in the same area. Whilst it is true that there are significant links, not all Sustainable Waste Management actions will mitigate climate change and vice versa.	Noted.
WSCC sustainability team	Regarding infrastructure, it is considered that there is a need to further highlight the importance of reducing the need to travel, rather than purely promoting infrastructure. The role of sustainable transport in environmental quality, climate change mitigation, (health), communities, (economy), Town Centre, Infrastructure it is considered is underplayed.	Noted.
WSCC sustainability team	Lastly when considering communities, there are opportunities to tackle fuel poverty under this topic area.	Update.
WBC Housing Officer	Overall you make reference to the 'demand through the register continues to exceed supply' but should more explicit mention be made of the income to house price ratio and general affordability issue for so many?	Incorporated.
WBC Housing Officer	para 10.4: perhaps worth mentioning that the 'significant need for family housing' is exacerbated by the low turnover of affordable properties	Update.
WBC Housing Officer	10.5: please replace elderly with older	Noted.
WBC Environmental Health Officer	I refer to Chapter 3 on Air Quality: It is important that other areas of the Borough are not excluded. There are some areas around the Borough that are close to exceeding the national objectives. It is also important to ensure that new areas of poor air quality are not created by inappropriate development. Therefore maybe a new section 3.5 to say <i>It is important that other areas of the Borough are not overlooked. Monitoring around the Borough shows that other areas need to be kept under observation to ensure they do not exceed the national objectives. Inappropriate development could result in additional AQMA's being declared at other locations.</i>	Update.



WBC Environmental Health Officer	3.6 Issues: Traffic congestion is prevalent along main road networks ( <i>not just the A27</i> ). Reference should be made to the continued popularity of biomass boilers. These produce particulates (PM10 and PM2.5) that can have a detrimental effect on health. Furthermore they risk an exceedance of the national objectives for particulates, so large concentrations of such boilers could cause air quality issues.	Update.
WBC Environmental Health Officer	3.7: Appropriate design and mitigation can also affect air quality.	Noted.
WBC Planning Policy	There are 11 ind/bus estates in Worthing not 8.	Update.
WBC Planning Policy	Employment sites out of town not reduced by 60% just reduced.	Update.

Further consultation on revised SA Framework and methodology 7 March to 15 April 2016

Environment Agency	I have reviewed the document and am pleased to see that the scope considers the key issues and topics related to our remit, in particular water quality and resources including the water framework directive, flood risk, biodiversity, contaminated land and waste.	Noted
Environment Agency	<b>Objective 1</b> The wording of the revised supporting criteria for Objective 1 'seek opportunities to improve surface, coastal and ground water quality' could be made more specific in relation to water quality. In the previous draft we were consulted on back in April 2015 the supporting criteria stated 'Ensure no deterioration of water quality and promote opportunities to improve the quality of ground, surface and coastal waters'. We suggested the supporting criteria could make specific reference to not only ensuring no deterioration but also whether it will contribute to achieving good ecological status or potential as a requirement under the Water Framework Directive	Incorporated.
Environment Agency	<b>Objective 2</b> We support the inclusion of the supporting criteria for Objective 2 seeking to 'Achieve net gain in biodiversity locally'.	Noted.
Environment Agency	<b>Objective 3</b> We also support the inclusion of objective 3 for Land and Soils and the reference to remediation of contaminated land.	Noted.
Environment Agency	<b>Objective 5</b> We note the inclusion of the Objective 5 - Water Management. This includes 'Direct development to areas of lowest flood risk, taking account of future flood risk and sea level rise' within the supporting criteria.	Noted.
Natural England	While we welcome the aspiration to avoid disturbance to protected species, the commitment to refuse development within 200m of records of protected species seems a little over-ambitious! I suggest altering to "Within 200m of records of SIGNIFICANT POPULATIONS OF protected species" and/or "habitats known to support protected species".  Impact Risk Zones for designated sites reflect the sensitivity of these sites to a variety of pressures. Note that Cissbury Ring SSSI may be affected by significant development well beyond the 200m boundary.	Review site criteria.
Natural England	We recognise that the area has limited opportunity to increase the amount of priority habitats; however, it would be useful to have the Scoping Report's aspiration of no net loss reflected in the Framework. This is particularly relevant for irreplaceable habitat such as the area's ancient woodland.	Incorporated.

Natural England	We note that the area has 3 Local Geological sites (RIGS) (Cote Bottom, Charmandean Quarry & Gaster Pit 7, Sompting) which are not mentioned in the Scoping Report or Framework.	Update.
Natural England	The preparation of England's Coastal Path National Trail is set to begin in this area later this year. This represents opportunities to enhance a number of key objectives, such as access to nature, tourism, health and well-being and this could be referenced.	Update.
Historic England	<i>No response received</i>	

*No responses were received on the SA Scoping Report during the Worthing Local Plan Issues and Options Consultation 11 May to 22 June 2016.*

## APPENDIX C: SITE SPECIFIC CRITERIA

SA Objective	Indicator	Criteria	Justification
Environmental Quality	Worthing Air Quality Management Area (AQMA)	R = Within or in close proximity to the AQMA	The Worthing AQMA runs from Grove Lodge Roundabout to Lyons Farm. The AQMA is an area where air quality is already or expected to exceed national standards. The primary cause is as a result of traffic congestion. This criterion focuses on the potential for sites to further negatively impact air quality within the Worthing AQMA. In addition, development within or in close proximity to the AQMA will place future occupants in an area of poor air quality and therefore has potential to negatively impact on their health and wellbeing.
		Y = Sites with the potential to increase congestion in and around the AQMA	
		G = Not likely to affect congestion in the AQMA	
	Water Quality (WFD waterbodies and Groundwater Source Protection Zones)	R = Within a Source Protection Zone	It is important that groundwater quality is protected as it is an important resource for drinking water supply and in supporting surface water flows and wetland ecosystems. Source Protection Zones indicate where drinking water supplies are particularly sensitive to pollution. These zones may restrict the types of development that are appropriate. The Water Framework Directive (WFD) requires all designated waterbodies to achieve good ecological status or potential and to ensure no deterioration. In Worthing, there are 2 WFD waterbodies, with the Ferring Rife being classed as 'good' and the Teville Stream classed as 'bad'. Development could potentially pose a risk to the quality of a waterbody, although it can also present opportunities to improve or enhance a failing waterbody.
		Y = Has the potential affect a WFD Waterbody	
		G = Not located in a Source Protection Zone or likely to affect a WFD Waterbody	
	Noise	R = Road or rail noise exceeding 75 dB(A)	In Worthing the key sources of noise are from roads and rail. The Planning Noise Advice Document: Sussex (2015) report indicates that a noise report is unlikely to be required when average noise levels from road noise fall below 55 dBA LAeq16hr.
		Y = Road or rail noise exceeding 55 dB(A)	
		G = Not within an area identified as experiencing significant road or rail noise	
Biodiversity	Sites, Habitats and Species	R = Within or likely to impact internationally (SAC, SPA, Ramsar) or nationally (SSSI,	Biodiversity should be protected and enhanced ensuring no net loss and seeking to provide net gains where possible. There are no internationally (SAC, SPA Ramsar) or nationally (SSSI, National

		National Nature Reserves, National Parks) designated sites	Nature Reserves, National Parks) designated sites within the Plan area. As none of the sites are within or likely to impact internationally or nationally designated sites, no sites will be scored red. For the purposes of this assessment, any potential for significant effects on the South Downs National Park are assessed separately under the landscape objective below.
		Y = Sites containing or likely to impact locally (designated sites, UK BAP Priority habitats and legally protected species	
		G = Sites that do not meet the above criteria	
Land and Soils	Potentially Contaminated Land	R = Significant levels of contamination expected due to previous or historic uses on the site	Indicates the presence of potentially contaminated land due to previous and historic uses on the site. It is important that potentially contaminated land is investigated and remediated where necessary to make the site safe to its end users and to protect controlled waters. Contaminated land is likely to be a constraint to development resulting in additional costs. However, development of potentially contaminated land also brings opportunities to remediate contaminated land, improving the quality of soils and controlled waters.
		Y = Potentially contaminated land (PCL)	
		G = Non - potentially contaminated land (PCL)	
	Agricultural Land	R = Grade 1-3 agricultural land	To help protect high quality agricultural land and prioritise redevelopment of previously developed land. The best and most versatile land is defined as Grades 1, 2 and 3a and is the land which is most flexible, productive and efficient in response to inputs and which can best deliver food and non food crops for future generations. Local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality.
		Y = Grade 3-5 agricultural land	
		G = Non agricultural or urban land	
Energy	Energy use and waste	Not possible to assess this against sites until options are being appraised. Therefore this objective will not be assessed as part of the initial appraisal of sites	
Water Management	Flooding from Rivers and Sea	R = Flood Zone 3	Indicates which sites are located within Flood Zones thereby indicating the probability of flooding from rivers and the sea. Development should be directed first to those sites at lowest flood risk. Where only a small part of a site is identified as being within a Flood Zone the site has been scored based on what flood zone the majority of the site is in.
		Y = Flood Zone 2	
		G = Flood Zone 1	
	Surface Water (awaiting maps)	R = The area has a high chance of flooding from surface water (greater than 3.3%)	The updated Flood Map for Surface Water was produced by the Environment Agency in 2013. The map shows that significant areas of Worthing are at flood risk from surface water. The Local Flood

		Y = The area has a medium chance of flooding from surface water (1% to 3.3%)	Risk Management Strategy (West Sussex County Council, 2013) recognises Worthing as a priority 'Wet Spot' with 8,750 properties at risk from surface water flooding. Surface water therefore contributes significantly to the flood risk in Worthing due to the urban nature of the area and the drainage being compromised by high tides, groundwater or blockages.
		G = The area has a low (0.1% - 1%) or very low (less than 0.1%) chance of flooding from surface water	
	Groundwater	R = The area is considered to be at a high risk (greater than 50%) of groundwater flooding	The Adur and Worthing Strategic Flood Risk Assessment (SFRA) 2012 report contains a map of Areas Susceptible to Groundwater Flooding which shows what percentage of a 1 km area is susceptible to groundwater flood emergence. Worthing is positioned at the base of the South Downs and has suffered flooding from groundwater in the past. The majority of the Worthing area is susceptible to groundwater flooding.
		Y = The area is considered to be at a medium risk (25% - 50%) of groundwater flooding	
	G = The area is considered to be at a low risk (less than 25%) risk of groundwater flooding		
	Water resources	As the whole area is located in an area of serious water stress this would not show any distinction between sites.	
Landscape and character	Setting of South Downs National Park	R = Considered to form part of the setting of the National Park or has the potential to significantly impact on key views to or from the Park	A key landscape consideration will be the impact of development on the setting of or key views to or from the South Downs National Park. The Plan area excludes the National Park however sites could impact on its setting or key views. The Worthing Landscape Ecology Study 2017 (incorporating the 2015 study, addendum 2017, further review of sites 2017 and combined summary 2017) assessed the suitability for development of potential edge of town sites in terms of their visual sensitivity and contribution to the setting of 'outstanding assets'.
		Y = Considered to make only a limited contribution to the setting of or views to or from the National Park	
		G = Site is within core urban area and is unlikely to impact on the setting of or views to or from the National Park	
	Coalescence	R = Development of the site would impact on the visual or physical separation between settlements	Maintaining separation between settlements is important to protect their identity and character. The majority of Worthing Borough occupies the coastal plain with the only breaks in an almost continuous band of urban development along the coast at the far eastern and western ends of Worthing. The Worthing Landscape and Ecology Study 2017 (See above) assessed the suitability for
		Y = Forms part of the separation between settlements but is detached from the gap	

		G = Forms no visual or physical separation between settlements	development of potential edge of town sites in terms of their contribution to separation between settlements.
	Undeveloped coastline and countryside	R = Located outside of the Built Up Area Boundary Y = Partly within/outside the Built Up Area Boundary G = Located within the Built Up Area Boundary	There are no stretches defined as heritage coast in Worthing. However there are areas of countryside and small stretches of undeveloped coastline located outside of the Built Up Area Boundary. The Worthing Landscape and Ecology Study 2017 (See above) assessed the suitability for development of potential edge of town sites in terms of their contribution to the setting of surrounding landscape/settlement. The findings of the Landscape Study, where appropriate, are taking into consideration when considering the final scoring of sites in addition to the criteria on the left.
Built environment	Derelict sites	R = Greenfield or currently undeveloped site Y = Previously developed land, currently in use G = Previously developed land, derelict or vacant site	Previously developed land (brownfield) offers the greatest opportunity to make the best use of land available and thus improve the quality of the built environment.
Historic Environment	Designated Heritage Assets	R = The site contains a designated heritage asset. Y = The site is located close to a designated heritage asset G = The site is not adjacent to and does not contain any designated heritage assets	Heritage assets, their setting and the wider historic environment should be conserved and enhanced. Sensitive design will be required to ensure no significant harm is caused to heritage assets and their setting. However, it is also recognised that in some locations, development may present an opportunity to improve their setting. Designated heritage assets are defined as a World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Historic Park and Garden, Registered Battlefield or Conservation Area.
	Archaeology	R = within an Archaeological Notification Area Y = Adjacent to an Archaeological Notification Area G = Not within or adjacent to an Archaeological Notification Area	Within or adjacent to an Archaeological Notification Area (ANA). ANAs define only currently known and recorded areas containing sensitive heritage assets.
Healthy Lifestyles	Accessible open space, sport and leisure	R = The site contains accessible open space, indoor or outdoor sport facilities including playing pitches	Open space is important for health and wellbeing. Paragraph 74 of the NPPF states existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless the land is surplus to requirements, the loss would be

		<p>Y = There is no accessible open space within the acceptable walking distance of the site</p> <p>G = there is accessible open space within the accessibility standard for walking</p>	replaced or the development is for alternative sport and recreational provision which would outweigh the loss. The Adur and Worthing Open Space Assessment Report 2014 uses an accessibility standard of 15 minute walk or 1200m for parks and gardens, natural and semi-natural (NSN) greenspace and provision for children and young people, a 10 minute walk for allotments and a 5 minute walk for amenity greenspace.
Crime and public safety	Indices of Multiple Deprivation	<p>R = Sites within 10 most deprived LSOA in West Sussex</p> <p>Y = Sites within 10 most deprived LSOA in Worthing (other than above)</p> <p>G = Outside of the above</p>	Areas within Central and Heene wards are ranked within the 10 most deprived in West Sussex. Areas within Central, Heene, Northbrook and Broadwater score within the 20% most deprived areas nationally. It should be noted that there are significant variations within wards.
Housing	Delivering new homes of the right mix and tenure	<i>It is not possible at this stage to make this kind of assessment on what a site could provide. However this will be assessed fully when policies relating to the sites are assessed.</i>	
Communities	Proximity to doctor's Surgeries	R = The site currently includes a doctor's surgery which as a result of development could potentially be lost.	Helps to support sustainability and health of communities. 800m is considered acceptable walking distance. Recognises that although walking distance to a doctor's surgery is a benefit, it is not something that would prevent development from being acceptable. Those sites which currently include a doctor's surgery are scored red to reflect the possibility that the facility could be lost as a result of development. Whilst it is acknowledged that replacement facilities could be provided as part of development it not considered appropriate to make this assumption at this stage.
		Y = The site is not within 800m of a doctor surgery	
		G = The site is within 800m of a doctor's surgery	
	Proximity to Libraries	<p>R = The site currently includes a library which as a result of development could potentially be lost</p> <p>Y = The site is not within 800m of a library</p> <p>G = The site is within 800m of a library</p>	Helps to support sustainability and health of communities. 800m is considered an acceptable walking distance. Recognises that although walking distance to a library is a benefit, it is not something that would prevent development from being acceptable. Those sites which currently include a library are scored red to reflect the possibility that the facility could be lost as a result of development. Whilst it is acknowledged that replacement facilities could be provided as part of development it not considered appropriate to make this assumption at this stage.
Education	Proximity to primary schools (infant, junior)	R = The site currently includes, or has land associated with, a primary school which as a result of development could potentially be	There is no agreed suitable walking distance to a school. Providing for Journeys on Foot (IHT, 2000) states a desirable distance is 500m, acceptable is 1 km and maximum is 2km. Statutory walking distances are 2 miles (3.2km for children under 8 and 3 miles

		lost	(4.8km) for children over 8 however this is based on a safe route. Therefore to strike a balance 1 km is assessed. Those sites which could potentially result in the loss of a school or land associated with that school such as playing fields are scored red. Whilst it is recognised that replacement facilities could be provided as part of development it is not considered appropriate to make that assumption at this stage.
		Y = The site is not within 1 km from a primary, infant or junior school	
		G = The site is within 1 km of a primary, infant or junior school	
	Proximity to secondary schools	R = The site currently includes, or has land associated with, a secondary school which as a result of development could potentially be lost	Although the importance of further and higher education is also recognised these often cater for pupils on a wider than Borough catchment. As explained above, the statutory walking distance has not been used. A 1.5 km buffer has been used to reflect the higher statutory walking distance for children over 8. No allowance has been made for whether the nearest school is girls or boys only. However this is highlighted in the text.
		Y = The site is not within 1.5km from a secondary school	
		G = The site is within 1.5km of a secondary school	
Economy	Key office location or industrial estate	R = Within a key office location/industrial estate/business park or currently providing employment space	The Worthing Economic Research and Employment Land Review 2016 indicates that the demand for industrial space remains strong whilst an increasingly poor quality office stock in Worthing is in need of renewal. Resisting the loss of employment space will therefore be an important approach in ensuring demand is met.
		Y = Sites previously in employment use	
		G = None of the above	
Town centres	Within 800m of a town centre defined by the NPPF as including town centres, district centres and local centres	R = N/A	The NPPF defines town centre as including town centres, district centres and local centres. It is important that redevelopment promotes the vitality and viability of existing centres and maintains the balance between them. Those sites within existing centres are best placed to deliver regeneration. Sites within walking distance will also be likely support the vitality and viability of existing centres. An acceptable walking distance is defined as 800m (CIHT Planning for Walking, 2015). A score of 'red' would be used for sites that have the potential to detract and adversely affect the vitality and viability of the town centres. It is not considered appropriate to evaluate whether a site would meet this criteria at this point in time
		Y = Sites more than 800m of a Town Centre	
		G = Sites in or within 800m of a Town Centre	



			therefore no site is scored 'red'.
Travel and Access	Proximity to train station	R = N/A	Planning For Walking (CIHT, 2015) states 800m is generally considered to be an acceptable walking distance and its recognised that people will generally walk 800m to get to a train station compared with only 200-400m for a bus stop. As Worthing is predominantly an urban area it is well served by bus routes therefore a criteria based on this would not distinguish between sites. There is no criterion for a red rating recognising that proximity to a train station would not prevent development.
		Y = Over 800m from the nearest train station	
		G = Within 800m from the nearest train station	
	Proximity to cycle routes	R = N/A	There are two off road cycle routes, the National Route 2 which runs along parts of the seafront and the Findon Cycle Route. There are also a number of non-traffic free cycle routes. There is no criterion for a red rating recognising that this would not prevent development.
		Y = Over 1 km from the nearest cycle route	
		G = Within 1 km of the nearest cycle route	

## APPENDIX D1: SITES APPRAISAL

SA Objective	Indicator	Stagecoach	Score
Environmental Quality	Worthing Air Quality Management Area (AQMA)	The site is not located in close proximity to the Worthing AQMA. However any development in Worthing without mitigation has the potential to increase congestion along the A27, in and around the AQMA.	Y
	Water Quality (WFD waterbodies and Groundwater Source Protection Zones)	Not located in a Source Protection Zone or likely to affect a WFD waterbody.	G
	Noise	The site is not within an area identified as experiencing significant road or rail noise.	G
Biodiversity	Sites, Habitats and Species	Site does not meet the criteria.	G
Land and Soils	Potentially Contaminated Land	PCL	Y
	Agricultural Land	Previously developed urban land.	G
Water Management	Flooding from Rivers and Sea	A large portion of the site is located in Flood Zone 2/3. The sequential approach should be applied to site layout so the most vulnerable uses are located in areas of lowest flood risk. The risks must be managed so that any development is safe across its lifetime without increasing flood risk elsewhere.	R
	Surface Water	There is a low chance of flooding from surface water along the southern boundary of the site.	G
	Groundwater	The site is in an area considered to be at a low risk of groundwater flooding.	G
Landscape and Character	Setting of South Downs National Park	Due to the distance from the National Park and urban setting the site is unlikely to impact on its setting. However this will depend on the specific nature of development and will need to be considered and assessed at the planning application stage.	G
	Coalescence	The site forms no visual or physical separation between settlements.	G
	Undeveloped coastline and countryside	Located within the Built Up Area Boundary.	G
Built Environment	Derelict sites	Brownfield site currently in use.	Y
Historic Environment	Designated Heritage Assets	The Steyne Gardens and South Street Conservation Areas cover the entrance to the site along its southern boundary. There are a significant number of listed buildings surrounding the site with The Dome Cinema, a Grade II* Listed Building along the south eastern boundary and Stanford Cottage, a Grade II Listed Building sits along the northern boundary of the site, the listed Chatsworth Hotel and a terrace of residential units (listed) fronting The Steyne. Sensitive design will be required to ensure no significant harm is caused to heritage assets and their setting. However, it is also recognised that there may be opportunities to improve their setting.	R
	Archaeology	Within an Archaeological Notification Area for the historic core of Worthing.	R

Healthy Lifestyles	Accessible open space, sport and leisure	The site is located immediately north of semi-natural greenspace in the form of the seafront (George V Avenue). It has Steyne Gardens immediately to the east of the site and Warwick Street to the north forms a pedestrianised area of civic space. However, there are no allotments within the 10 minute walk standard.	G
Crime and Public Safety	Indices of Multiple Deprivation	Ranked as the 7th most deprived area in Worthing according to the IMD 2015.	Y
Communities	Proximity to doctor's Surgeries	Is within 800m of 3 doctor surgeries: Health Central Surgery, Selden Medical Centre and Shelley Surgery.	G
	Proximity to Libraries	The nearest library (Worthing Library) is approximately 490m away.	G
Education	Proximity to primary schools (infant, junior)	Approximately 900m of St Marys Roman Catholic Primary School and Heene Primary School.	G
	Proximity to secondary schools	Worthing High School, St Andrews Church of England High School for Boys, Bohunt and Davison Church of England Comprehensive School for Girls are all within 2km. Davison is the nearest school approximately 1.3km away.	G
Economy	Key office location or industrial estate	The site is currently used as a bus depot with ancillary uses.	R
Town Centres	Within 800m of a town centre defined by the NPPF as including town centres, district centres and local centres	The site is within the Town Centre Boundary.	G
Travel and Access	Proximity to train station	Not within acceptable walking distance of a train station.	Y
	Proximity to cycle routes	The South Coast Route runs along the seafront to the south of the site.	G
<b>Conclusions</b> <b>Opportunities:</b> <ul style="list-style-type: none"> <li>• It is a brownfield site providing an opportunity for regeneration.</li> <li>• It is located in the Town Centre.</li> <li>• Located within the Built Up Area Boundary.</li> </ul> <b>Constraints:</b> <ul style="list-style-type: none"> <li>• A significant portion of the site is located in Flood Zone 3.</li> <li>• Potentially contaminated land.</li> <li>• The Dome Cinema, a Grade II* Listed Building is located along the southern boundary of the site, and there are a number of other heritage assets surrounding the site.</li> <li>• Within an area containing recorded archaeological remains.</li> <li>• Development of the site could potentially result in the loss of employment space.</li> </ul>			Y

SA Objective	Indicator	Grafton	Score
Environmental Quality	Worthing Air Quality Management Area (AQMA)	The site is not located in close proximity to the Worthing AQMA. However any development in Worthing without mitigation, has the potential to increase congestion along the A27, in and around the AQMA.	Y
	Water Quality (WFD waterbodies and Groundwater Source Protection Zones)	Not located in a Source Protection Zone or likely to affect a WFD waterbody.	G
	Noise	The site is not within an area identified as experiencing significant road or rail noise.	G
Biodiversity	Sites, Habitats and Species	Site does not meet the criteria.	G

Land and Soils	Potentially Contaminated Land	Non PCL.	G
	Agricultural Land	Previously developed urban land.	G
Water Management	Flooding from Rivers and Sea	The majority of the site, apart from a western section, is located in Flood Zone 3. The risks must be managed so that any development is safe across its lifetime without increasing flood risk elsewhere.	R
	Surface Water	There is a low or very low chance of flooding from surface water.	G
	Groundwater	The site is in an area considered to be at a low risk of groundwater flooding.	G
Landscape and Character	Setting of South Downs National Park	Due to the distance from the National Park and urban setting the site is unlikely to impact on its setting. However this will depend on the specific nature of development and will need to be considered and assessed at the planning application stage.	G
	Coalescence	The site forms no visual or physical separation between settlements.	G
	Undeveloped coastline and countryside	Located within the Built Up Area Boundary.	G
Built Environment	Derelict sites	Brownfield site currently in use.	Y
Historic Environment	Designated Heritage Assets	The Montague Street Conservation Area is located to the north of the site, the South Street Conservation Area is located to the east and south of the site, the Marine Parade and Hinterland Conservation Area is located further away to the west of the site. The Lido, a Grade II Listed Building is located across from the site on the seafront. There are a number of Listed Buildings adjacent to Knightsbridge House fronting Montague Place. Sensitive design will be required to ensure no significant harm is caused to heritage assets and their setting. However it is also recognised that development may present opportunities to improve the setting particularly of The Lido.	Y
	Archaeology	Not within or adjacent to an Archaeological Notification Area.	G
Healthy Lifestyles	Accessible open space, sport and leisure	The site contains a small patch of amenity greenspace in the south west corner of the site known as Augusta Place. The Open Space Study 2014 recognises it as 'essentially a grassed area with no noticeable features' and subsequently gives it a low value score. Development should seek to re-provide some public open space. The site is also immediately north of semi-natural greenspace in the form of the seafront (George V Avenue). There is a pedestrianised area of civic street down Montague Street to the north of the site. There are no allotments within the 10 minute walk standard.	R
Crime and Public Safety	Indices of Multiple Deprivation	Ranked as the 8th most deprived area in Worthing according to the IMD 2015.	Y
Communities	Proximity to doctor's Surgeries	Is within 800m of 3 doctor surgeries: Health Central Surgery, Rowlands Road Surgery and Shelley Surgery.	G
	Proximity to Libraries	The nearest library (Worthing Library) is approximately 510m away.	G
Education	Proximity to primary schools (infant, junior)	Approximately 800m of St Marys Roman Catholic Primary School and Heene Primary School.	G
	Proximity to secondary schools	Worthing High School, St Andrews Church of England High School for Boys, Bohunt and Davison Church of England Comprehensive School for Girls are all within 2km. Worthing High School is the nearest school approximately 1.7km away.	Y

Economy	Key office location or industrial estate	The site is currently used as a car park.	G
Town Centres	Within 800m of a town centre defined by the NPPF as including town centres, district centres and local centres	The site is within the Town Centre Boundary and within 800m of Rowlands Road local centre.	G
Travel and Access	Proximity to train station	Not within acceptable walking distance of a train station.	Y
	Proximity to cycle routes	The South Coast Route runs along the seafront to the south of the site.	G
<b>Conclusions</b> <b>Opportunities:</b> <ul style="list-style-type: none"> <li>• It is a brownfield site providing an opportunity for regeneration.</li> <li>• It is located in the Town Centre.</li> <li>• Located within the Built Up Area Boundary.</li> </ul> <b>Constraints:</b> <ul style="list-style-type: none"> <li>• The majority of the site is in Flood Zone 3.</li> <li>• Development could potentially result in the loss of a small area of amenity greenspace.</li> </ul>			Y

SA Objective	Indicator	Teville Gate	Score
Environmental Quality	Worthing Air Quality Management Area (AQMA)	The site is not located in close proximity to the Worthing AQMA. However any development in Worthing without mitigation has the potential to increase congestion along the A27, in and around the AQMA.	Y
	Water Quality (WFD waterbodies and Groundwater Source Protection Zones)	Not located in a Source Protection Zone or likely to affect a WFD waterbody.	G
	Noise	The site experiences some noise from the A24 to the east of the site, Teville Road to the south and the railway line to the north.	Y
Biodiversity	Sites, Habitats and Species	It is recognised that brownfield sites can contain habitats that are of high ecological value. However the site does not contain any open ground or vegetation.	G
Land and Soils	Potentially Contaminated Land	There are some areas of PCL within the site.	Y
	Agricultural Land	Previously developed urban land.	G
Water Management	Flooding from Rivers and Sea	Flood Zone 1.	G
	Surface Water	The site is within an area having a high chance of flooding from surface water.	R
	Groundwater	The site is in an area considered to be at a high risk of groundwater flooding.	R
Landscape and Character	Setting of South Downs National Park	Due to the distance from the National Park and urban setting the site is unlikely to impact on its setting. However this will depend on the specific nature of development and will need to be considered and assessed at the planning application stage.	G
	Coalescence	The site forms no visual or physical separation between settlements.	G

	Undeveloped coastline and countryside	Located within the Built Up Area Boundary.	G
Built Environment	Derelict sites	Derelict site.	G
Historic Environment	Designated Heritage Assets	The Grade II Worthing Railway Station Listed Building is located to the north of the site with Grand Victorian Hotel on Railway Approach to the west. Mitigation should be incorporated to protect and enhance the asset and its setting. Sensitive design will be required to ensure no significant harm is caused to heritage assets and their setting. However it is also recognised that in some locations development may present an opportunity to improve their setting.	Y
	Archaeology	The site is not within or adjacent to an Archaeological Notification Area.	G
Healthy Lifestyles	Accessible open space, sport and leisure	The site is within the 15min walk accessibility standard of semi-natural greenspace along the seafront and a number of parks and gardens. The closest available is Homefield Park. There is also a large amenity greenspace at Victoria Park. However there are no allotments within the 10 minute walk standard.	G
Crime and Public Safety	Indices of Multiple Deprivation	Ranked as being the most deprived area in Worthing and within the 10 most deprived areas in West Sussex according to the IMD 2015.	R
Communities	Proximity to doctor's Surgeries	Is within 800m of 4 doctor surgeries: Broadwater Road Practice, Health Central Surgery, Shelley Surgery, and Victoria Road Practice.	G
	Proximity to Libraries	The nearest library (Worthing Library) is approximately 400m away.	G
Education	Proximity to primary schools (infant, junior)	Approximately 450m from Heene Primary School.	G
	Proximity to secondary schools	Worthing High School, St Andrews Church of England High School for Boys, Bohunt and Davison Church of England Comprehensive School for Girls are all within 2km. St Andrews and Worthing High School are nearest both approximately 700m away.	G
Economy	Key office location or industrial estate	Teville Gate House is within the Railway Approach key office location. The Employment Land Review Study assesses this building as in poor condition and left vacant for several years, and would be difficult to reoccupy unless the site and structures were completely redeveloped.	R
Town Centres	Within 800m of a town centre defined by the NPPF as including town centres, district centres and local centres	The site is located within 800m of the Town Centre Boundary and South Farm Road local centre.	G
Travel and Access	Proximity to train station	Within 400m of Worthing train station.	G
	Proximity to cycle routes	The Findon Cycle Route (non traffic free) runs from 200m north west of the site.	G
<b>Conclusions</b> <b>Opportunities:</b> <ul style="list-style-type: none"> <li>• The site is in a sustainable location within walking distance of Worthing train station.</li> <li>• It is a vacant brownfield site providing an opportunity for regeneration.</li> <li>• The site is in Flood Zone 1.</li> <li>• Located within the Built Up Area Boundary.</li> </ul> <b>Constraints:</b> <ul style="list-style-type: none"> <li>• Potentially contaminated land.</li> <li>• The site has a high chance of surface water and groundwater flooding.</li> <li>• Development could potentially result in the loss of employment space.</li> <li>• The site is in the most deprived area of Worthing.</li> </ul>			Y

SA Objective	Indicator	Union Place	Score
Environmental Quality	Worthing Air Quality Management Area (AQMA)	The site is not located in close proximity to the Worthing AQMA. However any development in Worthing without mitigation has the potential to increase congestion along the A27, in and around the AQMA.	Y
	Water Quality (WFD waterbodies and Groundwater Source Protection Zones)	Not located in a Source Protection Zone or likely to affect a WFD waterbody.	G
	Noise	The site experiences some noise from the A259 to the east of the site.	Y
Biodiversity	Sites, Habitats and Species	It is recognised that brownfield sites can contain habitats that are of high ecological value. However there is currently no evidence to suggest that this site has local importance for biodiversity.	G
Land and Soils	Potentially Contaminated Land	PCL	Y
	Agricultural Land	Previously developed urban land.	G
Water Management	Flooding from Rivers and Sea	Flood Zone 1.	G
	Surface Water	There are small patches of medium and high chance of flooding from surface water. However the majority of the site has a low or very low chance of flooding from surface water.	Y
	Groundwater	The site is in an area considered to be at a low risk of groundwater flooding.	G
Landscape and Character	Setting of South Downs National Park	Due to the distance from the National Park and urban setting the site is unlikely to impact on its setting. However this will depend on the specific nature of development and will need to be considered and assessed at the planning application stage.	G
	Coalescence	The site forms no visual or physical separation between settlements.	G
	Undeveloped coastline and countryside	Located within the Built Up Area Boundary.	G
Built Environment	Derelict sites	Derelict site.	G
Historic Environment	Designated Heritage Assets	The site is located to the east of the Chapel Road Conservation Area and would be visible from the northern end of Steyne Gardens Conservation Area. There are a number of Grade II Listed Buildings on roads adjacent to the site.	Y
	Archaeology	Not within but west of the High Street from an Archaeological Notification Area for Medieval Settlement Activity.	Y
Healthy Lifestyles	Accessible open space, sport and leisure	The site is within the 15min walk accessibility standard of semi-natural greenspace along the seafront and a number of parks and gardens. The closest available are Liverpool Gardens and Steyne Gardens. However there are no allotments within the 10 minute walk standard.	G
Crime and Public Safety	Indices of Multiple Deprivation	Ranked as the 7th most deprived area in Worthing according to the IMD 2015.	Y
Communities	Proximity to doctor's Surgeries	Is within 800m of 4 doctor surgeries: Health Central Surgery, Selden Medical Centre, Shelley Surgery and Victoria Road	G

		Practice.	
	Proximity to Libraries	The nearest library (Worthing Library) is approximately 200m away.	G
Education	Proximity to primary schools (infant, junior)	Approximately 800m of St Marys Roman Catholic Primary School, Heene Primary School and Chesswood Junior School.	G
	Proximity to secondary schools	Worthing High School, St Andrews Church of England High School for Boys, Bohunt and Davison Church of England Comprehensive School for Girls are all within 2km. St Andrews school is nearest approximately 1 km away.	G
Economy	Key office location or industrial estate	This is the site of the former police station which was demolished in 2009.	Y
Town Centres	Within 800m of a town centre defined by the NPPF as including town centres, district centres and local centres	The site is within the Town Centre Boundary and within 800m of South Farm Road local centre.	G
Travel and Access	Proximity to train station	Within 800m of Worthing train station.	G
	Proximity to cycle routes	The town centre route (non traffic free is approximately 200m to the south east of the site. The South Coast Route runs along the seafront approximately 400m south of the site.	G
<b>Conclusions</b> <b>Opportunities:</b> <ul style="list-style-type: none"> <li>• The site is in a sustainable location within walking distance of Worthing train station.</li> <li>• It is a vacant brownfield site providing an opportunity for regeneration.</li> <li>• It is located in the Town Centre.</li> <li>• The site is in Flood Zone 1.</li> <li>• Located within the Built Up Area Boundary.</li> </ul> <b>Constraints:</b> <ul style="list-style-type: none"> <li>• Potentially contaminated land</li> </ul>			G

SA Objective	Indicator	British Gas Site, Lyndhurst Road	Score
Environmental Quality	Worthing Air Quality Management Area (AQMA)	The site is not located in close proximity to the Worthing AQMA. However any development in Worthing without mitigation, has the potential to increase congestion along the A27, in and around the AQMA.	Y
	Water Quality (WFD waterbodies and Groundwater Source Protection Zones)	Not located in a Source Protection Zone or likely to affect a WFD waterbody	G
	Noise	The site is not within an area identified as experiencing significant road or rail noise.	G
Biodiversity	Sites, Habitats and Species	Site does not meet the criteria.	G
Land and Soils	Potentially Contaminated Land	Significant levels of contamination likely to be present on site due to previous use as a British Gas holder and depot.	R
	Agricultural Land	Previously developed urban land.	G
Water Management	Flooding from Rivers and Sea	Flood Zone 1.	G
	Surface Water	There is a very low chance of flooding from surface water.	G
	Groundwater	The site is in an area considered to be at a medium risk of groundwater flooding.	Y
Landscape and Character	Setting of South Downs National Park	Due to the distance from the National Park and urban setting the site is unlikely to impact on its setting. However this will depend on the specific	G



		nature of development and will need to be considered and assessed at the planning application stage.	
	Coalescence	The site forms no visual or physical separation between settlements.	G
	Undeveloped coastline and countryside	Located within the Built Up Area Boundary.	G
Built Environment	Derelict sites	Derelict site.	G
Historic Environment	Designated Heritage Assets	The site does not contain and is not adjacent to any designated heritage assets. The site is located adjacent to the Park Road Environmental Areas of Special Character.	G
	Archaeology	Within an Archaeological Notification Area for Medieval Settlement Activity.	R
Healthy Lifestyles	Accessible open space, sport and leisure	The site is within the 15min walk accessibility standard of semi-natural greenspace along the seafront and a number of parks and gardens. Beach House Park is immediately to the east of the site and Homefield Park located nearby to the north of the site. However there are no allotments within the 10 minute walk standard.	G
Crime and Public Safety	Indices of Multiple Deprivation	Ranked as the 7th most deprived area in Worthing according to the IMD 2015.	Y
Communities	Proximity to doctor's Surgeries	Is within 800m of 2 doctor surgeries: Health Central Surgery and Selden Medical Centre.	G
	Proximity to Libraries	The nearest library (Worthing Library) is approximately 480m away.	G
Education	Proximity to primary schools (infant, junior)	Approximately 600m from Chesswood Junior School and 800m from Lyndhurst First School.	G
	Proximity to secondary schools	Worthing High School, St Andrews Church of England High School for Boys, Bohunt and Davison Church of England Comprehensive School for Girls are all within 2km. St Andrews is nearest approximately 800m away.	G
Economy	Key office location or industrial estate	The site is occupied by a largely redundant gasholder and depot buildings.	G
Town Centres	Within 800m of a town centre defined by the NPPF as including town centres, district centres and local centres	The site is within the Town Centre Boundary.	G
Travel and Access	Proximity to train station	Within 800m of Worthing train station.	G
	Proximity to cycle routes	Homefield Park cycle route is approximately 250m north of the site.	G
<b>Conclusions</b> <b>Opportunities:</b> <ul style="list-style-type: none"> <li>• The site is in a sustainable location within walking distance of Worthing train station.</li> <li>• It is a vacant brownfield site providing an opportunity for regeneration.</li> <li>• It is located in the Town Centre.</li> <li>• The site is in Flood Zone 1.</li> <li>• Located within the Built Up Area Boundary.</li> </ul> <b>Constraints:</b> <ul style="list-style-type: none"> <li>• Significant levels of contaminated land.</li> <li>• Within an area containing recorded archaeological remains.</li> </ul>			G

SA Objective	Indicator	Martlets Way	Score
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Environmental Quality	Worthing Air Quality Management Area (AQMA)	The site is not located in close proximity to the Worthing AQMA. However any development in Worthing without mitigation, has the potential to increase congestion along the A27, in and around the AQMA.	Y
	Water Quality (WFD waterbodies and Groundwater Source Protection Zones)	Not located in a Source Protection Zone or likely to affect a WFD waterbody.	G
	Noise	The site experiences some noise associated with the railway line to the north.	Y
Biodiversity	Sites, Habitats and Species	It is recognised that brownfield sites can contain habitats that are of high ecological value. However there is currently no evidence to suggest that this site has local importance for biodiversity.	G
Land and Soils	Potentially Contaminated Land	Significant levels of contamination likely to be present on site due to previous use as a sewage treatment works and British Gas holder.	R
	Agricultural Land	Previously developed urban land.	G
Water Management	Flooding from Rivers and Sea	Flood Zone 1.	G
	Surface Water	There is a low or very low chance of flooding from surface water.	G
	Groundwater	The site is in an area considered to be at a low risk of groundwater flooding.	G
Landscape and Character	Setting of South Downs National Park	Due to the distance from the National Park and urban setting the site is unlikely to impact on its setting. However this will depend on the specific nature of development and will need to be considered and assessed at the planning application stage.	G
	Coalescence	The site forms no visual or physical separation between settlements.	G
	Undeveloped coastline and countryside	Located within the Built Up Area Boundary.	G
Built Environment	Derelict sites	Vacant brownfield site.	G
Historic Environment	Designated Heritage Assets	The site does not contain and is not adjacent to any designated heritage assets. The nearest Conservation Area is the Shaftesbury Avenue Conservation Area located approximately 500m south east of the site.	G
	Archaeology	Not within or adjacent to an Archaeological Notification Area.	G
Healthy Lifestyles	Accessible open space, sport and leisure	The site is within the 15min walk accessibility standard of semi-natural greenspace at Ilex Way and along the seafront. Field Place and Molson Community Garden are also located within the 15 minute buffer and there is amenity greenspace to the east of the site.	G
Crime and Public Safety	Indices of Multiple Deprivation	IMD rank in Worthing 2015 was 21 out of 65.	G
Communities	Proximity to doctor's Surgeries	Is within 800m of The Strand Surgery.	G
	Proximity to Libraries	The nearest library (Goring Library) is approximately 600m away.	G
Education	Proximity to primary schools (infant, junior)	Approximately 280m from West Park Church of England Primary school and 500m from Goring Church of England Primary School.	G
	Proximity to secondary schools	Chatsmore Catholic High School and Durrington High School are both within 2km. Chatsmore is approximately 1.2km.	G
Economy	Key office location or industrial estate	Part of the site to the west was previously used as a sewage treatment works, the eastern part of the site was formerly used as a British Gas holder and land to the south of this is an area of open land.	G
Town Centres	Within 800m of a town centre defined	Within 800m of The Strand and The Mulberry local centres.	G

	by the NPPF as including town centres, district centres and local centres		
Travel and Access	Proximity to train station	Within 400m of Durrington train station.	G
	Proximity to cycle routes	The Town Centre to Goring (non traffic free) route is approximately 400m south of the site.	G
<b>Conclusions</b> <b>Opportunities:</b> <ul style="list-style-type: none"> <li>The site is in a sustainable location within walking distance of Durrington train station.</li> <li>It is a vacant brownfield site providing an opportunity for regeneration.</li> <li>The site is in Flood Zone 1.</li> <li>Located within the Built Up Area Boundary.</li> </ul> <b>Constraints:</b> <ul style="list-style-type: none"> <li>Significant levels of contaminated land.</li> </ul>			G

SA Objective	Indicator	Decoy Farm	Score
Environmental Quality	Worthing Air Quality Management Area (AQMA)	The site is accessed from the A27 within the AQMA. Therefore without mitigation development is likely to increase traffic and congestion within the AQMA.	R
	Water Quality (WFD waterbodies and Groundwater Source Protection Zones)	Not located within a Source Protection Zone. However the Teville Stream flows along the site boundary. There may be opportunities through development to provide enhancements to the stream to help it meet good ecological potential as required by WFD.	Y
	Noise	The south eastern corner of the site experiences some noise associated with the railway line to the south.	Y
Biodiversity	Sites, Habitats and Species	The Teville Stream flows through the site and records show woodland in the north of the site. This should be retained and enhanced. Sussex Biodiversity Centre has records of slow worm and common lizard on the site both legally protected species under the Wildlife and Countryside Act (WCA).	Y
Land and Soils	Potentially Contaminated Land	Significant levels of contamination likely to be present on site due to previous use as a landfill.	R
	Agricultural Land	Former landfill.	G
Water Management	Flooding from Rivers and Sea	Partly Flood Zone 2/3. Development should be located in areas of Flood Zone 1 only.	Y
	Surface Water	There is a low or very low chance of flooding from surface water. There are areas with a high chance of flooding of surface water along the site boundaries.	R
	Groundwater	The site is partly in an area considered to be at a high risk of groundwater flooding.	R
Landscape and Character	Setting of South Downs National Park	Due to the distance from the National Park and urban setting the site is unlikely to impact on its setting. However this will depend on the specific nature of development and will need to be considered and assessed at the planning application stage.	G
	Coalescence	The site forms a small section of the break in the built up area between Worthing and Lancing/Sompting. Mitigation should be incorporated to minimise the impact of development on the landscape.	Y
	Undeveloped coastline and countryside	Located within the Built Up Area Boundary adjacent to countryside. Mitigation should be incorporated to minimise the impact of development on the landscape.	G

Built Environment	Derelict sites	Undeveloped former landfill site.	R
Historic Environment	Designated Heritage Assets	The site does not contain and is not adjacent to any designated heritage assets.	G
	Archaeology	Adjacent to an Archaeological Notification Area to the east for roman settlement and fundery activity and Sompting World War II Prisoner of War Camp, Sompting.	Y
Healthy Lifestyles	Accessible open space, sport and leisure	The site is within the 15min walk accessibility standard of semi-natural greenspace and parks and gardens. Immediately south of the site over the railway line there is an area of allotments and there are a number of areas of amenity greenspace located close by.	G
Crime and Public Safety	Indices of Multiple Deprivation	Ranked as the 4th most deprived area in Worthing according to the IMD 2015.	Y
Communities	Proximity to doctor's Surgeries	The site is not within 800m of a doctor surgery. The nearest surgery (Selden Medical Centre) is approximately 1200m away.	Y
	Proximity to Libraries	The nearest library (Broadwater Library) is approximately 800m away.	G
Education	Proximity to primary schools (infant, junior)	Approximately 700m from Downsbrook Primary School, 750m from Springfield Infant School and 780m from Chesswood Junior school.	G
	Proximity to secondary schools	Worthing High School, St Andrews Church of England High School for Boys, Bohunt and Davison Church of England Comprehensive School for Girls are all within 2km. Davison is nearest approximately 600m away.	G
Economy	Key office location or industrial estate	The area is largely undeveloped and was formerly used as a landfill site. A household waste recycling facility is present off the southwest boundary.	G
Town Centres	Within 800m of a town centre defined by the NPPF as including town centres, district centres and local centres	The site is not within 800m of the town centre or a district or local centre.	Y
Travel and Access	Proximity to train station	Within 400m of East Worthing train station.	G
	Proximity to cycle routes	The Homefield Park cycle route is approximately 1 km south west of the site.	Y
<b>Conclusions</b> <b>Opportunities:</b> <ul style="list-style-type: none"> <li>The site is in a sustainable location within walking distance of East Worthing train station.</li> <li>It is a vacant brownfield site providing an opportunity for regeneration.</li> <li>Located within the Built Up Area Boundary.</li> </ul> <b>Constraints:</b> <ul style="list-style-type: none"> <li>In close proximity to the AQMA.</li> <li>The Teville Stream flows along the edge of the site.</li> <li>Significant levels of contaminated land.</li> <li>Parts of the site are at a high chance of flooding from rivers, surface water and groundwater</li> </ul>			Y

SA Objective	Indicator	Centenary House	Score
Environmental Quality	Worthing Air Quality Management Area (AQMA)	The site is not located in close proximity to the Worthing AQMA. However any development in Worthing without mitigation, has the potential to increase congestion along the A27, in and around the AQMA.	Y
	Water Quality (WFD waterbodies and Groundwater Source Protection Zones)	Not located in a Source Protection Zone or likely to affect a WFD waterbody.	G

	Noise	The site experiences road noise from the A2032 to the south.	Y
Biodiversity	Sites, Habitats and Species	Site does not meet the criteria.	G
Land and Soils	Potentially Contaminated Land	Non PCL.	G
	Agricultural Land	Previously developed urban land.	G
Water Management	Flooding from Rivers and Sea	Flood Zone 1.	G
	Surface Water	The southern part of the site is in an area with a medium chance of flooding from surface water. The road to the south of the site is within an area with a high chance of flooding from surface water. There are records of historic surface water flooding in the vicinity of the site.	Y
	Groundwater	The site is in an area considered to be at a high risk of groundwater flooding.	R
Landscape and Character	Setting of South Downs National Park	Due to the distance from the National Park and urban setting the site is unlikely to impact on its setting. However this will depend on the specific nature of development and will need to be considered and assessed at the planning application stage.	G
	Coalescence	The site forms no visual or physical separation between settlements.	G
	Undeveloped coastline and countryside	Located within the Built Up Area Boundary.	G
Built Environment	Derelict sites	Brownfield site currently in use.	Y
Historic Environment	Designated Heritage Assets	The site does not contain and is not adjacent to any designated heritage assets.	G
	Archaeology	The site is within an Archaeological Notification Area for the prehistoric and medieval occupation at Gateway House (Centenary House) Durrington, Worthing.	R
Healthy Lifestyles	Accessible open space, sport and leisure	The site is within a 15min walk of semi-natural greenspace and parks and gardens. There is a small area of amenity greenspace to the north of the site with a large area of amenity greenspace nearby to the east which backs onto Whitebeam Woods a Site of Nature Conservation Importance. However there are no allotments within the 10 minute walk standard.	G
Crime and Public Safety	Indices of Multiple Deprivation	IMD rank in Worthing 2015 was 25 out of 65.	G
Communities	Proximity to doctor's Surgeries	The site is within 800m of 3 doctor surgeries: The Mayflower Surgery, The Strand Surgery and Victoria Road Practice.	G
	Proximity to Libraries	The nearest library (Durrington Library) is approximately 1000m away.	Y
Education	Proximity to primary schools (infant, junior)	Approximately 500m from Hawthorns Primary School and 300m from English Martyrs Roman Catholic Primary School.	G
	Proximity to secondary schools	Durrington High School is approximately 500m away.	G
Economy	Key office location or industrial estate	Currently offices used by WSCC and Sussex Police. The Employment Land Review study concludes that the site supports a prominent office building within a well designed and maintained site, although finding new tenants for the buildings if they ever became vacant could be difficult given their scale and location.	R
Town Centres	Within 800m of a town centre defined by the NPPF as including town centres, district centres and local centres	The site is not within 800m of the town centre or a district or local centre.	Y

Travel and Access	Proximity to train station	Not within acceptable walking distance of a train station.	Y
	Proximity to cycle routes	The Littlehampton Road (non traffic free) cycle route is immediately south of the site.	G
<b>Conclusions</b> <b>Opportunities:</b> <ul style="list-style-type: none"> <li>• It is a brownfield site providing an opportunity for regeneration.</li> <li>• The site is in Flood Zone 1.</li> <li>• Located within the Built Up Area Boundary.</li> </ul> <b>Constraints:</b> <ul style="list-style-type: none"> <li>• High risk of groundwater flooding.</li> <li>• Development could potentially result in the loss of employment space.</li> <li>• Within an area containing recorded archaeological remains.</li> </ul>			Y

SA Objective	Indicator	HMRC offices, Barrington Road	Score
Environmental Quality	Worthing Air Quality Management Area (AQMA)	The site is not located in close proximity to the Worthing AQMA. However any development in Worthing without mitigation, has the potential to increase congestion along the A27, in and around the AQMA.	Y
	Water Quality (WFD waterbodies and Groundwater Source Protection Zones)	Not located in a Source Protection Zone or likely to affect a WFD waterbody.	G
	Noise	The site experiences some noise associated with the railway line to the north.	Y
Biodiversity	Sites, Habitats and Species	Site does not meet the criteria.	G
Land and Soils	Potentially Contaminated Land	PCL	Y
	Agricultural Land	Previously developed urban land.	G
Water Management	Flooding from Rivers and Sea	Flood Zone 1.	G
	Surface Water	Parts of the site are in areas with a high chance of flooding from surface water. There are records of historic surface water flooding in the vicinity of the site.	R
	Groundwater	The site is partly in an area considered to be at a medium risk of groundwater flooding.	Y
Landscape and Character	Setting of South Downs National Park	Due to the distance from the National Park and urban setting the site is unlikely to impact on its setting. However this will depend on the specific nature of development and will need to be considered and assessed at the planning application stage.	G
	Coalescence	The site forms no visual or physical separation between settlements.	G
	Undeveloped coastline and countryside	Located within the Built Up Area Boundary.	G
Built Environment	Derelict sites	Brownfield site currently in use.	Y
Historic Environment	Designated Heritage Assets	The site does not contain and is not adjacent to any designated heritage assets. The nearest Conservation Area is the Shaftesbury Avenue Conservation Area located approximately 500m south east of the site.	G
	Archaeology	Not within or adjacent to an Archaeological Notification Area.	G
Healthy Lifestyles	Accessible open space, sport and leisure	The site is within the 15min walk accessibility standard of semi-natural greenspace at Ilex Way and along the seafront. Field Place and Molson Community Garden are also located within the 15 minute buffer and	G

		there is amenity greenspace to the east of the site.	
Crime and Public Safety	Indices of Multiple Deprivation	Ranked as the 4th least deprived area in Worthing according to the IMD 2015 (62/65).	G
Communities	Proximity to doctor's Surgeries	The site is within 800m of 2 doctor surgeries: Cornerways Practice and The Strand Surgery.	G
	Proximity to Libraries	The nearest library (Goring Library) is approximately 800m away.	G
Education	Proximity to primary schools (infant, junior)	Approximately 350m from West Park Church of England Primary school and 700m from Goring Church of England Primary School, 800m from Elm Grove Primary School and 800m from Field Place Infant School and Orchards Junior School.	G
	Proximity to secondary schools	Chatsmore Catholic High School and Durrington High School are both within 2km. Chatsmore is approximately 1.3km.	G
Economy	Key office location or industrial estate	The site includes vacant land and offices currently in use by HM Revenues and Customs (HMRC). The Employment Land Review Study highlights the importance of ensuring the opportunity to enhance the provision of employment land in this area is maximised. The Inland Revenue site is currently a low density site that includes a number of older office buildings that are in reasonable condition, but would be largely unsuitable for other occupiers if they ever became vacant.	R
Town Centres	Within 800m of a town centre defined by the NPPF as including town centres, district centres and local centres	The site is within 800m of Goring Road district centre and The Mulberry and The Strand local centres.	G
Travel and Access	Proximity to train station	Within 400m of Durrington train station.	G
	Proximity to cycle routes	The Town Centre to Goring (non traffic free) route is approximately 400m south of the site.	G
<b>Conclusions</b> <b>Opportunities:</b> <ul style="list-style-type: none"> <li>The site is in a sustainable location within walking distance of Durrington train station.</li> <li>It is a brownfield site providing an opportunity for regeneration.</li> <li>The site is in Flood Zone 1.</li> <li>Located within the Built Up Area Boundary.</li> </ul> <b>Constraints:</b> <ul style="list-style-type: none"> <li>Potentially contaminated land.</li> <li>High chance of surface water flooding and records of historic flooding.</li> <li>Development could potentially result in the loss of employment space</li> </ul>			Y

SA Objective	Indicator	Civic Centre Car Park	Score
Environmental Quality	Worthing Air Quality Management Area (AQMA)	The site is not located in close proximity to the Worthing AQMA. However any development in Worthing without mitigation, has the potential to increase congestion along the A27, in and around the AQMA.	Y
	Water Quality (WFD waterbodies and Groundwater Source Protection Zones)	Not located in a Source Protection Zone or likely to affect a WFD waterbody.	G
	Noise	The site experiences some noise associated with the road to the south.	Y
Biodiversity	Sites, Habitats and Species	Site does not meet the criteria.	G
Land and Soils	Potentially Contaminated Land	Non PCL.	G
	Agricultural Land	Previously developed urban land.	G
Water	Flooding from Rivers and Sea	Flood Zone 1.	G

Management	Surface Water	There is a low or very low chance of flooding from surface water.	G
	Groundwater	The site is in an area considered to be at a low risk of groundwater flooding.	G
Landscape and Character	Setting of South Downs National Park	Due to the distance from the National Park and urban setting the site is unlikely to impact on its setting. However this will depend on the specific nature of development and will need to be considered and assessed at the planning application stage.	G
	Coalescence	The site forms no visual or physical separation between settlements.	G
	Undeveloped coastline and countryside	Located within the Built Up Area Boundary.	G
Built Environment	Derelict sites	Brownfield site currently in use.	Y
Historic Environment	Designated Heritage Assets	The site is located adjacent to the Chapel Road Conservation Area. The Town Hall, a Grade II Listed Building is immediately to the east of the site.	Y
	Archaeology	Within an Archaeological Notification Area for Roman Settlement Activity.	R
Healthy Lifestyles	Accessible open space, sport and leisure	The site is within a 15min walk of semi-natural greenspace and parks and gardens. Amelia Park and Liverpool Gardens are both located nearby. However there are no allotments within the 10 minute walk standard.	G
Crime and Public Safety	Indices of Multiple Deprivation	Ranked as the 8th most deprived area in Worthing according to the IMD 2015.	Y
Communities	Proximity to doctor's Surgeries	The site is within 800m of 5 doctor's surgeries. However the site contains a Health Central Surgery which could result in the potential loss of a surgery if not reprovided as part of development.	R
	Proximity to Libraries	The nearest library (Worthing Library) is approximately 80m away.	G
Education	Proximity to primary schools (infant, junior)	Approximately 450m from St Marys Roman Catholic Primary School and Heene Primary School.	G
	Proximity to secondary schools	Worthing High School, St Andrews Church of England High School for Boys, Bohunt and Davison Church of England Comprehensive School for Girls are all within 2km. St Andrews is the nearest school approximately 950m away.	G
Economy	Key office location or industrial estate	The site is currently in use as a car park for the Town Hall and council buildings.	G
Town Centres	Within 800m of a town centre defined by the NPPF as including town centres, district centres and local centres	The site is within the Town Centre Boundary and within 800m of Rowlands Road and South Farm Road local centres.	G
Travel and Access	Proximity to train station	Within 800m of Worthing train station.	G
	Proximity to cycle routes	The Town Centre - Goring Route (non traffic free) is approximately 300m south of the site, the Findon Cycle Route (non traffic free) is approximately 500m north of the site and the South Coast Route (traffic free) is approximately 600m south of the site.	G
<b>Conclusions</b> Opportunities: <ul style="list-style-type: none"> <li>• The site is in a sustainable location within walking distance of Worthing train station.</li> <li>• It is a brownfield site providing an opportunity for regeneration.</li> <li>• It is located in the Town Centre.</li> <li>• The site is in Flood Zone 1.</li> <li>• Located within the Built Up Area Boundary.</li> </ul>			Y



<p>Constraints:</p> <ul style="list-style-type: none"> <li>• Development could potentially result in the loss of a doctor's surgery.</li> <li>• Within an area containing recorded archaeological remains.</li> </ul>	
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SA Objective	Indicator	Land North of Beeches Avenue	Score
Environmental Quality	Worthing Air Quality Management Area (AQMA)	The site is accessed from the A27 within the AQMA. Therefore without mitigation development is likely to increase traffic and congestion within the AQMA.	R
	Water Quality (WFD waterbodies and Groundwater Source Protection Zones)	Within a Source Protection Zone 1. Mitigation should be provided to protect groundwater from pollution and promote the use of appropriate SuDS.	R
	Noise	The site is not within an area identified as experiencing significant road or rail noise.	G
Biodiversity	Sites, Habitats and Species	The Worthing Landscape & Ecology Study 2017 describes the site as dominated by intensively grazed grassland paddocks of negligible/less than local conservation interest in their own right. Dense linear scrub along the western site margin is species-poor but contributes to a corridor of linear semi-natural habitat along Charmandean Lane which in combination is considered of local value. Approximately 120m north of the site in the SDNP is Charmandean Quarry a Regionally Important Geological and Geomorphological Sites (RIGS).	Y
Land and Soils	Potentially Contaminated Land	Non PCL	G
	Agricultural Land	Grade 2	R
Water Management	Flooding from Rivers and Sea	Flood Zone 1	G
	Surface Water	There is a low or very low chance of flooding from surface water.	G
	Groundwater	The site is in an area considered to be at a low risk of groundwater flooding.	G
Landscape and Character	Setting of South Downs National Park	The Worthing Landscape and Ecology Study 2017 states the site adjoins and is visible from part of the SDNP to the north but makes a limited contribution to its setting.	Y
	Coalescence	The Worthing Landscape and Ecology Study 2017 states the site forms no visual or physical separation between settlements.	G
	Undeveloped coastline and countryside	Located outside of the current Built Up Area Boundary. The Worthing Landscape and Ecology Study 2017 states that although the site provides an open aspect and undeveloped skyline when viewed from the existing Built Up Area to the south, although makes only a minimal contribution to the rurality of the adjacent downland landscape.	R
Built Environment	Derelict sites	Greenfield site	R
Historic Environment	Designated Heritage Assets	The site does not contain and is not adjacent to any designated heritage assets.	G
	Archaeology	The site is adjacent to an Archaeological Notification Area to the north for multi-period archaeological features, Cissbury Ring, Cissbury Hill, Canada Bottom and Vineyard Hill, Worthing.	Y
Healthy Lifestyles	Accessible open space, sport and leisure	The site is within a 15min walk of semi-natural greenspace with Hill Barn Lane which is part of the Worthing and Hill Barn Golf Courses SNCI. However there are no parks and Gardens within the 15 minute walk standard.	G
Crime and Public Safety	Indices of Multiple Deprivation	Ranked as the 8th least deprived area in Worthing according to the IMD 2015 (58/65).	G

Communities	Proximity to doctor's Surgeries	The site is not within 800m of a doctor surgery. The nearest surgery (Broadwater Medical Centre) is approximately 900m away.	Y
	Proximity to Libraries	The nearest library (Broadwater Library) is approximately 1100m away.	Y
Education	Proximity to primary schools (infant, junior)	Approximately 850m from Bramber Primary School.	G
	Proximity to secondary schools	Worthing High School, St Andrews Church of England High School for Boys and Bohunt are all within 2km. Bohunt is the nearest school approximately 1.2km away.	G
Economy	Key office location or industrial estate	Part of the site is currently in use as a car body repair (Auto Panels) business. The redevelopment of this site could potentially result in a loss of a small amount of employment space.	Y
Town Centres	Within 800m of a town centre defined by the NPPF as including town centres, district centres and local centres	The site is not within 800m of the town centre or a district or local centre	Y
Travel and Access	Proximity to train station	Not within acceptable walking distance of a train station.	Y
	Proximity to cycle routes	The site is not within 1 km of a cycle route.	Y
<b>Conclusions</b> <b>Opportunities:</b> <ul style="list-style-type: none"> <li>The site is in Flood Zone 1.</li> </ul> <b>Constraints:</b> <ul style="list-style-type: none"> <li>In close proximity to the AQMA.</li> <li>Within a Source Protection Zone 1.</li> <li>Adjoins SDNP to the north.</li> </ul>			Y

SA Objective	Indicator	Worthing United Football Club	Score
Environmental Quality	Worthing Air Quality Management Area (AQMA)	The site is accessed from the A27 within the AQMA. Therefore without mitigation development is likely to increase traffic and congestion within the AQMA.	R
	Water Quality (WFD waterbodies and Groundwater Source Protection Zones)	Within a Source Protection Zone 1. Mitigation should be provided to protect groundwater from pollution and promote the use of appropriate SuDS.	R
	Noise	The site is not within an area identified as experiencing significant road or rail noise.	G
Biodiversity	Sites, Habitats and Species	The Worthing Landscape & Ecology Study 2017 describes the site as dominated by an intensively managed grassland sports pitch of negligible/less than local conservation interest. Mature Poplar tree on the southern boundary of the site contributes to the interest and integrity of a linear corridor of trees and scrub which is considered as a whole to be of local value.	Y
Land and Soils	Potentially Contaminated Land	Non PCL although the site is adjacent to PCL.	G
	Agricultural Land	Grade 2	R
Water Management	Flooding from Rivers and Sea	Flood Zone 1	G
	Surface Water	The north eastern corner of the site is in an area with a high chance of flooding from surface water.	R
	Groundwater	The site is in an area considered to be at a low risk of groundwater flooding.	G
Landscape and	Setting of South Downs	The Worthing Landscape and Ecology Study 2017 states that the site	Y

Character	National Park	adjoins and is visible from part of the SDNP to the north, but makes a limited contribution to its setting.	
	Coalescence	The Worthing Landscape and Ecology Study 2017 states the site forms no visual or physical separation between settlements.	G
	Undeveloped coastline and countryside	Located within the Built Up Area Boundary adjacent to countryside. The Worthing Landscape and Ecology Study 2017 states that the site does not contribute to the rurality of the surrounding landscape due to its current land use and earthworks.	G
Built Environment	Derelict sites	Greenfield site, Worthing United Football Club is currently located on the site.	R
Historic Environment	Designated Heritage Assets	The site does not contain and is not adjacent to any designated heritage assets.	G
	Archaeology	The site is adjacent to an Archaeological Notification Area to the north for multi-period archaeological features, Cissbury Ring, Cissbury Hill, Canada Bottom and Vineyard Hill, Worthing.	Y
Healthy Lifestyles	Accessible open space, sport and leisure	The site contains playing pitch for Worthing United Football Club. It is within a 15min walk of semi-natural greenspace with Hill Barn Lane which is part of the Worthing and Hill Barn Golf Courses SNC. However there are no parks and Gardens within the 15 minute walk standard.	R
Crime and Public Safety	Indices of Multiple Deprivation	Ranked as the 8th least deprived area in Worthing according to the IMD 2015 (58/65).	G
Communities	Proximity to doctor's Surgeries	The site is not within 800m of a doctor surgery. The nearest surgery (Broadwater Medical Centre) is approximately 1000m away.	Y
	Proximity to Libraries	The nearest library (Broadwater Library) is approximately 1100m away.	Y
Education	Proximity to primary schools (infant, junior)	Approximately 750m from Bramber Primary School.	G
	Proximity to secondary schools	Worthing High School, St Andrews Church of England High School for Boys and Bohunt are all within 2km. Bohunt is the nearest school approximately 1.3km away.	G
Economy	Key office location or industrial estate	The site is occupied by Worthing United Football Club - would not result in any potential loss of employment space.	G
Town Centres	Within 800m of a town centre defined by the NPPF as including town centres, district centres and local centres	The site is not within 800m of the town centre or a district or local centre.	Y
Travel and Access	Proximity to train station	Not within acceptable walking distance of a train station.	Y
	Proximity to cycle routes	The site is not within 1 km of a cycle route.	Y
<b>Conclusions</b> <b>Opportunities:</b> <ul style="list-style-type: none"> <li>• The site is in Flood Zone 1.</li> <li>• Located within the Built Up Area Boundary.</li> </ul> <b>Constraints:</b> <ul style="list-style-type: none"> <li>• Development would result in the loss of a playing pitch associated with Worthing United Football Club.</li> <li>• In close proximity to the AQMA.</li> <li>• Within a Source Protection Zone 1.</li> <li>• Part of the site has a high chance of surface water flooding.</li> <li>• Adjoins SDNP to the north.</li> </ul>			R

SA Objective	Indicator	Land South of Upper Brighton Road	Score
Environmental Quality	Worthing Air Quality Management Area	This site is located in close proximity to the A27 within the AQMA. Any traffic accessing this is likely to need to travel through the	R

	(AQMA)	Management Area. Therefore without mitigation development is likely to increase traffic and congestion within the AQMA.	
	Water Quality (WFD waterbodies and Groundwater Source Protection Zones)	Within a Source Protection Zone 1. Mitigation should be provided to protect groundwater from pollution and promote the use of appropriate SuDS.	R
	Noise	The northern portion of the site experiences road noise from the A27 which is adjacent to the site.	Y
Biodiversity	Sites, Habitats and Species	The Worthing Landscape & Ecology Study 2017 describes the site as dominated by arable land and species-poor grassland fields. Mature native hedgerows and scrub with associated trees and ditches along field boundaries in addition to a potential waterbody located in the east of the site form part of a network of linear semi-natural habitats. In combination these features are considered of moderate local value for wildlife. Sussex Biodiversity Centre has records of slow worm on the site, a legally protected species under the Wildlife and Countryside Act (WCA).	Y
Land and Soils	Potentially Contaminated Land	Non PCL	G
	Agricultural Land	Grade 2	R
Water Management	Flooding from Rivers and Sea	Flood Zone 1	G
	Surface Water	Parts of the site are in areas with a medium chance of flooding from surface water.	Y
	Groundwater	The site is partly in an area considered to be at a high risk of groundwater flooding.	R
Landscape and Character	Setting of South Downs National Park	The site is separated from the SDNP to the north by the A27. The Landscape and Ecology Study 2017 states that the site is visible from the SDNP to the north and that whilst the majority of the site forms part of an undeveloped southern setting to the SDNP it recognises that the northern field of the site forms a small part of the local southern setting to the National Park.	Y
	Coalescence	The Landscape and Ecology Study 2017 states that the site forms part of the separation between the western edge of Worthing and the ribbon of development along Upper Brighton Road. The site is also part of the wider physical and visual separation between Worthing and Sompting but is detached from the Worthing - Sompting gap.	Y
	Undeveloped coastline and countryside	Located outside of the Built Up Area Boundary. The Worthing Landscape and Ecology Study states that the site is a continuation of low lying farmland which forms the eastern setting to Worthing and an undeveloped setting to the SDNP.	R
Built Environment	Derelict sites	Greenfield site.	R
Historic Environment	Designated Heritage Assets	The Sompting Conservation Area is located immediately to the east of the site, along with Upton Farm House a Grade II Listed Building.	Y
	Archaeology	The site is adjacent to an Archaeological Notification Area for roman settlement and funerary activity and Sompting World War II Prisoner of War Camp, Sompting.	Y
Healthy Lifestyles	Accessible open space, sport and leisure	The site is within a 15min walk of semi-natural greenspace with Malthouse Meadow to the east in Adur District. However there are no parks and Gardens within the 15 minute walk standard or allotments within the 10 minute walk standard.	G
Crime and Public Safety	Indices of Multiple Deprivation	IMD rank in Worthing 2015 was 42 out of 65.	G
Communities	Proximity to doctor's Surgeries	The site is not within 800m of a doctor surgery. The nearest surgery (Broadwater Medical Centre) is approximately 1000m away.	Y

	Proximity to Libraries	The nearest library (Broadwater Library) is approximately 800m away.	G
Education	Proximity to primary schools (infant, junior)	The site is adjacent to Bramber Primary School and approximately 700m from Downsbrook Primary School.	G
	Proximity to secondary schools	Worthing High School, St Andrews Church of England High School for Boys, Bohunt, Davison Church of England Comprehensive School for Girls and Sir Robert Woodard Academy are all within 2km. Bohunt is the nearest school approximately 1.4km away.	G
Economy	Key office location or industrial estate	The site is undeveloped - would not result in any potential loss of employment space.	G
Town Centres	Within 800m of a town centre defined by the NPPF as including town centres, district centres and local centres	The site is not within 800m of the town centre or a district or local centre.	Y
Travel and Access	Proximity to train station	Not within acceptable walking distance of a train station.	Y
	Proximity to cycle routes	The site is not within 1 km of a cycle route.	Y
<b>Conclusions</b> <b>Opportunities:</b> <ul style="list-style-type: none"> <li>The site is in Flood Zone 1.</li> </ul> <b>Constraints:</b> <ul style="list-style-type: none"> <li>In close proximity to the AQMA.</li> <li>Within a Source Protection Zone 1.</li> <li>High risk of groundwater flooding.</li> <li>The northern part of the site is visible from the SDNP and considered to form part of its undeveloped setting.</li> </ul>			Y

SA Objective	Indicator	Goring Ferring Gap	Score
Environmental Quality	Worthing Air Quality Management Area (AQMA)	The site is not located in close proximity to the Worthing AQMA. However any development in Worthing without mitigation, has the potential to increase congestion along the A27, in and around the AQMA.	Y
	Water Quality (WFD waterbodies and Groundwater Source Protection Zones)	Not located in a Source Protection Zone or likely to affect a WFD waterbody.	G
	Noise	The site is not within an area identified as experiencing significant road or rail noise.	G
Biodiversity	Sites, Habitats and Species	The Worthing Landscape & Ecology Study 2017 describes the site as dominated by arable land with smaller species-poor grassland fields in the east and south. The habitat of greatest ecological interest associated with the site is the mixed woodland bordering the eastern site boundary which forms a substantial corridor of habitat and is therefore considered of high local value. A small area of woodland located in the centre of the site and lines of trees and scrub along the north-eastern and northern site boundaries also enhance the interest of the site and wider area, and/or form wildlife corridors. In addition, a pond is located on the western site boundary. These features are considered to be of moderate local wildlife value. Sussex Biodiversity Centre has records of common lizard on the site, a legally protected species under the Wildlife and Countryside Act (WCA).	Y
Land and Soils	Potentially Contaminated Land	Non PCL	G
	Agricultural Land	Grade 2	R
Water Management	Flooding from Rivers and Sea	Partly Flood Zone 2/3. Development should be located in areas of Flood Zone 1 only.	Y

	Surface Water	Parts of the site are in areas with a high chance of flooding from surface water.	R
	Groundwater	The site is in an area considered to be at a medium risk of groundwater flooding.	Y
Landscape and Character	Setting of South Downs National Park	The Landscape and Ecology Study 2017 states that the site provides a visual link free from development between the undeveloped coastline and Highdown Hill within the SDNP. The majority of the site is visible on the horizon from the SDNP and forms part of the visual setting to the NP, although the north eastern corner is not obvious in the view.	R
	Coalescence	The Landscape and Ecology Study 2017 states that the site provides effective physical and visual separation between Goring and Ferring and forms the open character of the gap between settlements.	R
	Undeveloped coastline and countryside	Located outside of the Built Up Area Boundary along a stretch of undeveloped coastline. The Worthing Landscape and Ecology Study 2017 states that the site makes a substantial contribution to the rurality and undeveloped character of the coastline and is part of a visually unbroken countryside and undeveloped coastal setting to wider settlements.	R
Built Environment	Derelict sites	Greenfield site.	R
Historic Environment	Designated Heritage Assets	The Goring Hall Conservation Area is located to the north of the site. Goring Hall and the Former Stables at Goring Hall are Grade II Listed Buildings to the north west of the site.	Y
	Archaeology	Not within or adjacent to an Archaeological Notification Area.	G
Healthy Lifestyles	Accessible open space, sport and leisure	There are areas of semi/natural greenspace running along the sites northern boundary at Ilex Way, in the centre of the site 'Amberley Drive' and along the eastern boundary (The Plantation North). South of the site the plantation continues and there is further amenity greenspace and semi/natural greenspace along the seafront. The site is adjacent to Fernhurst Recreation Ground and Goring Hall Recreation Ground. However there are no allotments within the 10 minute walk standard.	R
Crime and Public Safety	Indices of Multiple Deprivation	IMD rank in Worthing 2015 was 52 out of 65.	G
Communities	Proximity to doctor's Surgeries	The site is not within 800m of a doctor surgery. The nearest surgery (The Phoenix Surgery) is approximately 815m away.	Y
	Proximity to Libraries	The nearest library (Goring Library) is approximately 900m away.	Y
Education	Proximity to primary schools (infant, junior)	The nearest school Goring Church of England Primary School is approximately 1 km away.	Y
	Proximity to secondary schools	Chatsmore Catholic High School is approximately 850m away.	G
Economy	Key office location or industrial estate	The site is undeveloped - would not result in any potential loss of employment space.	G
Town Centres	Within 800m of a town centre defined by the NPPF as including town centres, district centres and local centres	The site is not within 800m of the town centre or a district or local centre.	Y
Travel and Access	Proximity to train station	The northern part of the site is within 800m of Goring train station.	G
	Proximity to cycle routes	The site is approximately 600m of the town centre - Goring route (non traffic free).	G
<b>Conclusions</b> Opportunities: • Northern part of the site is in a sustainable location within walking distance of Goring train station.			R

<p>Constraints:</p> <ul style="list-style-type: none"> <li>• Parts of the site are in Flood Zone 3 and have a high chance of surface water flooding.</li> <li>• The site forms effective physical and visual separation between Goring and Ferring.</li> <li>• Contributes to the rurality and undeveloped character of the coastline.</li> <li>• Visible from SDNP and provides a visual link between the NP and undeveloped coastline.</li> <li>• Development could potentially result in the loss of accessible open space.</li> </ul>	
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SA Objective	Indicator	Chatsmore Farm	Score
Environmental Quality	Worthing Air Quality Management Area (AQMA)	The site is not located in close proximity to the Worthing AQMA. However any development in Worthing without mitigation, has the potential to increase congestion along the A27, in and around the AQMA.	Y
	Water Quality (WFD waterbodies and Groundwater Source Protection Zones)	Not located within a Source Protection Zone. However the Ferring Rife flows through the middle of the site. Mitigation should be provided to ensure there is no deterioration in quality of the Ferring Rife and policy wording should promote enhancements.	Y
	Noise	The whole of the site experiences noise from the railway line to the south and the A259 to the north.	Y
Biodiversity	Sites, Habitats and Species	The Worthing Landscape Ecology Study 2015 describes the site as dominated by two arable fields of negligible conservation interest. Linear vegetative features are considered in combination to be of local wildlife value. The Ferring Rife runs through the centre of the site and along with the corridor of semi-natural habitats through which it flows, are considered to form a significant part of a wider habitat of district value. A small number of notable bird records also pertain to the site including Lapwing, Grey Partridge and Little Egret. Sussex Biodiversity Centre has records of water vole on the site, a legally protected species which receives full protection under the Wildlife and Countryside Act (WCA).	Y
Land and Soils	Potentially Contaminated Land	Non PCL	G
	Agricultural Land	Grade 1	R
Water Management	Flooding from Rivers and Sea	Partly Flood Zone 2/3. Development should be located in areas of Flood Zone 1 only. Records show historic flooding adjacent to the site.	Y
	Surface Water	Parts of the site are in areas with a high chance of flooding from surface water.	R
	Groundwater	The site is partly in an area considered to be at a high risk of groundwater flooding.	R
Landscape and Character	Setting of South Downs National Park	Adjacent to the South Downs National Park to the north. The Landscape and Ecology Study 2017 states that the site forms an undeveloped setting to the SDNP and is prominent in views from Highdown Hill within the SDNP and visible from Cissbury Ring. The south western corner is more contained and has less of a contribution to the setting of the SDNP than the main open gap.	R
	Coalescence	The Landscape and Ecology Study 2017 states that the site provides an essential sense of separation between Goring and Ferring despite development to the south. It acknowledges that although the south western corner of the site is part of the wider separation between settlements, it has a less prominent contribution than the rest of the site.	R
	Undeveloped coastline and countryside	Located outside of the Built Up Area Boundary. The Worthing Landscape and Ecology Study 2017 states that the site provides an open aspect to surrounding settlements in an otherwise developed coastal plain and in connection to the SDNP.	R
Built Environment	Derelict sites	Greenfield site.	R

Historic Environment	Designated Heritage Assets	The Highdown Conservation Area and Highdown Gardens are located in the South Downs National Park north of the site over the A259. Highdown Gardens are the only area in Worthing on the Register of Historic Parks and Gardens by English Heritage for its special historic interest.	Y
	Archaeology	Within an Archaeological Notification Area for multi-period settlement activity, Northbrook College, Worthing.	R
Healthy Lifestyles	Accessible open space, sport and leisure	The site is within a 15min walk of semi-natural greenspace and parks and gardens. Across the A259 is High Down Recreation Ground, Highdown Gardens and High Down North Field. However there are no allotments within the 10 minute walk standard.	G
Crime and Public Safety	Indices of Multiple Deprivation	IMD rank in Worthing 2015 was 22 out of 65.	G
Communities	Proximity to doctor's Surgeries	The site is not within 800m of a doctor surgery. The nearest surgery (The Phoenix Surgery) is approximately 1650m away.	Y
	Proximity to Libraries	The nearest library (Goring Library) is approximately 1200m away.	Y
Education	Proximity to primary schools (infant, junior)	The Laurels Primary School and Goring Church of England Primary School are both approximately 1.3km away.	Y
	Proximity to secondary schools	Chatsmore Catholic High School is approximately 400m away.	G
Economy	Key office location or industrial estate	The site is undeveloped - would not result in any potential loss of employment space.	G
Town Centres	Within 800m of a town centre defined by the NPPF as including town centres, district centres and local centres	The site is not within 800m of the town centre or a district or local centre.	Y
Travel and Access	Proximity to train station	Within 400m of Goring train station.	G
	Proximity to cycle routes	The site is approximately 480m north of the town centre - Goring route (non traffic free) and 550m south west of the Littlehampton Road route (non traffic free).	G
<b>Conclusions</b> <b>Opportunities:</b> <ul style="list-style-type: none"> <li>The site is in a sustainable location within walking distance of Goring train station.</li> </ul> <b>Constraints:</b> <ul style="list-style-type: none"> <li>The Ferring Rife flows through the centre of the site.</li> <li>Grade 1 Agricultural Land.</li> <li>Parts of the site are in Flood Zone 3 and have a high chance of surface water and groundwater flooding.</li> <li>Prominent in views from SDNP and considered to form part of its undeveloped setting.</li> <li>Provides an essential sense of separation between Goring and Ferring.</li> <li>Within an area containing recorded archaeological remains.</li> </ul>			R

SA Objective	Indicator	Caravan Club, Titnore Way	Score
Environmental Quality	Worthing Air Quality Management Area (AQMA)	The site is not located in close proximity to the Worthing AQMA. However any development in Worthing without mitigation, has the potential to increase congestion along the A27, in and around the AQMA.	Y
	Water Quality (WFD waterbodies and Groundwater Source Protection Zones)	Not located in a Source Protection Zone or likely to affect a WFD waterbody.	G
	Noise	The site is not within an area identified as experiencing significant road or rail noise.	G
Biodiversity	Sites, Habitats and Species	The Worthing Landscape & Ecology Study 2017 describes the site as	Y



		comprising of a caravan park dominated by regularly mown amenity grassland of negligible/less than local ecological interest. The habitats of greatest value associated with the site are those forming part of Titnore & Goring Woods Complex Local Wildlife Site (formerly Site of Nature Conservation Importance) which borders the site to the north and west, including ancient woodland, treelines and scrub bordering northern and western site boundaries, considered to be of borough/district value. Woodland on the south-eastern site margin forms a habitat corridor considered of moderate local value. Any development proposals for the site should seek to maintain the integrity of habitats associated with the Titnore & Goring Woods Complex Local Wildlife Site through vegetated buffers, connective habitat and other mitigation measures.	
Land and Soils	Potentially Contaminated Land	Non PCL	G
	Agricultural Land	Grade 3, with a small section of Grade 2.	R
Water Management	Flooding from Rivers and Sea	Flood Zone 1	G
	Surface Water	The site includes areas with a medium chance of flooding from surface water. Areas along the northern boundary have a high chance of flooding from surface water.	Y
	Groundwater	The site is in an area considered to be at a medium risk of groundwater flooding.	Y
Landscape and Character	Setting of South Downs National Park	The Landscape and Ecology Study 2017 states that the site is separated from the National Park by a sports facility to the west. It concludes that the site makes no significant contribution to the setting of the National Park to the north or west.	G
	Coalescence	The Landscape and Ecology Study 2017 states the site forms no visual or physical separation between settlements.	G
	Undeveloped coastline and countryside	Located outside of the Built Up Area Boundary. However the Landscape and Ecology Study 2017 states that the site would form a logical inclusion within the settlement pattern.	R
Built Environment	Derelict sites	Greenfield site. A caravan club is currently located on the site.	R
Historic Environment	Designated Heritage Assets	Flint Cottage, a Grade II Listed Building is located 150m to the west of the site.	Y
	Archaeology	Not within or adjacent to an Archaeological Notification Area.	G
Healthy Lifestyles	Accessible open space, sport and leisure	The site is within a 15min walk of semi-natural greenspace and parks and gardens. Adjacent to the site is Fulbeck Avenue semi/natural greenspace.	G
Crime and Public Safety	Indices of Multiple Deprivation	Ranked as the 3rd most deprived area in Worthing according to the IMD 2015.	Y
Communities	Proximity to doctor's Surgeries	The site is not within 800m of a doctor surgery. The nearest surgery (The Mayflower Surgery, The Strand Surgery and Victoria Road Practice) is approximately 1300m away.	Y
	Proximity to Libraries	The nearest library (Durrington Library) is approximately 1900m away.	Y
Education	Proximity to primary schools (infant, junior)	The Laurels Primary School is approximately 400m away.	G
	Proximity to secondary schools	Chatsmore Catholic High School and Durrington High School are both within 2km. Chatsmore is approximately 1.7km away.	Y
Economy	Key office location or industrial estate	The site is currently occupied by a caravan club - would not result in any potential loss of employment space.	G
Town Centres	Within 800m of a town centre defined by the NPPF as including town	The site is within 800m of West Durrington District Centre.	G

	centres, district centres and local centres		
Travel and Access	Proximity to train station	Not within acceptable walking distance of a train station.	Y
	Proximity to cycle routes	The site is approximately 600m north west of the Littlehampton Road route (non traffic free).	G
<b>Conclusions</b> Opportunities: • The site is in Flood Zone 1.  Constraints: • Titnore & Goring Woods Complex Local Wildlife Site (including ancient woodland) borders the site.			Y

SA Objective	Indicator	Land West of Fulbeck Avenue	Score
Environmental Quality	Worthing Air Quality Management Area (AQMA)	The site is not located in close proximity to the Worthing AQMA. However any development in Worthing without mitigation, has the potential to increase congestion along the A27, in and around the AQMA.	Y
	Water Quality (WFD waterbodies and Groundwater Source Protection Zones)	Not located in a Source Protection Zone or likely to affect a WFD waterbody.	G
	Noise	The site is not within an area identified as experiencing significant road or rail noise.	G
Biodiversity	Sites, Habitats and Species	The Worthing Landscape & Ecology Study 2017 describes the site as comprising of derelict land dominated in the north by outgrown scrub with a small number of mature trees considered to be of low local value, and in the south by recently-established grassland, tall ruderal vegetation and scattered scrub habitats. The habitats of greatest value associated with the site include treelines and scrub bordering the north-western site boundary which form part of Titnore & Goring Woods Complex Local Wildlife Site, considered overall to be of district value for wildlife. A flowing drain runs east to west through the centre of the site from a culvert under Fulbeck Avenue into the lake to the north-west of the site the linear aquatic habitat it provides is considered to be of moderate local value. Sussex Biodiversity Centre has records of slow worm on the site, a legally protected species under the Wildlife and Countryside Act (WCA).	Y
Land and Soils	Potentially Contaminated Land	Non PCL	G
	Agricultural Land	Grade 3, with a small section of Grade 2.	R
Water Management	Flooding from Rivers and Sea	Flood Zone 1	G
	Surface Water	Parts of the site are in areas with a high chance of flooding from surface water.	R
	Groundwater	The site is in an area considered to be at a medium risk of groundwater flooding.	Y
Landscape and Character	Setting of South Downs National Park	The southern half of the site is separated from the National Park by the caravan club and area of sports facilities and is considered to make a limited contribution to the setting of the SDNP. However, the Worthing Landscape and Ecology Study 2017 states that trees on the northern half of the site are identifiable from the SDNP and are seen in association with further woodland to the west forming part of the eastern extent of wooded area with the southern setting to the National Park. However, the southern part of the site has a limited contribution to the setting of the NP.	Y
	Coalescence	The Landscape and Ecology Study 2017 states the site makes no	G

		contribution to the separation between significant areas of settlement.	
	Undeveloped coastline and countryside	Located within the Built Up Area Boundary adjacent to countryside. The Worthing Landscape and Ecology Study 2017 states that the southern half of the site is on the edge of existing settlement however woodland on the northern half provides a degree of rurality to the surrounding landscape.	G
Built Environment	Derelict sites	Greenfield site	R
Historic Environment	Designated Heritage Assets	Flint Cottage, a Grade II Listed Building is located 350m to the west of the site.	G
	Archaeology	Not within or adjacent to an Archaeological Notification Area.	G
Healthy Lifestyles	Accessible open space, sport and leisure	The site forms the Fulbeck Avenue natural and semi-natural greenspace. There is also Highdown Gardens within walking distance. The Study identifies there is a deficit in the quantity of natural and semi-natural greenspace available in this ward. It rates the site as low for quality and value.	R
Crime and Public Safety	Indices of Multiple Deprivation	Ranked as the 3rd most deprived area in Worthing according to the IMD 2015.	Y
Communities	Proximity to doctor's Surgeries	The site is not within 800m of a doctor surgery. The nearest surgery (The Mayflower Surgery, The Strand Surgery and Victoria Road Practice) is approximately 1150 m away.	Y
	Proximity to Libraries	The nearest library (Durrington Library) is approximately 1700m away.	Y
Education	Proximity to primary schools (infant, junior)	The Laurels Primary School is approximately 300m away, Hawthorns Primary School is approximately 700m away.	G
	Proximity to secondary schools	Chatsmore Catholic High School and Durrington High School are both within 2km. Durrington High School is approximately 1.6km away.	Y
Economy	Key office location or industrial estate	The site is undeveloped - would not result in any potential loss of employment space.	G
Town Centres	Within 800m of a town centre defined by the NPPF as including town centres, district centres and local centres	The site is within 800m of West Durrington District Centre.	G
Travel and Access	Proximity to train station	Not within acceptable walking distance of a train station.	Y
	Proximity to cycle routes	The site is approximately 600m north west of the Littlehampton Road route (non traffic free).	G
<b>Conclusions</b> <b>Opportunities:</b> <ul style="list-style-type: none"> <li>• The site is in Flood Zone 1.</li> <li>• Located within the Built Up Area Boundary</li> </ul> <b>Constraints:</b> <ul style="list-style-type: none"> <li>• Treelines and scrub forming the northwestern site boundary from part of the Titnore &amp; Goring Woods Complex Local Wildlife Site.</li> <li>• Parts of the site have a high chance of surface water flooding.</li> <li>• Development would result in the loss of Natural / Semi-Natural accessible greenspace, though this is assessed as being of low quality and value.</li> </ul>			Y
<b>SA Objective</b>	<b>Indicator</b>	<b>Land East of Titnore Road</b>	<b>Score</b>
Environmental Quality	Worthing Air Quality Management Area (AQMA)	The site is not located in close proximity to the Worthing AQMA. However any development in Worthing without mitigation, has the potential to increase congestion along the A27, in and around the AQMA.	Y

	Water Quality (WFD waterbodies and Groundwater Source Protection Zones)	Not located in a Source Protection Zone or likely to affect a WFD waterbody.	G
	Noise	The site is not within an area identified as experiencing significant road or rail noise.	G
Biodiversity	Sites, Habitats and Species	The Worthing Landscape & Ecology Study 2017 describes the site as dominated by arable land. The habitats of greatest value form part of the Titnore and Goring Woods Local Wildlife Site, including the strip of mixed woodland in the central area of the site, damp semi-improved grassland, hedgerow, ditches and brook, and offsite ancient woodland bordering the site boundaries. These are considered to be of district value. There are records of grass snake pertaining to the site. Development will need to avoid loss of habitats associated with Titnore & Goring Woods and maintain the integrity of these habitats.	Y
Land and Soils	Potentially Contaminated Land	Non PCL	G
	Agricultural Land	Grade 3	R
Water Management	Flooding from Rivers and Sea	Flood Zone 1	G
	Surface Water	There is a low or very low chance of flooding from surface water.	G
	Groundwater	The site is in an area considered to be at a medium risk of groundwater flooding.	Y
Landscape and Character	Setting of South Downs National Park	The site is adjacent to the South Downs National Park to the north and west. The Landscape and Ecology Study 2017 states that the site forms part of the immediate setting to the National Park.	R
	Coalescence	The Landscape and Ecology Study 2017 states the site forms no visual or physical separation between settlements.	G
	Undeveloped coastline and countryside	Located within the Built Up Area Boundary adjacent to the National Park. However the Landscape and Ecology Study 2017 states the extensive woodland to the north and west would provide a robust settlement edge if the site was to be developed.	G
Built Environment	Derelict sites	Greenfield site.	R
Historic Environment	Designated Heritage Assets	The Castle Goring Conservation Area is located to the north west of the site. The nearest Listed Buildings are over 200m away from the north and south of the site.	Y
	Archaeology	Not within or adjacent to an Archaeological Notification Area.	G
Healthy Lifestyles	Accessible open space, sport and leisure	The site is within a 15min walk of semi-natural greenspace and parks and gardens with Fulbeck Avenue natural and semi-natural, Highdown Gardens and High Down North Field and Recreation Ground located nearby. However there are no allotments within the 10 minute walk standard or amenity greenspace within the 5 minute walk standard.	G
Crime and Public Safety	Indices of Multiple Deprivation	Ranked as the 3rd most deprived area in Worthing according to the IMD 2015.	Y
Communities	Proximity to doctor's Surgeries	The site is not within 800m of a doctor surgery. The nearest surgery (The Mayflower Surgery, The Strand Surgery and Victoria Road Practice) is approximately 1600m away.	Y
	Proximity to Libraries	The nearest library (Durrington Library) is approximately 2000m away.	Y
Education	Proximity to primary schools (infant, junior)	The Laurels Primary School is approximately 700m away. However a new school is planned as part of the West Durrington development.	G
	Proximity to secondary schools	Chatsmore Catholic High School is approximately 1.9km away.	Y
Economy	Key office location or	The site is undeveloped - would not result in any potential loss of	G

	industrial estate	employment space.	
Town Centres	Within 800m of a town centre defined by the NPPF as including town centres, district centres and local centres	The site is within 800m of West Durrington District Centre.	G
Travel and Access	Proximity to train station	Not within acceptable walking distance of a train station.	Y
	Proximity to cycle routes	The site is approximately 900m north west of the Littlehampton Road route (non traffic free).	G
<b>Conclusions</b> <b>Opportunities:</b> <ul style="list-style-type: none"> <li>The site is in Flood Zone 1.</li> </ul> <b>Constraints:</b> <ul style="list-style-type: none"> <li>Titnore &amp; Goring Woods Complex Local Wildlife Site (including ancient woodland) runs through the centre of the site and borders the site.</li> <li>The site is adjacent to the SDNP and is considered to form part of its immediate setting.</li> </ul>			Y

SA Objective	Indicator	Land at Dale Road	Score
Environmental Quality	Worthing Air Quality Management Area (AQMA)	The site is not located in close proximity to the Worthing AQMA. However any development in Worthing without mitigation, has the potential to increase congestion along the A27, in and around the AQMA.	Y
	Water Quality (WFD waterbodies and Groundwater Source Protection Zones)	Not located within a Source Protection Zone. However the Teville Stream flows along the sites western boundary. There may be opportunities through development to provide enhancements to the stream to help it meet good ecological potential as required under WFD policy wording should promote this.	Y
	Noise	The site experiences some noise associated with the railway line to the north.	Y
Biodiversity	Sites, Habitats and Species	The Worthing Landscape & Ecology Study 2017 describes the site as a derelict former landfill. The habitats of greatest value are the drainage channels along the northern and western site boundaries and the corridors of semi-natural habitat through which they flow which are considered to form part of a wider network of district value. The drainage channels are associated with the Teville Stream, a main river and waterbody designated under the Water Framework Directive. Development should seek to maintain the ecological function of water channels and where possible enhance these features.	Y
Land and Soils	Potentially Contaminated Land	Significant levels of contamination likely to be present on site due to previous use as a landfill.	R
	Agricultural Land	Former landfill.	G
Water Management	Flooding from Rivers and Sea	Partly Flood Zone 2/3. Development should be located in areas of Flood Zone 1 only. Records show historic flooding in the vicinity of the site.	Y
	Surface Water	Parts of the site are in areas with a medium chance of flooding from surface water.	Y
	Groundwater	The site is in an area considered to be at a medium risk of groundwater flooding.	Y
Landscape and Character	Setting of South Downs National Park	The site is relatively distant from the National Park. The Landscape and Ecology Study 2017 states that the site forms a very limited part of the distant southern setting to the Park, forming a break in the built up area visible from the National Park.	Y
	Coalescence	The Landscape and Ecology Study 2017 states that the site forms the only separation between East Worthing and Lancing at one of the	R

		narrowest points of the gap between the two settlements.	
	Undeveloped coastline and countryside	Located outside of the Built Up Area Boundary. The Landscape and Ecology Study 2017 states that the site is located beyond the existing edges of Worthing and Lancing within the gap. The site is raised up slightly above surrounding ground detached from the existing settlement pattern.	R
Built Environment	Derelict sites	Undeveloped former landfill site.	R
Historic Environment	Designated Heritage Assets	The site does not contain and is not adjacent to any designated heritage assets.	G
	Archaeology	Not within or adjacent to an Archaeological Notification Area.	G
Healthy Lifestyles	Accessible open space, sport and leisure	The site is adjacent to Chesswood allotments to the west and Brooklands Pleasure Park and boating lake to the south east. However there are no parks and Gardens within the 15 minute walk standard.	G
Crime and Public Safety	Indices of Multiple Deprivation	IMD rank in Worthing 2015 was 25 out of 65.	G
Communities	Proximity to doctor's Surgeries	The site is not within 800m of a doctor surgery. The nearest surgery (Selden Medical Centre) is approximately 1300m away.	Y
	Proximity to Libraries	The nearest library (Broadwater Library) is approximately 1500m away	Y
Education	Proximity to primary schools (infant, junior)	Lyndhurst First School is approximately 900m away. Chesswood Junior School is 1.2km away.	G
	Proximity to secondary schools	St Andrews Church of England High School for Boys, Bohunt, Davison Church of England Comprehensive School for Girls and Sir Robert Woodard Academy are all within 2km. Davison is the nearest school approximately 800m away.	G
Economy	Key office location or industrial estate	The site is undeveloped. It was formerly used as a landfill - would not result in any potential loss of employment space.	G
Town Centres	Within 800m of a town centre defined by the NPPF as including town centres, district centres and local centres	The site is within 800m of Ham Road local centre.	G
Travel and Access	Proximity to train station	Within 800m of East Worthing train station.	G
	Proximity to cycle routes	The site is approximately 900m north of the South Coast route (traffic free)	G
<b>Conclusions</b> <b>Opportunities:</b> The site is in a sustainable location within walking distance of East Worthing train station.  <b>Constraints:</b> <ul style="list-style-type: none"> <li>• The Teville Stream flows along the site's western boundary.</li> <li>• Significant levels of contaminated land.</li> <li>• Parts of the site are in Flood Zone 3.</li> <li>• The site is located in the gap forming the only separation between East Worthing and Lancing.</li> </ul>			R

## APPENDIX D2: OPTIONS APPRAISAL

	<b>Policy SP2: Spatial Strategy</b>	
	The Worthing Housing Study (2015) highlighted the level of local need for new housing. Due to this and the limited land available, the option of allocating edge of town (greenfield) sites in addition to town centre (brownfield) sites was identified and presented as part of the Issues and Options consultation.	
<b>Options</b>	<b>Option 1: Brownfield only</b>	<b>Option 2: Brownfield and Greenfield</b>
1. Environmental Quality	+	-
	Developing on brownfield sites only presents an opportunity to improve the environmental quality of these sites by implementing pollution prevention measures and SuDS to reduce pollution and help improve water quality. However it is unlikely that new development will be able to improve air quality and therefore unlikely to reduce health risks associated with pollution.	Developing on both brownfield and greenfield sites brings the positive benefits in terms of improving the environmental quality of brownfield sites. However, development on greenfield sites has the potential to impact on the higher environmental quality of these sites.
2. Biodiversity	/	-
	Brownfield only is less likely to result in the loss of biodiversity, however it is recognised that some brownfield sites are suitable for providing mosaic habitats. Brownfield development also presents the opportunity to create and enhance existing biodiversity on these sites and improve connectivity between sites.	Development of brownfield and greenfield sites is more likely to result in a loss of habitat and has the potential to cause habitat fragmentation.
3. Land and Soils	+	-
	Redeveloping brownfield sites presents an opportunity to bring vacant land back into use, increasing densities and make the most effective use of the land available. This also presents an opportunity to remediate contaminated land and protect agricultural land.	Whilst redevelopment of brownfield sites present an opportunity to make the most effective use of the land available and support the remediation of contaminated land, greenfield sites particularly those around Worthing may result in the loss of the best and most versatile agricultural land.
4. Energy	/	/
	Allows older buildings to be replaced with more sustainable buildings. However demolition of sites would result in more construction waste compared with greenfield sites.	Developing brownfield and greenfield sites as opposed to just brownfield sites doesn't bring any additional positive or negative effects.
5. Water Management	-	+
	By allocating brownfield sites only the sites available are likely to be fewer and given the coastal location of the town centre may not present the best option to direct development to areas of lowest flood risk.	Developing brownfield and greenfield sites would enable development to be directed to areas of lowest flood risk first.
6. Landscape and Character	+	-
	Brownfield sites are normally within the Built Up Area and so development is likely to respect existing settlement patterns and have a minimal impact on local landscape character and sensitivity.	Developing some greenfield sites may have the potential to negatively impact the character and quality of natural landscapes and settlement patterns resulting in coalescence. The selection of sites should take account of landscape evidence and

		where appropriate incorporate mitigation measures.
7. Built Environment	+	+
	The redevelopment of vacant or derelict sites presents an opportunity to enhance the character of the local built environment and promote high quality urban design.	Developing brownfield and greenfield sites both present opportunities to enhance the character of the local built environment and promote high quality design.
8. Historic Environment	+	/
	The sympathetic redevelopment of brownfield sites can improve and enhance the setting of heritage assets through appropriate design.	The sympathetic redevelopment of sites can improve and enhance the setting of heritage assets through appropriate design. However the development of currently undeveloped greenfield sites could impact on the setting of nearby heritage assets.
9. Healthy Lifestyles	0	?
	Developing brownfield sites only would have no impact on healthy lifestyles.	Developing on brownfield and greenfield sites is unlikely to impact on healthy lifestyles however it will be important to ensure that the development of greenfield sites does not result in the loss of open space or Public Rights Of Way.
HIA	0	?
	Developing brownfield sites only would have no impact on healthy lifestyles.	Developing on brownfield and greenfield sites is unlikely to impact on healthy lifestyles however it will be important to ensure that the development of greenfield sites does not result in the loss of open space or Public Rights Of Way. The potential loss of open space or Public Rights of Way could reduce opportunities for people to lead healthy lifestyles through active recreation, leisure and social purposes.
EqIA	0	?
	Developing brownfield sites only would have no impact upon any of the EqIA protected characteristics.	Developing on brownfield and greenfield sites is unlikely to impact on healthy lifestyles however it will be important to ensure that the development of greenfield sites does not result in the loss of open space or Public Rights Of Way. The potential loss of open space or Public Rights of Way could reduce opportunities for people to lead healthy lifestyles through active recreation, leisure and social purposes. This could potentially impact upon the health and well-being of young people, elderly people and those with disabilities who may be reliant on open spaces for their health and also to help reduce social isolation. It is considered that the EqIA protected characteristics 'age' and 'disability' could be affected.
10. Crime and Public Safety	0	0
	Developing brownfield sites only would have no impact on crime and public safety.	Developing on brownfield and greenfield sites would have no impact on crime and public safety
HIA	0	0
	Developing brownfield sites only would have no impact on crime and public safety.	Developing on brownfield and greenfield sites would have no impact on crime and public safety



<b>EqlA</b>	<b>0</b>	<b>0</b>
	Developing brownfield sites only would have no impact upon any of the EqlA protected characteristics.	Developing on brownfield and greenfield would have no impact upon any of the EqlA protected characteristics.
11.Housing	-	+
	Brownfield sites are generally small so more likely to deliver flats rather than family houses. By restricting development to these sites the Plan will be limited in the amount of housing it can provide.	Developing both brownfield and greenfield sites presents the best opportunity to meet local need as far as possible, whilst providing the most appropriate housing mix across a variety of sites.
<b>EqlA</b>	-	+
	Brownfield sites are generally small so more likely to deliver flats rather than family houses. By restricting development to these sites the Plan will be limited in the amount of housing it can provide. This may impact particularly on older and younger people, those with disabilities and ethnic minorities who may be on lower incomes or unable to meet their housing needs through market housing. It is likely that there will be a negative impact on the EqlA protected characteristics 'age', 'disability' and 'race'. In addition, flats may not be wholly accessible / suitable for young children, elderly, those living with dementia and those with disabilities.	Developing both brownfield and greenfield sites presents the best opportunity to meet local need as far as possible, whilst providing the most appropriate housing mix across a variety of site therefore this option would support the EqlA protected characteristics 'age', 'disability' and 'race'.
12.Communities	/	+
	Developing brownfield sites may be suitably located to integrate within existing communities. However development may increase pressure on existing local services and facilities.	Developing brownfield and greenfield sites presents the best opportunity to deliver a wide range of uses including providing new and enhanced community facilities.
<b>HIA</b>	/	+
	Developing brownfield sites may be suitably located to integrate within existing communities and therefore provide opportunities for social interaction as well as being able to access social facilities. However development may increase pressure on existing local services and facilities which could potentially impact on the quality and provision of community facilities therefore subsequently impacting upon the health and well-being of the population.	Developing brownfield and greenfield sites presents the best opportunity to deliver a wide range of uses including providing new and enhanced community facilities which will therefore improve opportunities to achieve health and well-being outcomes.
<b>EqlA</b>	/	+
	Developing brownfield sites may be suitably located to integrate within existing communities. However development may increase pressure on existing local services and facilities which could potentially impact on the quality and provision of community facilities therefore subsequently impacting upon the health and well-being of the population. This in turn could impact on the EqlA protected characteristics 'age', 'disability', 'pregnancy' and 'race'.	Developing brownfield and greenfield sites presents the best opportunity to deliver a wide range of uses including providing new and enhanced community facilities and would support EqlA protected characteristics 'age', 'disability', 'pregnancy' and 'race'.
13.Education	/	+

	Developing brownfield sites only will mean there may be less land available to accommodate new schools and education facilities. However where additional demand arises this may be met through contributions to the expansion of existing facilities.	Developing brownfield and greenfield sites presents the best opportunity to deliver a wider range of uses including the provision of new educational facilities.
<b>EqlA</b>	<b>0</b>	<b>0</b>
	Developing brownfield sites only would have no impact on any of the EqlA protected characteristics as additional demand for school places could be met through contributions to the expansion of existing facilities.	Developing on brownfield and greenfield would have no impact on any of the EqlA protected characteristics.
14.Economy	<b>-</b>	<b>+</b>
	Developing brownfield sites only will mean the potential sites available for development will be limited making it more difficult to deliver sufficient employment space alongside homes. This could impact on local economic growth.	Developing brownfield and greenfield sites presents the best opportunity to deliver a wider range of uses enabling new development to support economic growth through the provision of new employment space.
<b>EqlA</b>	<b>-</b>	<b>+</b>
	Developing brownfield sites only will mean the potential sites available for development will be limited making it more difficult to deliver sufficient employment space alongside homes. This could impact on local economic growth and potentially impact on the quality and provision of employment opportunities. This may impact particularly on older and younger people, those with disabilities and ethnic minorities who may have lower levels of skills attainment / qualifications and be on lower incomes. It is likely that there will be a negative impact on the EqlA protected characteristics 'age', 'disability' and 'race'.	Developing brownfield and greenfield sites presents the best opportunity to deliver a wider range of uses enabling new development to support economic growth through the provision of new employment space facilities that would support the EqlA protected characteristics 'age', 'disability' and 'race'.
15.Town and Local Centres	<b>-</b>	<b>+</b>
	Developing brownfield sites only will mean there may be less potential sites available increasing the pressure for sites in town and local centres to deliver housing at the expense of retail and other town centre uses and local services.	Developing brownfield and greenfield sites presents the best opportunity to deliver a wider range of uses including maximising the ability of sites in the town centre to support its vitality and viability.
16.Travel and Access	<b>+</b>	<b>+</b>
	Brownfield sites particularly those in and around the town centre are often in sustainable locations with good access to services and sustainable modes of transport thus offering opportunities to facilitate active travel.	Both brownfield and greenfield sites are able to promote accessibility. Brownfield sites are often in more sustainable locations with good access to local services and sustainable modes of transport thus offering opportunities to facilitate active travel.
<b>Mitigation</b>	Maximise densities to achieve a mix of uses as far as possible.	Environmental evidence should be considered when selecting appropriate sites for development
<b>Conclusions</b>	Option 1 scores as having positive effects across a number of environmental objectives. However this needs to be balanced against negative scores for housing, economy, town and local centres and water management reflecting how this option will reduce the number of potential sites for development.	Option 2 scores positively across the majority of social and economic objectives. A number of negative environmental effects have been identified associated with development of greenfield sites.

<b>Conclusions – HIA / EqIA</b>	There a number of negative effects in relation to housing and economy. There are also a number of neutral effects concerning communities and education whereas option 2 scores positively.	Option 2 scores positively across the majority of the social and economic objective.
<b>Recommendation</b>	Overall option 2 scores more positively due to the larger number of potential sites and the opportunities this brings to meet the widest range of needs by enabling a greater mix of uses to be accommodated across a variety of sites.	

<b>Policy SP3: Development Sites</b>			
<b>Options</b>	<b>Option 1: Need led figure</b>	<b>Option 2: Supply led figure</b>	<b>Option 3: Evidence led figure</b>
	This option aims to meet local housing need by assuming all potential sites will be allocated for residential development at high densities allowing no land for other uses in an effort to meet the Local Housing Need figure of 12,801. This option would result in 11,295 homes being allocated giving an overall housing supply figure of 14,674 homes over the Plan period.	This option assumes all potential sites (including omission sites and protected sites) will be allocated for development at an appropriate density to deliver housing and where suitable a mix of uses. This option would result in 2,023 homes being allocated giving an overall housing supply figure of 5,402 homes over the Plan period. This gives a shortfall against the Local Housing Need figure (12,801) of 7,399.	This option has taken into account findings of evidence studies. As such the developable area of some sites has been reduced to allow sufficient mitigation and buffers. In addition a number of sites included in Option 2 have been excluded. This option would result in 853 homes being allocated giving an overall housing supply figure of 4,232 homes over the Plan period. This gives a shortfall against the Local Housing Need figure (12,801) of 8,569.
1. Environmental Quality	-	?	?
	It is likely that any significant amount of development will have the potential to increase traffic congestion, worsening air quality. By developing on all sites at such high densities there will be a loss of natural habitats and green space that currently provides air purification and water quality improvements which could result in increased pollution.	It is likely that any significant amount of development will have the potential to increase traffic congestion, worsening air quality. By developing on all sites there will be a loss of natural habitats which may result in a deterioration in environmental quality, it may be possible for site layout to incorporate some enhancements to deliver environmental net gains and reduce pollution however this cannot be assumed.	It is likely that any significant amount of development will have the potential to increase traffic congestion, worsening air quality. As this option excludes a number of greenfield sites these would be left in their current natural state reducing the loss of habitats and green space compared with the other options. Furthermore it may be possible on those sites that are allocated for developments to incorporate some enhancements to deliver environmental net gains and improvements in environmental quality to reduce pollution however this cannot be assumed.
2. Biodiversity	--	--	-
	By developing on all available sites within the Plan area this would result in a loss of biodiversity, green infrastructure and habitat corridors especially in the gaps between Ferring - Worthing	By developing on all available sites within the Plan area this would result in a loss of biodiversity, green infrastructure and habitat corridors especially in the gaps between Ferring - Worthing	By developing on a number of greenfield sites around Worthing this would result in a loss of biodiversity, green infrastructure and habitat corridors however a number of sites and the habitats on

	and Worthing - Sompting/Lancing. Furthermore the densities and scale of development proposed means it is unlikely to be possible to deliver any gains in biodiversity green infrastructure as part of developments.	and Worthing - Sompting/Lancing. Opportunities should be taken wherever possible to deliver a net gain in biodiversity and deliver or enhance green infrastructure networks as part of developments.	them would remain undeveloped. Opportunities should be taken wherever possible to deliver a net gain in biodiversity and deliver or enhance green infrastructure networks.
3. Land and Soils	-	-	/
	All available options would improve land efficiency by reusing previously developed land. However this option would result in the loss of all available agricultural land that is defined as the best and most versatile.	All available options would improve land efficiency by reusing previously developed land. However this option would result in the loss of all available agricultural land that is defined as the best and most versatile.	All available options would improve land efficiency by reusing previously developed land. This option would retain some of the best and most versatile available agricultural land around Worthing.
4. Energy	0	0	0
	There is no direct impact between this option and objective.	There is no direct impact between this option and objective.	There is no direct impact between this option and objective.
5. Water Management	-	-	-
	All available options include some sites located in areas of high flood risk or identified as at risk of flooding from other sources. In addition delivering more housing is likely to result in increased pressure on water resources in an area of serious water stress. The high densities required through this option mean there may be less space available making the use of Sustainable Drainage Systems more challenging.	All available options include some sites located in areas of high flood risk or identified as at risk of flooding from other sources. In addition delivering more housing is likely to result in increased pressure on water resources in an area of serious water stress. Developments should ensure there is adequate space given to Sustainable Drainage Systems to mimic natural drainage and reduce flood risk overall.	All available options include some sites located in areas of high flood risk or identified as at risk of flooding from other sources. In addition delivering more housing is likely to result in increased pressure on water resources in an area of serious water stress. Developments should ensure there is adequate space given to Sustainable Drainage Systems to mimic natural drainage and reduce flood risk overall.
6. Landscape and Character	--	--	/
	This option would result in development on a number of sites which the Landscape and Ecology Study conclude would impact on the setting of the South Downs National Park and existing settlement patterns resulting in coalescence. The high densities and associated building heights is likely to result in significant impact on the character of the local area and National Park.	This option would result in development on a number of sites which the Landscape and Ecology Study conclude would impact on the setting of the South Downs National Park and existing settlement patterns resulting in coalescence.	The Landscape and Ecology Study identifies mitigation which if implemented means development should not have a significant negative impact on local landscape and character.
7. Built Environment	+	+	+
	By redeveloping vacant brownfield sites particularly those in or near the town centre such as at Lyndhurst Road, Union Place South and	By redeveloping vacant brownfield sites and developing sites at appropriate densities there are opportunities through design to	By redeveloping vacant brownfield sites and developing sites at appropriate densities there are opportunities through

	Teville Gate there are opportunities through design to enhance the character and quality of the built environment. Developing greenfield sites even at high densities would not necessary impact the quality of the built environment	enhance the character and quality of the built environment. Developing greenfield sites would not necessary impact the quality of the built environment	design to enhance the character and quality of the built environment. Developing greenfield sites would not necessary impact the quality of the built environment
	-	?	?
8. Historic Environment	A number of sites are located in close proximity to Listed Buildings and Conservation Areas. Developing sites at high densities without space for appropriate buffer zones may result in unsympathetic development which in some cases may have the potential to adversely affect their setting.	A number of sites are located in close proximity to Listed Buildings and Conservation Areas, it will be important that these are developed sympathetically. The redevelopment of some brownfield sites may bring opportunities to enhance the setting of Heritage Assets.	A number of sites are located in close proximity to Listed Buildings and Conservation Areas, it will be important that these are developed sympathetically. The redevelopment of some brownfield sites may bring opportunities to enhance the setting of Heritage Assets.
	-	/	/
9. Healthy Lifestyles	This would result in the loss of some sites identified as providing low quality accessible open space. The high densities required mean it is unlikely that any open space could be provided on site as part of developments.	This would result in the loss of some sites identified as providing accessible open space. However there may be opportunities for open space to be provided as part of some developments.	This would result in the loss of some sites identified as providing low quality accessible open space. However there may be opportunities for open space to be provided as part of some developments.
	-	/	/
HIA	This would result in the loss of some sites identified as providing low quality accessible open space. The high densities required mean it is unlikely that any open space could be provided on site as part of developments. Subsequently, this would result in a negative impact on healthy lifestyles due to the lack of available open spaces for physical recreation, relaxation, leisure and social purposes.	This would result in a neutral effect on healthy lifestyles due to the lack of available open spaces for physical recreation, relaxation, leisure and social purposes. However, the potential to provide open space as part of a new development will provide opportunities to encourage people to lead healthy lifestyles.	This would result in the loss of some sites identified as providing accessible open space. However there may be opportunities for open space to be provided as part of some developments. This would result in a neutral effect on healthy lifestyles due to the lack of available open spaces for physical recreation, relaxation, leisure and social purposes. However, the potential to provide open space as part of a new development will provide opportunities to encourage people to lead healthy lifestyles.
	-	/	/
EqlA	The potential loss of low quality accessible open space could reduce opportunities for people to lead healthy lifestyles through active recreation, leisure and social purposes. This could potentially impact upon the health and well-being of young people, elderly people and	This would result in a neutral effect on healthy lifestyles due to the lack of available open spaces for physical recreation, relaxation, leisure and social purposes. However, the potential to provide open space as part of a new development will provide opportunities to encourage	This would result in a neutral effect on healthy lifestyles due to the lack of available open spaces for physical recreation, relaxation, leisure and social purposes. However, the potential to provide open space as part of a new development will provide

	those with disabilities, pregnant women and ethnic minorities who may be reliant on open spaces for their health and also to help reduce social isolation. It is considered that the EqIA protected characteristics 'age', 'disability' 'pregnancy' and 'race' could be affected.	people to lead healthy lifestyles and will support EqIA protected characteristics 'age', 'disability' 'pregnancy' and 'race' could be affected.	opportunities to encourage people to lead healthy lifestyles and will support EqIA protected characteristics 'age', 'disability' 'pregnancy' and 'race' could be affected.
	+	+	+
10.Crime and Public Safety	Redevelopment of vacant or derelict sites could help improve security and remove fear of crime as well as promoting social cohesion.	Redevelopment of vacant or derelict sites could help improve security and remove fear of crime as well as promoting social cohesion.	Redevelopment of vacant or derelict sites could help improve security and remove fear of crime as well as promoting social cohesion.
	+	+	+
HIA	Redevelopment of vacant or derelict sites could help improve security and remove fear of crime as well as promoting social cohesion. This has a positive effect on the health and well-being of the local community.	Redevelopment of vacant or derelict sites could help improve security and remove fear of crime as well as promoting social cohesion. This has a positive effect on the health and well-being of the local community.	Redevelopment of vacant or derelict sites could help improve security and remove fear of crime as well as promoting social cohesion. This has a positive effect on the health and well-being of the local community.
	+	+	+
EqIA	Redevelopment of vacant or derelict sites could help improve security and remove fear of crime as well as promoting social cohesion. This has a positive effect on all of the EqIA protected characteristics.	Redevelopment of vacant or derelict sites could help improve security and remove fear of crime as well as promoting social cohesion. This has a positive effect on all of the EqIA protected characteristics.	Redevelopment of vacant or derelict sites could help improve security and remove fear of crime as well as promoting social cohesion. This has a positive effect on all of the EqIA protected characteristics.
	+	+	-
11.Housing	This option would provide a level of housing which best meets local need however the high densities required could impact on the type and mix of homes provided.	By developing on all available sites this option goes seeks to deliver the number and type of homes needed to meet local need as far as possible along with other uses.	There is a significant shortfall between the number of homes that would be delivered and the number of homes needed to meet local need. Minimum densities should ensure the development potential of sites is maximised whilst delivering an appropriate mix of uses.
	/	+	-
EqIA	This results in a neutral effect. Whilst the option will provide a level of housing which best meets local need such as those who require affordable housing, it is likely that there will be a negative impact on the EqIA protected characteristics 'age' and 'disability' as flats may not be	By developing on all available sites this option goes seeks to deliver the number and type of homes needed to meet local need as far as possible along with other uses.	This may impact particularly on older and younger people, those with disabilities and ethnic minorities who may be on lower incomes or unable to meet their housing needs through market housing. It is likely that there will be a negative impact on the EqIA



	wholly accessible and suitable for for young children, elderly, those living with dementia and those with disabilities.		protected characteristics 'age', 'disability' and 'race'. In addition, flats may not be wholly accessible / suitable for young children, elderly, those living with dementia and those with disabilities.
12.Communities	-	?	?
	The number of new homes will mean it is likely that additional infrastructure will be required to support demand arising from developments. However at this level it is uncertain what will be required and where or how it will be accommodated. This will be assessed through options for individual sites. However the high densities require mean it is unlikely that any facilities could be accommodated onsite as part of developments.	The number of new homes will mean it is likely that additional infrastructure will be required to support demand arising from developments. However at this level it is uncertain what will be required and where or how it will be accommodated. This will be assessed through options for individual sites.	The number of new homes will mean it is likely that additional infrastructure will be required to support demand arising from developments. However at this level it is uncertain what will be required and where or how it will be accommodated. This will be assessed through options for individual sites.
HIA	-	?	?
	High density development may increase pressure on existing local services and facilities which could potentially impact on the quality and provision of community facilities therefore subsequently impacting upon the health and well-being of the population.	The number of new homes will mean it is likely that additional infrastructure will be required to support demand arising from developments. However at this level it is uncertain what will be required and where or how it will be accommodated therefore it is uncertain how this would impact on the health and well-being of the population. This will be assessed through options for individual sites.	The number of new homes will mean it is likely that additional infrastructure will be required to support demand arising from developments. However at this level it is uncertain what will be required and where or how it will be accommodated therefore it is uncertain how this would impact on the health and well-being of the population. This will be assessed through options for individual sites.
EqIA	-	?	?
	High density development may increase pressure on existing local services and facilities which could potentially impact on the quality and provision of community facilities therefore subsequently impacting upon the health and well-being of the population. This in turn could impact on the EqIA protected characteristics 'age', 'disability', 'pregnancy' and 'race'.	The number of new homes will mean it is likely that additional infrastructure will be required to support demand arising from developments. However at this level it is uncertain what will be required and where or how it will be accommodated therefore it is uncertain how this would impact upon the EqIA protected characteristics. This will be assessed through options for individual sites.	The number of new homes will mean it is likely that additional infrastructure will be required to support demand arising from developments. However at this level it is uncertain what will be required and where or how it will be accommodated therefore it is uncertain how this would impact upon the EqIA protected characteristics. This will be assessed through options for individual sites.
13.Education	0	0	0
	There is no direct link between this option and raising educational achievement and skills levels.	There is no direct link between this option and raising educational achievement and skills levels.	There is no direct link between this option and raising educational achievement and skills

			levels.
<b>EqlA</b>	<b>0</b>	<b>0</b>	<b>0</b>
	There is no direct link between this option and upon the EqlA protected characteristics.	There is no direct link between this option and upon the EqlA protected characteristics.	There is no direct link between this option and upon the EqlA protected characteristics.
14.Economy	-	+	+
	The high densities required in residential developments mean it is unlikely that other uses could be provided. This would prevent further employment sites potentially stifling the local economy.	This option assumes mixed use development on appropriate sites and as such would not impact on economic growth. The greater scale of development would likely require more sites and consequently there may be more opportunities for economic development.	This option assumes mixed use development on appropriate sites and as such would support some economic development.
<b>EqlA</b>	-	+	+
	The high densities required in residential developments mean it is unlikely that other uses could be provided. This could impact on local economic growth and potentially impact on the quality and provision of employment opportunities. This may impact particularly on older and younger people, those with disabilities and ethnic minorities who may have lower levels of skills attainment / qualifications and be on lower incomes. It is likely that there will be a negative impact on the EqlA protected characteristics 'age', 'disability' and 'race'.	This option assumes mixed use development on appropriate sites and as such would not impact on economic growth. The greater scale of development would likely require more sites and consequently there may be more opportunities for economic development which would support the EqlA protected characteristics 'age', 'disability' and 'race'.	This option assumes mixed use development on appropriate sites and as such would support some economic development which would support EqlA protected characteristics 'age', 'disability' and 'race'.
15.Town and Local Centres	?	+	+
	The redevelopment of key town centre sites with high density residential schemes may impact the vitality and viability of the town centre.	The redevelopment of key town centre sites will help ensure the vitality and viability of the town centre.	The redevelopment of key town centre sites will help ensure the vitality and viability of the town centre.
16.Travel and Access	?	?	?
	Some of the edge of town sites are further away from public transport links. However a number of sites including those in the town centre are in sustainable locations.	Some of the edge of town sites are further away from public transport links. However a number of sites including those in the town centre are in sustainable locations.	Some of the edge of town sites are further away from public transport links. However a number of sites including those in the town centre are in sustainable locations.
<b>Mitigation</b>	Include other policies within the Plan to encourage use of water efficiency measures, preserve and enhance heritage assets and to create and enhance green infrastructure networks and	Encourage delivery of mixed use developments where appropriate. Include other policies within the Plan to encourage use of water efficiency measures, and to create and enhance green	Include other policies within the Plan to encourage use of water efficiency measures, maximise densities where appropriate and to create and enhance green infrastructure



	corridors.	infrastructure networks and corridors.	networks and corridors.
<b>Conclusions</b>	The high densities required in Option 1 would result in very negative effects in terms of biodiversity and landscape and character. This also scores negatively in terms of environmental quality, water management, historic environment, healthy lifestyles, communities and economy as it is assumed that other uses on sites would be restricted. The appraisal highlights that although this option delivers the highest number of housing the densities required may impact on the type and mix of housing provided.	Option 2 scores positively for housing, built environment, economy and town centres due to the levels of development this option would enable. However these benefits are largely outweighed by the very negative effects from the loss of biodiversity and the potential impact on the setting of the South Downs National Park and existing settlement patterns as a result of coalescence.	Option 3 scores negatively for housing due to the significant shortfall that would result from this option. However Option 3 would not result in any very negative effects and has improved scores for biodiversity, land and soils and landscape and character compared with the other options.
<b>Conclusions – HIA / EqIA</b>	The high densities required in Option 1 would result in very negative effects in terms of healthy lifestyles, communities and economy. However, there is a positive effect for crime and safety.	Option 2 scores positively for crime and safety, housing and economy. There is a neutral impact on healthy lifestyles.	Option 3 scores negatively for housing. There is a neutral impact on healthy lifestyles.
<b>Recommendation</b>	Option 3 is likely to result in less significant negative impacts.		

<b>Policy SP5: Local Gaps</b>				
	The suitability of specific sites and the extent to which they form Local Gap has been informed by the landscape evidence. This recommends that the following sites are designated as Local Gap:			
<b>Options</b>	<b>Brooklands Recreation Area</b>	<b>Goring Ferring Gap</b>	<b>Chatsmore Farm</b>	<b>Land east of proposed development (site A3) at Upper Brighton Road</b>
	<b>/</b>	<b>0</b>	<b>/</b>	<b>0</b>
1. Environmental Quality	Designating this site as Local Gap and therefore maintaining separation between settlements wouldn't have any specific impact on environmental quality. Improvements are currently underway to enhance the environmental quality of Brooklands Lake.	Designating this site as Local Gap and maintaining separation between settlements wouldn't have any specific impact on environmental quality.	Designating this site as Local Gap and therefore maintaining separation between settlements wouldn't have any specific impact in terms of protecting and improving air and water quality or reducing pollution / minimising health risks associated with pollution. However, resisting development at this location between Ferring and Goring may prevent an increase in urban runoff to the Ferring Rife. There therefore may be an indirect benefit to water	Designating this site as Local Gap and therefore maintaining separation between settlements wouldn't have any specific impact on environmental quality.

			quality.	
2. Biodiversity	<b>/</b>	<b>/</b>	<b>+</b>	<b>/</b>
	Designating this site as Local Gap wouldn't in itself impact on biodiversity; however it will indirectly continue to protect a range of habitats accommodated in this large open space including Brooklands Lake which is currently being enhanced.	Designating this site as Local Gap and therefore maintaining separation between settlements will indirectly preserve this area of open space protecting the existing habitats and species.	Designating this site as Local Gap and therefore maintaining separation between settlements will indirectly protect the Ferring Rife described as being of borough value in the Worthing Landscape and Ecology Study (2017) and habitats that support bird and water vole populations.	Designating this part of the site as Local Gap will indirectly preserve this area of open space protecting existing habitats and species.
3. Land and Soils	<b>?</b>	<b>/</b>	<b>/</b>	<b>/</b>
	Designating this site as Local Gap may potentially result in the loss of opportunities to remediate the former landfill in the north west part of the site that may have arisen through development.	Designating this site as Local Gap and therefore maintaining separation between settlements will indirectly preserve this area of Grade 2 Agricultural Land.	Designating this site as Local Gap and therefore maintaining separation between settlements will indirectly preserve this area of Grade 1 Agricultural Land	Designating this part of the site as Local Gap will indirectly preserve this small area of Grade 2 Agricultural Land.
4. Energy	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
	Designating this site as Local Gap would have no impact on energy use and climate change mitigation.	Designating this site as Local Gap would have no impact on energy use and climate change mitigation.	Designating this site as Local Gap and therefore maintaining separation between settlements would have no impact on this objective.	Designating this part of the site as Local Gap would have no impact on this objective.
5. Water Management	<b>+</b>	<b>+</b>	<b>+</b>	<b>0</b>
	Designating this site as Local Gap would direct development away from parts of the site that are at a high probability of flooding and protect this valuable water storage resource which reduces flood risk upstream during high tides.	Designating this site as Local Gap would direct development away from the site which includes areas that are at a high chance of flooding.	Designating this site as Local Gap and therefore maintaining separation between settlements would direct development away from parts of the site that are at a high probability of flooding from a number of different sources.	Designating this part of the site as Local Gap would have no impact on water management.
6. Landscape and Character	<b>++</b>	<b>++</b>	<b>++</b>	<b>++</b>
	Designating this site as Local Gap and therefore maintaining separation between settlements will protect this site which forms the main southern gap and only separation between Worthing and Lancing as viewed from the	Designating this site as Local Gap and therefore maintaining separation between settlements will help protect this site from development which provides effective physical and visual separation between Ferring and Goring at	Designating this site as Local Gap and therefore maintaining separation between settlements will help protect this site from development which provides an essential sense of separation between Ferring and Goring. It would also	Designating this part of the site as Local Gap will contribute to maintaining separation between Worthing and Sompting and prevent coalescence.

	railway line.	one of the few breaks from development along the coast. It would also have the indirect impact of protecting the visual link at this location from the coast to the National Park and the Parks visual setting.	protect the undeveloped setting to the National Park.	
7. Built Environment	++	++	++	+
	Designating this site as Local Gap and therefore maintaining separation between settlements will contribute to a continued sense of place and clear boundaries to Worthing and Lancing either side of the Gap.	Designating this site as Local Gap and therefore maintaining separation between settlements will contribute to a continued sense of place and clear boundaries to Ferring and Goring either side of the Gap.	Designating this site as Local Gap and therefore maintaining separation between settlements will contribute to a continued sense of place and clear boundaries to Ferring and Goring either side of the Gap.	Designating this part of the site as Local Gap will contribute to a continued sense of place and clear boundary to the edge of Worthing.
8. Historic Environment	0	++	+	0
	Designating this site as Local Gap and therefore maintaining separation between settlements would have no impact on the historic environment.	Designating this site as Local Gap and therefore maintaining separation between settlements may help preserve the setting of Goring Hall and the Former Stables which are Grade II Listed including its coastal aspect, distant views of the sea and views of the hall from the sea over open fields.	Designating this site as Local Gap may help preserve the setting of Highdown Gardens a registered historic park and garden. However it is recognised that these sites are separated by the dual carriageway.	Designating this site as Local Gap and therefore maintaining separation between settlements would have no impact on the historic environment.
9. Healthy Lifestyles	+	+	+	/
	Designating this site as Local Gap will maintain the open gap between Worthing and Lancing which will indirectly preserve this valuable open space.	Designating this site as Local Gap and therefore maintaining separation between settlements will indirectly protect areas of accessible public open space within and surrounding the site.	Designating this site as Local Gap and therefore maintaining separation between settlements will indirectly preserve the Public Right of Way which runs along the site's southern boundary and informal walking routes through the site.	Designating this part of the site as Local Gap will have no direct impact on healthy lifestyles given the size of the site.
HIA	+	+	+	/
	Designating this site as Local Gap will maintain the open gap between Worthing and Lancing which will indirectly bring preserve this valuable open space. This will support the health and well-being of the local	Designating this site as Local Gap and therefore maintaining separation between settlements will indirectly protect areas of accessible public open space within and surrounding the site	Designating this site as Local Gap and therefore maintaining separation between settlements will indirectly preserve the Public Right of Way which runs along the site's southern boundary and	Designating this part of the site as Local Gap will have no direct impact on healthy lifestyles given the size of the site.

	population and enable them to lead healthy lifestyles through active recreation, leisure and social purposes.	This will support the health and well-being of the local population and enable them to lead healthy lifestyles through active recreation, leisure and social purposes.	informal walking routes through the site. This will support the health and well-being of the local population and enable them to lead healthy lifestyles through active recreation, leisure and social purposes.	
EqIA	+	+	+	/
	Designating this site as Local Gap will maintain the open gap between Worthing and Lancing which will indirectly bring preserve this valuable open space. This will support the health and well-being of the local population and enable them to lead healthy lifestyles through active recreation, leisure and social purposes and therefore support all of the EqIA protected characteristics.	Designating this site as Local Gap and therefore maintaining separation between settlements will indirectly protect areas of accessible public open space within and surrounding the site This will support the health and well-being of the local population and enable them to lead healthy lifestyles through active recreation, leisure and social purposes and therefore support all of the EqIA protected characteristics.	Designating this site as Local Gap and therefore maintaining separation between settlements will indirectly preserve the Public Right of Way which runs along the site's southern boundary and informal walking routes through the site. This will support the health and well-being of the local population and enable them to lead healthy lifestyles through active recreation, leisure and social purposes and therefore support all of the EqIA protected characteristics.	Given the size of the site, designating this part of the site as Local Gap will have no direct impact on healthy lifestyles and therefore no direct impact on the EqIA protected characteristics.
10.Crime and Public Safety	0	0	0	0
	Designating this site as Local Gap and therefore maintaining separation between settlements would have no impact on crime and public safety.	Designating this site as Local Gap and therefore maintaining separation between settlements would have no impact on crime and public safety.	Designating this site as Local Gap and therefore maintaining separation between settlements would have no impact on crime and public safety.	Designating this site as Local Gap and therefore maintaining separation between settlements would have no impact on crime and public safety.
HIA	0	0	0	0
	Designating this site as Local Gap and therefore maintaining separation between settlements would have no impact on crime and public safety.	Designating this site as Local Gap and therefore maintaining separation between settlements would have no impact on crime and public safety.	Designating this site as Local Gap and therefore maintaining separation between settlements would have no impact on crime and public safety.	Designating this site as Local Gap and therefore maintaining separation between settlements would have no impact on crime and public safety.
EqIA	0	0	0	0
	Designating this site as Local Gap and therefore maintaining separation between settlements would have no impact upon the EqIA protected	Designating this site as Local Gap and therefore maintaining separation between settlements would have no impact upon the EqIA protected	Designating this site as Local Gap and therefore maintaining separation between settlements would have no impact upon the EqIA protected	Designating this site as Local Gap and therefore maintaining separation between settlements would have no impact upon the EqIA protected

	characteristics.	characteristics.	characteristics.	characteristics.
11.Housing	-	--	--	-
	Designating this site as Local Gap and therefore maintaining separation between settlements would mean delivery of housing on the site would be resisted further reducing the ability of the Plan to meet local housing need. However, a large portion of this site contains Brooklands Lake and the site is already in leisure / open space use and therefore not considered available.	Designating this site as Local Gap and therefore maintaining separation between settlements would mean delivery of housing on the site would be resisted further reducing the ability of the Plan to meet local housing need.	Designating this site as Local Gap and therefore maintaining separation between settlements would resist development of the site further reducing the ability of the Plan to meet local housing need.	Designating this part of site as Local Gap will reduce the amount of housing overall that can be provided on the wider development site. However this is unlikely to significantly impact on housing delivery within the Plan as a whole.
EqIA	0	--	--	-
	Designating this site as Local Gap and therefore maintaining separation between settlements would have no impact upon the EqIA protected characteristics.	Designating this site as Local Gap and therefore maintaining separation between settlements would mean delivery of housing on the site would be resisted further reducing the ability of the Plan to meet local housing need. This may impact particularly on older and younger people, those with disabilities and ethnic minorities who may be on lower incomes or unable to meet their housing needs through market housing. It is likely that there will be a negative impact on the EqIA protected characteristics 'age', 'disability' and 'race'.	Designating this site as Local Gap and therefore maintaining separation between settlements would resist development of the site further reducing the ability of the Plan to meet local housing need. This may impact particularly on older and younger people, those with disabilities and ethnic minorities who may be on lower incomes or unable to meet their housing needs through market housing. It is likely that there will be a negative impact on the EqIA protected characteristics 'age', 'disability' and 'race'.	Designating this part of site as Local Gap will reduce the amount of housing overall that can be provided on the wider development site. However this is unlikely to significantly impact on housing delivery within the Plan as a whole. This may impact particularly on older and younger people, those with disabilities and ethnic minorities who may be on lower incomes or unable to meet their housing needs through market housing. It is likely that there will be a negative impact on the EqIA protected characteristics 'age', 'disability' and 'race'.
12.Communities	+	+	+	+
	Designating this site as Local Gap will help preserve the separate identities of local communities either side of the gap and protect this area of open space.	Designating this site as Local Gap will help preserve the separate identities of local communities either side of the gap and protect this area of open space.	Designating this site as Local Gap and therefore maintaining separation between settlements will help maintain and retain the separate identities of local communities either side of the gap.	Designating this part of the site as Local Gap and therefore maintaining separation between settlements will help maintain and retain the separate identities of local communities either side of the gap.

<b>HIA</b>	<b>+</b>	<b>+</b>	<b>+</b>	<b>+</b>
	Designating this site as Local Gap will help preserve the separate identities of local communities either side of the gap and protect this area of open space which will provide health and well-being benefits to the local community.	Designating this site as Local Gap will help preserve the separate identities of local communities either side of the gap and protect this area of open space which will provide health and well-being benefits to the local community	Designating this site as Local Gap and therefore maintaining separation between settlements will help maintain and retain the separate identities of local communities either side of the gap and help ensure a sense of tranquillity which will support the health and well-being of the local community.	Designating this part of the site as Local Gap and therefore maintaining separation between settlements will help maintain and retain the separate identities of local communities either side of the gap and help ensure a sense of tranquillity which will support the health and well-being of the local community.
<b>EqlA</b>	<b>+</b>	<b>+</b>	<b>+</b>	<b>+</b>
	Designating this site as Local Gap will help preserve the separate identities of local communities either side of the gap and protect this area of open space which will provide health and well-being benefits to the local community. This will support the EqlA protected characteristics.	Designating this site as Local Gap will help preserve the separate identities of local communities either side of the gap and protect this area of open space which will provide health and well-being benefits to the local community. This will support the EqlA protected characteristics.	Designating this site as Local Gap and therefore maintaining separation between settlements will help maintain and retain the separate identities of local communities either side of the gap and help ensure a sense of tranquillity which will support the health and well-being of the local community. This will support the EqlA protected characteristics.	Designating this part of the site as Local Gap and therefore maintaining separation between settlements will help maintain and retain the separate identities of local communities either side of the gap and help ensure a sense of tranquillity which will support the health and well-being of the local community. This will support the EqlA protected characteristics.
13.Education	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
	Designating this site as Local Gap and therefore maintaining separation between settlements would have no impact on education.	Designating this site as Local Gap and therefore maintaining separation between settlements would have no impact on education.	Designating this site as Local Gap and therefore maintaining separation between settlements would have no impact on education.	Designating this part of the site as Local Gap would have no impact on education.
<b>EqlA</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
	Designating this site as Local Gap and therefore maintaining separation between settlements would have no impact upon the EqlA protected characteristics.	Designating this site as Local Gap and therefore maintaining separation between settlements would have no impact upon the EqlA protected characteristics.	Designating this site as Local Gap and therefore maintaining separation between settlements would have no impact upon the EqlA protected characteristics.	Designating this part of the site as Local Gap would have no impact upon the EqlA protected characteristics.
14.Economy	<b>-</b>	<b>-</b>	<b>-</b>	<b>?</b>
	Designating this site as Local Gap will protect this site which may have been capable of delivering some employment	Designating this site as Local Gap and therefore maintaining separation between settlements will protect this site which	Designating this site as Local Gap and therefore maintaining separation between settlements will protect this site which	Designating this part of the site as Local Gap will reduce the amount of development that can be delivered on the

	space. However, a large portion of this site contains Brooklands Lake and the site is already in leisure / open space use and not considered available.	may have been capable of delivering some employment space as part of a mixed use scheme.	may have been capable of delivering some employment space as part of a mixed use scheme.	site as a whole which may have included capacity for some employment uses.
<b>EqlA</b>	<b>0</b>	<b>-</b>	<b>-</b>	<b>/</b>
	Designating this site as Local Gap and therefore maintaining separation between settlements would have no impact upon the EqlA protected characteristics.	Designating this site as Local Gap and therefore maintaining separation between settlements will protect this site which may have been capable of delivering some employment space as part of a mixed use scheme. This may impact particularly on older and younger people, those with disabilities and ethnic minorities who may have lower levels of skills attainment / qualifications and be on lower incomes. It is likely that there will be a negative impact on the EqlA protected characteristics 'age', 'disability' and 'race'.	Designating this site as Local Gap and therefore maintaining separation between settlements will protect this site which may have been capable of delivering some employment space as part of a mixed use scheme. This may impact particularly on older and younger people, those with disabilities and ethnic minorities who may have lower levels of skills attainment / qualifications and be on lower incomes. It is likely that there will be a negative impact on the EqlA protected characteristics 'age', 'disability' and 'race'.	Designating this part of the site as Local Gap and therefore maintaining separation between settlements will help maintain and retain the separate identities of local communities either side of the gap and help ensure a sense of tranquillity which will support the health and well-being of the local community. This will support the EqlA protected characteristics. However, the designation will reduce the amount of development that can be delivered on the site as a whole which may have included capacity for some employment uses. Therefore this could particularly impact on older and younger people, those with disabilities and ethnic minorities who may have lower levels of skills attainment / qualifications and be on lower incomes.
15.Town and Local Centres	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
	Designating this site as Local Gap and therefore maintaining separation between settlements would have no impact on the vitality and viability of the Town and Local Centres.	Designating this site as Local Gap and therefore maintaining separation between settlements would have no impact on the vitality and viability of the Town and Local Centres.	Designating this site as Local Gap and therefore maintaining separation between settlements would have no impact on the vitality and viability of the Town and Local Centres.	Designating this part of the site as Local Gap would have no impact on the vitality and viability of the Town and Local Centres.
16.Travel and Access	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
	Designating this site as Local Gap and therefore maintaining separation between settlements would	Designating this site as Local Gap and therefore maintaining separation between settlements would	Designating this site as Local Gap and therefore maintaining separation between settlements would	Designating this part of the site as Local Gap would have no impact on access to and from sustainable



	have no impact on access to and from sustainable modes of transport.	have no impact on access to and from sustainable modes of transport.	have no impact on access to and from sustainable modes of transport.	modes of transport.
<b>Mitigation</b>	None identified	None identified	None identified	None identified
<b>Conclusions</b>	There are very positive effects associated with landscape & character and the built environment objective due the primary purpose of the Local Gap maintaining separation between settlements. There are also positive effects for communities and healthy lifestyles due to the area of open space being maintained as Gap. Negative effects are identified against the housing and economy objectives due to the potential loss of land for development however given that most of this site is currently in use as a park, the area that would be available is limited to the north western corner. Other objectives are rated as neutral recognising the indirect benefits in terms of protecting this area of open space.	This option has very positive effects when scored against landscape and character and historic environment reflecting the benefits of maintaining separation between settlements. There are also multiple other positive impacts associated with preserving the land in its current state. It should be noted that there are significant negative impacts associated with resisting development on this site in terms of housing delivery and to a lesser extent economic growth which cannot be mitigated.	This option has very positive effects on landscape & character and built environment objectives through its primary purpose of maintaining separation between settlements and preventing coalescence. There are also other positive effects mostly through indirect impacts of preserving the land in its current undeveloped state. It should be noted that there are significant negative impacts associated with resisting development on this site in terms of housing delivery and to a lesser extent economic growth which cannot be mitigated.	The scoring reflects the compact nature of this site and that it will ultimately form part of the wider gap alongside designations to the east in Adur. This option has multiple positive benefits reflecting its contribution to protecting the Gap as a whole and preventing coalescence. It scores negative due to the lack of housing that potentially could have been delivered here in addition to the allocation on the remainder of the site.
<b>Conclusions – HIA / EqlA</b>	There are positive effects for healthy lifestyles and communities due to the area of open space being maintained as Gap.	This option has very positive effects when scored against healthy lifestyles and communities reflecting the benefits of maintaining separation between settlements. There are also significant negative impacts associated with resisting development on this site in terms of housing delivery and to a lesser extent economic growth which cannot be mitigated.	This option has very positive effects when scored against healthy lifestyles and communities reflecting the benefits of maintaining separation between settlements. There are also significant negative impacts associated with resisting development on this site in terms of housing delivery and to a lesser extent economic growth which cannot be mitigated.	There is a positive effect for communities due to the area of open space being maintained as Gap. There is a neutral impact for healthy lifestyles as designating this part of the site as Local Gap will have no direct impact given the small size of the site.
<b>Recommendation</b>	All these options have an overall positive or neutral impact however it is recognised that Chatsmore Farm and Goring Ferring Gap score stronger due to the additional positive effects identified relating to the historic environment.			



	<b>SP6: Local Green Space Designation</b>		
	The sites designated were identified through community engagement and interest. The decision as to whether they are suitable and meet the criteria for Local Green Space designation has been informed by evidence.		
<b>Options</b>	<b>Goring Ferring Gap</b>	<b>Chatsmore Farm</b>	<b>Brooklands Recreation Area</b>
1. Environmental Quality	<b>0</b>	<b>0</b>	<b>0</b>
	Designating this site as LGS would have no impact on environmental quality	Designating this site as LGS would have no impact on environmental quality	Designating this site as LGS would have no impact on environmental quality
2. Biodiversity	<b>++</b>	<b>+</b>	<b>++</b>
	Designating this site as a LGS would recognise its valued wildlife including its ornithological value and protect it from unsuitable development.	Designate this site as LGS would recognise its valued wildlife associated with the Ferring Rife and protect it from unsuitable development. However it is recognised that the Rife only covers a small part of the site and this has therefore been scored as a positive effect.	Designating this site as a LGS would recognise its valued wildlife in particular the wetland species supported by the lake, and protect it from inappropriate development.
3. Land and Soils	<b>0</b>	<b>0</b>	<b>0</b>
	Designating this site as LGS would have no impact on land and soils	Designating this site as LGS would have no impact on land and soils	Designating this site as LGS would have no impact on land and soils
4. Energy	<b>0</b>	<b>0</b>	<b>0</b>
	Designating this site as LGS would have no impact on energy use or climate change mitigation	Designating this site as LGS would have no impact on energy use or climate change mitigation	Designating this site as LGS would have no impact on energy use or climate change mitigation
5. Water Management	<b>?</b>	<b>+</b>	<b>+</b>
	Designating this site as LGS would have no direct impact on water management. However it may serve to restrict development in parts of the site which are at a high risk of flooding.	The Ferring Rife runs through this site and is cited by local communities as being valued for its wildlife. The Rife also conveys surface water flows from urban areas to the east and north out to sea. Therefore designating this site as LGS will help protect the Rife and ensure it continues to perform this function.	Brooklands lake is a focal part of this site and is particularly valued by the local community for a range of reasons. The lake itself is a balancing pond providing storage for surface water flows from East Worthing, Sompting and Lancing before they are discharged out to sea. Therefore designating this site as Local Green Space will protect this important drainage infrastructure from inappropriate development.
6. Landscape and Character	<b>++</b>	<b>++</b>	<b>+</b>
	Designating this site as LGS will help protect this valued open space and uninterrupted views from the South Downs National Park to the coastline.	Designating this site as LGS will help protect the valued views across this undeveloped site to the Downs helping to protect the setting of the National Park	Designating this site as LGS and protecting this open space that is located within the Gap will help preserve the Gap providing a sense of place to local communities
7. Built Environment	<b>/</b>	<b>/</b>	<b>/</b>
	Designating this site as LGS will have no direct impact on	Designating this site as LGS will have no direct impact on	Designating this site as LGS will have no direct impact on

	the built environment	the built environment	the built environment
8. Historic Environment	++	+	0
	Designating this site as LGS will protect this site which is valued by the local community for its historic associations as part of the Goring Hall Estate (Grade II Listed)	Designating this site as LGS will continue to protect the historic setting of Highdown Hill which contains a Scheduled Ancient Monument.	Designating this site as LGS will have no impact on the historic environment
9. Healthy Lifestyles	++	+	++
	Designating this site as LGS protects this site which is valued by the local community for quiet recreation and tranquillity. The site contains bridleways, footpaths and recreation grounds. It is popular with bird watchers and astronomical groups.	Designating this site as LGS protects this site which is valued by the local community for health and wellbeing. There are footpaths along the western and northern boundaries as well as an informal walking route along the Rife.	Designating this site as LGS will protect this site which is valued by the local community for recreation. The site contains a number of leisure and recreation facilities and was rated in the Worthing Open Space Study (2014) as providing one of the highest quality areas of natural / semi-natural open space. The site also contains children play facilities including some that are wheelchair accessible.
HIA	++	+	++
	Designating this site as LGS protects this site which is valued by the local community for quiet recreation and tranquillity which helps to support healthy lifestyles. The site contains bridleways, footpaths and recreation grounds. It is popular with bird watchers and astronomical groups.	Designating this site as LGS protects this site which is valued by the local community for health and wellbeing. There are footpaths along the western and northern boundaries as well as an informal walking route along the Rife.	Designating this site as LGS will protect this site which is valued by the local community for recreation which helps to support healthy lifestyles. The site contains a number of leisure and recreation facilities and was rated in the Worthing Open Space Study (2014) as providing one of the highest quality areas of natural / semi-natural open space. The site also contains children play facilities including some that are wheelchair accessible.
EqlA	++	+	++
	Designating this site as LGS protects this site which is valued by the local community for quiet recreation and tranquillity which helps to support healthy lifestyles. The site contains bridleways, footpaths and recreation grounds. It is popular with bird watchers and astronomical groups. This will support the EqlA protected characteristics.	Designating this site as LGS protects this site which is valued by the local community for health and wellbeing. There are footpaths along the western and northern boundaries as well as an informal walking route along the Rife. This will support the EqlA protected characteristics.	Designating this site as LGS will protect this site which is valued by the local community for recreation which helps to support healthy lifestyles. The site contains a number of leisure and recreation facilities and was rated in the Worthing Open Space Study (2014) as providing one of the highest quality areas of natural / semi-natural open space. The site also contains children play facilities including some that are wheelchair accessible. This will support

			the EqIA protected characteristics, in particular, 'age' and 'disability'.
10.Crime and Public Safety	0	0	0
	There is no link between designating this site as LGS and crime and public safety	There is no link between designating this site as LGS and crime and public safety	There is no link between designating this site as LGS and crime and public safety
HIA	0	0	0
	There is no link between designating this site as LGS and crime and public safety	There is no link between designating this site as LGS and crime and public safety	There is no link between designating this site as LGS and crime and public safety
EqIA	0	0	0
	There is no link between designating this site as LGS and upon the EqIA protected characteristics.	There is no link between designating this site as LGS and upon the EqIA protected characteristics.	There is no link between designating this site as LGS and upon the EqIA protected characteristics.
11.Housing	--	--	-
	Designating this site as LGS will afford the site protection consistent with Green Belt status. This will prevent the delivery of housing required to meet local need.	Designating this site as LGS will afford the site protection consistent with Green Belt status. This will prevent the delivery of housing required to meet local need.	Designating this site as LGS will afford the site protection akin to Green Belt status. This will prevent the delivery of housing required to meet local need. However given the current use of the majority of the site as a park it is unlikely that the site would become available for development
EqIA	--	--	0
	Designating this site as LGS will afford the site protection consistent with Green Belt status. This will prevent the delivery of housing required to meet local need. This may impact particularly on older and younger people, those with disabilities and ethnic minorities who may be on lower incomes or unable to meet their housing needs through market housing. It is likely that there will be a negative impact on the EqIA protected characteristics 'age', 'disability' and 'race'.	Designating this site as LGS will afford the site protection consistent with Green Belt status. This will prevent the delivery of housing required to meet local need. This may impact particularly on older and younger people, those with disabilities and ethnic minorities who may be on lower incomes or unable to meet their housing needs through market housing. It is likely that there will be a negative impact on the EqIA protected characteristics 'age', 'disability' and 'race'.	Designating this site as LGS would have no impact upon the EqIA protected characteristics.
12.Communities	++	++	++
	Designating this site as LGS will protect this site that is highly valued by the local community.	Designating this site as LGS will protect this site that is highly valued by the local community.	Designating this site as LGS will protect this site that is highly valued by the local community.
HIA	++	++	++
	Designating this site as LGS will protect this site that is highly valued by the local community for its health and well-being benefits.	Designating this site as LGS will protect this site that is highly valued by the local community for its health and well-being benefits.	Designating this site as LGS will protect this site that is highly valued by the local community for its health and well-being benefits.

<b>EqlA</b>	<b>++</b>	<b>++</b>	<b>++</b>
	Designating this site as LGS will protect this site that is highly valued by the local community for its health and well-being benefits. This will support the EqlA protected characteristics.	Designating this site as LGS will protect this site that is highly valued by the local community for its health and well-being benefits. This will support the EqlA protected characteristics.	Designating this site as LGS will protect this site that is highly valued by the local community for its health and well-being benefits. This will support the EqlA protected characteristics.
13.Education	<b>0</b>	<b>0</b>	<b>0</b>
	Designating this site as LGS would have no impact on education.	Designating this site as LGS would have no impact on education.	Designating this site as LGS would have no impact on education.
<b>EqlA</b>	<b>0</b>	<b>0</b>	<b>0</b>
	Designating this site as LGS would have no impact upon the EqlA protected characteristics.	Designating this site as LGS would have no impact upon the EqlA protected characteristics.	Designating this site as LGS would have no impact upon the EqlA protected characteristics.
14.Economy	<b>-</b>	<b>-</b>	<b>-</b>
	Designating this site as LGS will protect this site which may have been capable of delivering some employment space as part of a mixed use scheme.	Designating this site as LGS will protect this site which may have been capable of delivering some employment space as part of a mixed use scheme.	Designating this site as LGS will protect this site which may have been capable of delivering some employment space as part of a mixed use scheme. However given the current use of the majority of the site as a park it is unlikely that the site would become available for development
<b>EqlA</b>	<b>-</b>	<b>-</b>	<b>0</b>
	Designating this site as LGS will protect this site which may have been capable of delivering some employment space as part of a mixed use scheme. This may impact particularly on older and younger people, those with disabilities and ethnic minorities who may have lower levels of skills attainment / qualifications and be on lower incomes. It is likely that there will be a negative impact on the EqlA protected characteristics 'age', 'disability' and 'race'.	Designating this site as LGS will protect this site which may have been capable of delivering some employment space as part of a mixed use scheme. This may impact particularly on older and younger people, those with disabilities and ethnic minorities who may have lower levels of skills attainment / qualifications and be on lower incomes. It is likely that there will be a negative impact on the EqlA protected characteristics 'age', 'disability' and 'race'.	Designating this site as LGS would have no impact upon the EqlA protected characteristics.
15.Town and Local Centres	<b>0</b>	<b>0</b>	<b>0</b>
	Designating this site as LGS would have no impact on the town or other centres	Designating this site as LGS would have no impact on the town or other centres	Designating this site as LGS would have no impact on the town or other centres
16.Travel and Access	<b>/</b>	<b>/</b>	<b>0</b>
	Designating this site as LGS would have no impact on access to and from sustainable modes of transport but will protect existing bridleways, footpaths and walking routes that are	Designating this site as LGS would have no impact on access to and from sustainable modes of transport but will protect existing footpaths and walking routes that are valued by the	Designating this site as LGS would have no impact on access to and from sustainable modes of transport

	valued by the community.	community.	
<b>Mitigation</b>	None identified	None identified	None identified
<b>Conclusions</b>	This option has very positive effects in terms of biodiversity, historic environment, landscape & character, healthy lifestyles and communities reflecting the reasons the site is valued. This is balanced against a very negative effect for housing and a negative effect for economy reflecting the level of protection given by the designation which will restrict most development. In addition there are a number of neutral effects identified through indirect impacts of preserving the site in its current state.	This option scores less positively than the other two but still has very positive effects in landscape & character and communities reflecting the reasons the site is valued. In addition there are a number of positive effects which reflect the aspects the community values. This is balanced against a very negative effect for housing and a negative effect for economy reflecting the level of protection given by the designation which will restrict most development. In addition there are a number of neutral effects identified through indirect impacts of preserving the site in its current state.	This option has very positive effects in terms of biodiversity, healthy lifestyles and communities it also has a positive effect for landscape & character reflecting the reasons the site is valued by the local community. This is balanced against negative effects for housing and economy reflecting the level of protection given by the designation which will restrict most development but acknowledging that as most of the site is in use as formal recreation it is unlikely to become available for development. In addition there are a number of neutral effects identified through indirect impacts of preserving the site in its current state.
<b>Conclusions – HIA / EqIA</b>	This option has very positive effects in terms of healthy lifestyles and communities reflecting the reasons the site is valued. This is balanced against a very negative effect for housing and a negative effect for economy reflecting the level of protection given by the designation which will restrict most development.	This option has positive effects in terms of healthy lifestyles and a very positive effect for communities which reflect the aspects the community values. This is balanced against a very negative effect for housing and a negative effect for economy reflecting the level of protection given by the designation which will restrict most development.	This option has very positive effects in terms of healthy lifestyles and communities reflecting the reasons the site is valued by the local community. This is balanced against negative effects for housing and economy reflecting the level of protection given by the designation which will restrict most development but acknowledging that as most of the site is in use as formal recreation it is unlikely to become available for development.
<b>Recommendation</b>	All these sites score positively overall and should be designated as LGS in the Local Plan.		

	<b>PA1: Goring - Ferring Gap</b>	
<b>Options</b>	<b>Option 1: Protecting the site</b>	<b>Option 2: Allocating the site for development.</b>
1. Environmental Quality	/	/
	The site is currently undeveloped; by protecting this site there would be no additional benefits in terms of environmental quality.	Allocating this site may result in an indirect increase in air pollution as a result of the traffic generated by development. However there are no direct impacts associated with environmental quality or pollution as a result of development on this site.
2. Biodiversity	/	-
	The site is currently undeveloped and used for agriculture. By protecting it any habitats onsite would also be protected from development. However protecting it in itself	Allocating this site for development would result in a loss of habitats that currently support significant numbers of wintering birds. There are also pockets of woodland

	wouldn't bring any ecological enhancements or improvements.	within and surrounding the site. Development should seek to protect and enhance the most valuable habitats.
3. Land and Soils	+	-
	Protecting this site would safeguard one of the last parcels of land in Worthing that is considered to be the Best and Most Versatile Agricultural Land.	Allocating this site for development will result in the loss of one of the few remaining parcels of Grade 2 Agricultural Land in the local area,
4. Energy	0	0
	Protecting this site would have no impact on energy or climate change mitigation.	Protecting this site would have no impact on energy or climate change mitigation.
5. Water Management	+	-
	Protecting this site would have no effect on water management however it would allow avoid development in part of the site which is at a high risk of flooding.	Allocating this site for development would result in development in areas at a risk of flooding from a variety of sources. Parts of the site in Flood Zone 3 should be kept free from development.
6. Landscape and Character	++	--
	Protecting this site would maintain the visual link free from development between the undeveloped coastline and National Park. It would also continue in providing effective physical and visual separation between Goring and Ferring and part of the visual setting to the National Park. It would also protect the undeveloped character of the coastline in this location which the site is considered to make a substantial contribution to.	Allocating this site for development would significantly impact on the setting of the National Park, the undeveloped character of the coastline in this location and result in coalescence between Goring and Ferring.
7. Built Environment	0	0
	Protecting this site would have no impact on the built environment in terms of encouraging good quality design.	Allocating the site in itself would have no impact on the delivery of good quality design.
8. Historic Environment	+	-
	This site forms part of the setting to Goring Hall (Grade II Listed) which is located to the north of the site and was originally within the Goring Hall Estate. Protecting this site will preserve the setting to Goring Hall and its historic relationship with the coastline.	Allocating this site for development will permanently change the open landscape that originally formed the southern part of the Goring Hall Estate and the relationship of Goring Hall with the undeveloped coastline.
9. Healthy Lifestyles	/	-
	The site contains bridleways, footpaths and recreation grounds. Protecting the site will ensure these remain unchanged.	Development may result in the loss of some of these features and the health benefits gained from walking and enjoying this 'open' environment. Any development should ensure that the bridleways, footpaths and recreation grounds are incorporated and kept free from development.
HIA	/	-
	The site contains bridleways, footpaths and recreation grounds. Protecting the site will ensure these remain unchanged.	Development may result in the loss of some of these features and the health benefits gained from walking and enjoying this 'open' environment. Any development should ensure that the bridleways, footpaths and recreation grounds are incorporated and kept free from development.

<b>EqlA</b>	/	-
	The site contains bridleways, footpaths and recreation grounds. Protecting the site will ensure these remain unchanged.	Development may result in the loss of some of these features and the health benefits gained from walking and enjoying this 'open' environment and may impact on the EqlA characteristics such as 'age' and 'disability'. Any development should ensure that the bridleways, footpaths and recreation grounds are incorporated and kept free from development.
10.Crime and Public Safety	0	0
	Protecting the site would have no impact on crime and public safety.	Allocating this site would have no impact on crime and public safety
<b>HIA</b>	0	0
	Protecting the site would have no impact on crime and public safety.	Allocating this site would have no impact on crime and public safety
<b>EqlA</b>	0	0
	Protecting the site would have no impact upon the EqlA protected characteristics.	Allocating this site would have no impact upon the EqlA protected characteristics.
11.Housing	--	++
	Protecting the site would prevent the delivery of housing on one of the largest available sites in Worthing, an area that is unable to meet its local housing need.	Allocating this site for housing would provide a significant source of new housing for the area contributing to meeting local housing need.
<b>EqlA</b>	--	++
	Protecting the site would prevent the delivery of housing on one of the largest available sites in Worthing, an area that is unable to meet its local housing need. This may impact particularly on older and younger people, those with disabilities and ethnic minorities who may be on lower incomes or unable to meet their housing needs through market housing. It is likely that there will be a negative impact on the EqlA protected characteristics 'age', 'disability' and 'race'.	Allocating this site for housing would provide a significant source of new housing for the area contributing to meeting local housing need and therefore supporting EqlA protected characteristics 'age', 'disability' and 'race'.
12.Communities	+	-
	Protecting the site would safeguard an asset that is well valued by the local community. This is supported by the application made by the local community to consider the site as a Local Green Space.	Allocating the site for development would result in the loss of green space valued by the community. This is demonstrated through their application to designate the site as Local Green Space.
<b>HIA</b>	+	-
	Protecting the site would safeguard an asset that is well valued by the local community with regards to supporting their health and well-being. This is supported by the application made by the local community to consider the site as a Local Green Space.	Allocating the site for development would result in the loss of green space valued by the community and subsequently would have a negative effect on their health and well-being. This is demonstrated through their application to designate the site as Local Green Space.
<b>EqlA</b>	+	-
	Protecting the site would safeguard an asset that is well valued by the local community with regards to supporting their health and well-being. This is supported by the application made by the local community to	Allocating the site for development would result in the loss of green space valued by the community and subsequently would have a negative effect on their health and well-being. This is demonstrated through their



	consider the site as a Local Green Space. This would support the EqlA protected characteristics.	application to designate the site as Local Green Space. It is considered that the EqlA protected characteristics 'age' and 'disability' could be negatively affected.
13.Education	<b>0</b>	<b>?</b>
	Protecting the site would have no impact on provision of or accessibility to education facilities.	Allocating the site for development may place pressure on existing education facilities. However the site itself may also present an opportunity to deliver new or additional facilities.
<b>EqlA</b>	<b>0</b>	<b>0</b>
	Protecting the site would have no impact upon the EqlA protected characteristics.	Protecting the site would have no impact upon the EqlA protected characteristics.
14.Economy	<b>/</b>	<b>?</b>
	Protecting the site would be unlikely to have any impact on local economic growth.	Allocating the site for housing is unlikely to directly impact local economic growth, however additional housing will support and increased workforce who may seek work locally.
<b>EqlA</b>	<b>/</b>	<b>?</b>
	Protecting the site would be unlikely to have any impact on local economic growth and therefore unlikely to impact on the EqlA protected characteristics.	Allocating the site for housing is unlikely to directly impact local economic growth, however additional housing will support and increased workforce who may seek work locally and therefore support those people who are unemployed or on low incomes. This may support EqlA protected characteristics 'age', 'disability' and 'race'.
15.Town and Local Centres	<b>0</b>	<b>0</b>
	There is no link between protecting the site and the vitality and viability of town and local centres.	Allocating this site for housing is unlikely to impact on the vitality and viability of town and local centres.
16.Travel and Access	<b>0</b>	<b>?</b>
	There is no link between protecting the site and improving access to and from sustainable modes of transport.	Allocating the site for development would have no direct impact on access to sustainable modes of transport but the increased population may attract additional bus services
<b>Mitigation</b>	There is a very negative effect associated with the loss of housing delivery. It is not considered that this can be mitigated.	Development should seek to protect and enhance the most valuable habitats. Parts of the site in Flood Zone 3 should be kept free from development. Any development should ensure that the bridleways, footpaths and recreation grounds are incorporated and kept free from development.
<b>Conclusions</b>	This option scores as having very positive effects in terms of landscape and character which has to be balanced against very negative effects associated with the housing objective. In addition to this the option generally scores positively against a number of environmental objectives with some neutral scores reflecting how with this option some aspects of the site will remain unchanged.	This option scores as having very positive effects for housing which has to be balanced against very negative effects on landscape and character. This option also scores negatively against a number of other environmental and social objectives although some mitigation has been identified. There are also several uncertain scores relating to possible additional or indirect benefits of development.
<b>Conclusions – HIA / EqlA</b>	There is a positive effect for communities as protecting the site would safeguard an asset that is well valued by the local community.	This option scores as having very positive effects for housing which has to be balanced against negative effects on healthy lifestyles



	This option scores as having neutral effect on healthy lifestyles and economy. The site scores very negative effect for housing	and communities. There are also several uncertain scores relating to possible additional or indirect benefits of development.
<b>Recommendation</b>	The option to protect the site from inappropriate development is considered to be the most sustainable scoring positively overall. This is despite a very negative effect associated with the loss of housing delivery, which it is not considered possible to mitigate.	

	<b>PA2: Chatsmore Farm</b>	
<b>Options</b>	<b>Option 1: Protecting the site.</b>	<b>Option 2: Allocating the whole site for development.</b>
	/	-
1. Environmental Quality	The site is currently undeveloped; by protecting this site there would be no additional benefits in terms of environmental quality.	Allocating this site will likely result in increased levels of traffic and congestion which would negatively impact air quality. In addition without mitigation new development adjacent to the Ferring Rife may result in urban run-off deteriorating water quality and people being located adjacent to noise sources (A259 and railway line). However it is also acknowledged that the Rife already conveys drainage from urban areas to the east.
	/	-
2. Biodiversity	The site is currently undeveloped and used for agriculture. By protecting it any habitats onsite would also be protected from development. However protecting it in itself wouldn't bring any ecological enhancements or improvements.	Allocating this site for development will result in a loss of much of the natural habitat contained on the site. As part of any development valuable habitats should be protected and retained.
	+	-
3. Land and Soils	Protecting this site would safeguard one of the last parcels of land in Worthing that is considered to be the Best and Most Versatile Agricultural Land.	Allocating this site for development will result in the loss of one of the few remaining parcels of Grade 1 Agricultural Land in the local area,
	0	0
4. Energy	Protecting this site would have no impact on energy or climate change mitigation.	Allocating this site would have no impact on energy or climate change mitigation
	+	-
5. Water Management	Protecting this site would have no effect on water management however it would allow the floodplain associated with the Ferring Rife continue to operate in its natural state and avoid development in part of the site which is at a high risk of flooding.	Allocating this site for development would result in development in areas at a risk of flooding from a variety of sources. Parts of the site in Flood Zone 3 should be kept free from development.
	++	--
6. Landscape and Character	Protecting this site would safeguard one of the last remaining gaps from development along this part of the south coast preventing coalescence. It would also protect the undeveloped setting to the South Downs National Park.	Allocating this site for development will result in the loss of a site forming part of the undeveloped setting to the National Park and coalescence between Arun and Worthing in the last remaining gap along the A259.
	0	0
7. Built Environment	Protecting this site would have no impact on the built environment in terms of encouraging good quality design.	Allocating the site in itself would have no impact on the delivery of good quality design.

8. Historic Environment	/	?
	Protecting this site would have neither a positive or negative effect on nearby heritage assets	Whilst located close to the site, allocating this site is unlikely to impact on The Highdown Conservation Area and Highdown Gardens. Any development should consider and assess the impact of any development on these heritage assets including their setting.
9. Healthy Lifestyles	/	-
	There are public rights of way throughout the site as well as informal walking routes. Protecting the site would ensure these remain unchanged	Development may result in the loss of some of these features and the health benefits gained from walking in this 'open' environment. Any development should ensure that public rights of way and walking routes are incorporated.
HIA	/	-
	The site contains bridleways, footpaths and recreation grounds. Protecting the site will ensure these remain unchanged.	Development may result in the loss of some of these features and the health benefits gained from walking and enjoying this 'open' environment. Any development should ensure that the bridleways, footpaths and recreation grounds are incorporated and kept free from development.
EqIA	/	-
	The site contains bridleways, footpaths and recreation grounds. Protecting the site will ensure these remain unchanged.	Development may result in the loss of some of these features and the health benefits gained from walking and enjoying this 'open' environment and may impact on the EqIA characteristics such as 'age' and 'disability'. Any development should ensure that the bridleways, footpaths and recreation grounds are incorporated and kept free from development.
10. Crime and Public Safety	0	0
	Protecting the site would have no impact on crime and public safety.	Allocating this site would have no impact on crime and public safety.
HIA	0	0
	Protecting the site would have no impact on crime and public safety.	Allocating this site would have no impact on crime and public safety.
EqIA	0	0
	Protecting the site would have no impact upon the EqIA protected characteristics.	Allocating this site would have no impact on upon the EqIA protected characteristics.
11. Housing	--	++
	Protecting the site would prevent the delivery of housing on one of the largest available sites in Worthing, an area that is unable to meet its local housing need.	Allocating this site for housing would provide a significant source of new housing for the area contributing to meeting local housing need.
EqIA	--	++
	Protecting the site would prevent the delivery of housing on one of the largest available sites in Worthing, an area that is unable to meet its local housing need. This may impact particularly on older and younger people, those with disabilities and ethnic minorities who may be on lower incomes or unable to meet their housing needs through market housing. It is likely that there will be a	Allocating this site for housing would provide a significant source of new housing for the area contributing to meeting local housing need and therefore supporting EqIA protected characteristics 'age', 'disability' and 'race'.

	negative impact on the EqlA protected characteristics 'age', 'disability' and 'race'.	
12. Communities	+	-
	Protecting the site would safeguard an asset that is well valued by the local community. This is supported by the application made by the local community to consider the site as a Local Green Space	Allocating the site for development would result in the loss of green space valued by the community. This is demonstrated through their application to designate the site as Local Green Space.
HIA	+	-
	Protecting the site would safeguard an asset that is well valued by the local community with regards to supporting their health and well-being. This is supported by the application made by the local community to consider the site as a Local Green Space.	Allocating the site for development would result in the loss of green space valued by the community and subsequently would have a negative effect on their health and well-being. This is demonstrated through their application to designate the site as Local Green Space.
EqlA	+	-
	Protecting the site would safeguard an asset that is well valued by the local community with regards to supporting their health and well-being. This is supported by the application made by the local community to consider the site as a Local Green Space. This would support the EqlA protected characteristics.	Allocating the site for development would result in the loss of green space valued by the community and subsequently would have a negative effect on their health and well-being. This is demonstrated through their application to designate the site as Local Green Space. It is considered that the EqlA protected characteristics 'age' and 'disability' could be negatively affected.
13. Education	0	?
	Protecting the site would have no impact on provision of or accessibility to education facilities.	Allocating the site for development may place pressure on existing education facilities. However the site itself may also present an opportunity to deliver new or additional facilities.
EqlA	0	0
	Protecting the site would have no impact upon the EqlA protected characteristics.	Protecting the site would have no impact upon the EqlA protected characteristics.
14. Economy	/	?
	Protecting the site would be unlikely to have any impact on local economic growth.	Allocating the site for housing is unlikely to directly impact local economic growth, however additional housing will support and increased workforce who may seek work locally.
EqlA	/	?
	Protecting the site would be unlikely to have any impact on local economic growth and therefore unlikely to impact on the EqlA protected characteristics.	Allocating the site for housing is unlikely to directly impact local economic growth, however additional housing will support and increased workforce who may seek work locally and therefore support those people who are unemployed or on low incomes. This may support EqlA protected characteristics 'age', 'disability' and 'race'.
15. Town and Local Centres	0	0
	There is no link between protecting the site and the vitality and viability of town and local centres.	Allocating this site for housing is unlikely to impact on the vitality and viability of town and local centres.
16. Travel and	0	+

Access	There is no link between protecting the site and improving access to and from sustainable modes of transport. Although it is recognised that the site is in a highly sustainable location, adjacent to Goring train station.	Allocating the site for housing would enable new homes to be delivered in a highly sustainable location adjacent to Goring train station. However it will not improve access to sustainable transport for existing communities.
Mitigation	There is a very negative effect associated with the loss of housing delivery. It is not considered that this can be mitigated.	As part of any development valuable habitats should be protected and retained. Parts of the site in Flood Zone 3 should be kept free from development. Any development should consider and assess the impact of any development on these heritage assets including their setting. Any development should ensure that public rights of way and walking routes are maintained.
Conclusions	There are very positive effects associated in terms of landscape and character reflecting the sensitive nature of this site. There are also a range of other positive effects in terms of local communities, water management and soils. There are a number of neutral effects recognising that by protecting the site it will essentially remain unchanged from the baseline situation. The positive effects are balanced against a very negative effect in terms of restricting housing delivery in an area unable to meet its local housing need. It is not considered that this can be mitigated.	Very negative effects have been identified on landscape and character which cannot be mitigated due to the permanent loss of gap between settlements and on the impact of the setting of the South Downs National Park. There are also a number of other negative environmental effects which would require mitigation as part of any policy wording. However this option does score positively due to its ability to contribute to meeting local housing need and recognising the benefits of delivering housing in a highly sustainable location.
Conclusions – HIA / EqIA	There are neutral effects on healthy lifestyles and economy recognising that by protecting the site it will essentially remain unchanged from the baseline situation. There is a positive effect on communities. There is a very negative effect in terms of restricting housing delivery in an area unable to meet its local housing need. It is not considered that this can be mitigated.	There are negative effects on healthy lifestyles and communities. However this option does score positively due to its ability to contribute to meeting local housing need and recognising the benefits of delivering housing in a highly sustainable location.
Recommendation	The option to protect the site from inappropriate development is considered to be the most sustainable scoring positively overall. This is despite a very negative effect associated with the loss of housing delivery, which it is not considered possible to mitigate.	

	PA3: Brooklands Recreation Area	
Options	Option 1: Retaining the north west portion of the site (known as Dale Road) and protecting the site	Option 2: Allocating the north west portion of the site (known as Dale Road) for development.
1. Environmental Quality	/	?
	Continuing to protect the site would have neither a positive or negative impact on environmental quality. Brooklands lake has historically suffered with high levels of pollution. However recent improvements (separate from the Local Plan process) have recently undertaken. It is not considered that the decision to protect this site through the Local Plan will have any direct impact on the quality of the site including Brooklands Lake, however it may provide certainty on the future of the Park which could support further initiatives to improve and enhance the Park.	Allocating the north west portion of the site has the potential to impact on the Teville Stream (a WFD waterbody) which flows along the sites western boundary. However at this stage it is not possible to determine whether this would be negative or if development would present opportunities to deliver improvements and enhancements.

2. Biodiversity	/	-
	Continuing to protect the site would mean the habitats onsite particularly those associated with the Lake would also continue to be protected from inappropriate development. However protecting the site in itself wouldn't deliver any ecological enhancements or gains.	Allocating the north west portion of the site would result in the potential loss of habitats. The site contains drainage channels along the northern and western site boundaries which are considered to form part of a wider network of wetland habitats, and scrub dominates the rest of the site. Development should seek opportunities to enhance these habitats.
3. Land and Soils	-	+
	The site is located on a former landfill, protecting this site may mean opportunities to remediate the land likely to come forward through development may be lost.	The site is located on a former landfill, allocating the site could present opportunities through development to remediate the site improving the quality of soils and relevant controlled waters. However, the levels of contamination and varying site levels may also present a constraint to development.
4. Energy	0	0
	Protecting this site would have no impact on energy or climate change mitigation.	Protecting this site would have no impact on energy or climate change mitigation.
5. Water Management	+	-
	Brooklands Lake serves as a balancing pond storing the majority of surface water drainage from East Worthing prior to being discharged to sea. Protecting this site will ensure this important function continues. Protecting the site will also direct development away from areas at high probability of flooding.	There are small areas of flood risk along the sites northern, eastern and western boundaries. Any development should ensure site layout avoids development on these parts of the site,
6. Landscape and Character	++	--
	Protecting this site will secure retention of the gap between Worthing and Lancing along the lower coastal plain and prevent coalescence along the coastline between the two settlements.	Allocating this part of the site for development will result on the loss of the only separation between east Worthing and Lancing at one of the narrowest points of the gap between the two settlements
7. Built Environment	0	0
	Protecting the site would have no impact on the delivery of good quality design.	Allocating the site in itself would have no impact on the delivery of good quality design.
8. Historic Environment	0	0
	Protecting this site would have no impact on the historic environment.	Allocating this site would have no impact on the historic environment.
9. Healthy Lifestyles	+	/
	Protecting this site will continue to support healthy lifestyles through the recreational uses currently associated with the Park. It will also enable expansion of the Park into the area of land to the north west providing additional benefits.	This part of the site is currently not publically accessible therefore there will be no impact on healthy lifestyles as a result of developing this part of the site.
HIA	+	/
	Protecting this site will continue to support healthy lifestyles through the recreational uses currently associated with the Park. It will also enable expansion of the Park into the area of land to the north west providing additional benefits.	This part of the site is currently not publically accessible therefore there will be no impact on healthy lifestyles as a result of developing this part of the site.

<b>EqlA</b>	<b>+</b>	<b>0</b>
	Protecting this site will continue to support healthy lifestyles through the recreational uses currently associated with the Park. This will support the EqlA protected characteristics.	Allocating this site would have no impact upon the EqlA protected characteristics.
10.Crime and Public Safety	<b>0</b>	<b>0</b>
	Protecting the site would have no impact on crime and public safety.	Allocating this site would have no impact on crime and public safety.
<b>HIA</b>	<b>0</b>	<b>0</b>
	Protecting the site would have no impact on crime and public safety.	Allocating this site would have no impact on crime and public safety.
<b>EqlA</b>	<b>0</b>	<b>0</b>
	Protecting this site would have no impact upon the EqlA protected characteristics.	Allocating this site would have no impact upon the EqlA protected characteristics.
11.Housing	<b>0</b>	<b>+</b>
	Protecting this site would have no impact on the delivery of housing as the site is currently in use as a park and recreation area.	Allocating this site would potentially provide new housing, however the levels of contaminated land mean a commercial/industrial use may be more suitable.
<b>EqlA</b>	<b>0</b>	<b>+</b>
	Protecting this site would have no impact on the delivery of housing as the site is currently in use as a park and recreation area and therefore would have no impact upon the EqlA protected characteristics.	Allocating this site would potentially provide new housing, however the levels of contaminated land mean a commercial/industrial use may be more suitable. The potential provision of housing / employment will support the EqlA protected characteristics.
12.Communities	<b>++</b>	<b>-</b>
	Protecting the site provides a valuable open space resource for the local community and the opportunity for it to be further expanded.	Allocating this part of the site would have no direct impact on the local community as the site is not currently publically accessible. However developing this site would remove the opportunity to expand the Park into this space.
<b>HIA</b>	<b>++</b>	<b>/</b>
	Protecting the site provides a valuable open space resource for the local community and thus continues to support healthy lifestyles through the recreational uses currently associated with the Park and the opportunity for it to be further expanded.	Allocating this part of the site would have no direct impact on the local community and their health and well-being as the site is not currently publically accessible. However developing this site would remove the opportunity to expand the Park into this space.
<b>EqlA</b>	<b>++</b>	<b>0</b>
	Protecting the site provides a valuable open space resource for the local community and thus continues to support healthy lifestyles through the recreational uses currently associated with the Park. This supports the EqlA protected characteristics.	Allocating this part of the site would have no impact upon the EqlA protected characteristics.
13.Education	<b>0</b>	<b>0</b>
	Protecting this site would have no impact on education.	Allocating this site would have no impact on education.
<b>EqlA</b>	<b>0</b>	<b>0</b>

	Protecting this site would have no impact on education and upon the EqIA protected characteristics.	Allocating this site would have no impact on education and upon the EqIA protected characteristics.
14.Economy	/	+
	Protecting the site is unlikely to have a significant impact on the local economy.	Allocating this part of the site may enable the delivery of employment floorspace supporting local economic growth.
EqIA	0	+
	Protecting this site would have no impact on education and upon the EqIA protected characteristics.	Allocating this part of the site may enable the delivery of employment floorspace supporting local economic growth. The potential provision of employment will support the EqIA protected characteristics.
15.Town and Local Centres	0	0
	There is no link between protecting the site and the vitality and viability of town and local centres.	There is no link between allocating this part of the site and the vitality and viability of town and local centres.
16.Travel and Access	0	0
	Protecting this site will have no impact on access to sustainable modes of transport.	Allocating this site will have no impact on access to sustainable modes of transport.
Mitigation	Opportunities should be promoted to expand the Park and recreation area into the north west portion of the site currently inaccessible to maximise benefits to the local community.	The negative impacts associated with development should be minimised by seeking opportunities to enhance valuable habitats on site and avoiding parts of the site at a high risk of flooding.
Conclusions	This option scores very positively for communities and landscape & character. There are also positive benefits when scored against healthy lifestyles and water management. A negative effect has been identified associated with the potential loss of opportunities to remediate the former landfill in the north west corner of the site. In addition there are a number of neutral effects reflecting the recognition that the site is already protected through the planning system and therefore continuing to protect it will often result in no significant changes.	This option to allocate the part of the site known as Dale Road scored positively for economy, housing and land and soils reflecting the potential benefits of development and the opportunity this may bring in terms of remediating contaminated land caused by the former landfill. However a very negative effect was scored against landscape & character reflecting the sensitive location of the site. This option also scored as having negative effects against biodiversity and water management reflecting the potential impact of development and communities as a result of the lost opportunity to expand the Brooklands Park into this area.
Conclusions – HIA / EqIA	This option scores very positively for communities. There are also positive benefits when scored against healthy lifestyles.	This option to allocate the part of the site known as Dale Road scored positively for economy and housing. Neutral effects were scored for healthy lifestyles and communities.
Recommendation	The option to protect the site is the most sustainable option overall. The option to protect the site excluding the north western corner (known as Dale Road) was not tested however the appraisal of allocating that part of the site shows it has very negative effects associated with the sensitivity of the site in terms of landscape and character.	

	<b>CP1 Housing Mix and Quality</b>		
	The Housing Implementation Strategy sets out the evidence to demonstrate that Worthing has a high proportion of older residents and those with mobility restrictions. Government policy is currently to help people to live in their own homes for as long as possible.		
Options	<b>Option 1: Require developments to meet the optional higher Building Regulations standard M4(2) for Accessible and Adaptable</b>	<b>Option 2: Expect Applications to comply with the optional higher standard M4(2) only.</b>	<b>Option 3: Continue to rely on current Building Regulations standards.</b>



	<b> dwellings where feasible and viable and for 10% of homes on major developments to meet Building Regulations requirement M4(3) wheelchair user dwellings.</b>		
1. Environmental Quality	<b>0</b>	<b>0</b>	<b>0</b>
	This would have no impact on environmental quality.	This would have no impact on environmental quality.	This would have no impact on environmental quality.
2. Biodiversity	<b>0</b>	<b>0</b>	<b>0</b>
	This would have no impact on biodiversity.	This would have no impact on biodiversity.	This would have no impact on biodiversity.
3. Land and Soils	<b>0</b>	<b>0</b>	<b>0</b>
	This would have no impact on land and soils.	This would have no impact on land and soils.	This would have no impact on land and soils.
4. Energy	<b>?</b>	<b>?</b>	<b>0</b>
	The installation of lifts to provide step free access could increase energy use but this is likely to be minimal overall.	The installation of lifts to provide step free access could increase energy use but this is likely to be minimal overall.	This would have no impact on energy.
5. Water Management	<b>?</b>	<b>?</b>	<b>0</b>
	Raising finished floor levels to provide flood risk mitigation may conflict with the need to provide step free access.	Raising finished floor levels to provide flood risk mitigation may conflict with the need to provide step free access.	This would have no impact on water management.
6. Landscape and Character	<b>0</b>	<b>0</b>	<b>0</b>
	This would have no impact on landscape and character.	This would have no impact on landscape and character.	This would have no impact on landscape and character.
7. Built Environment	<b>?</b>	<b>?</b>	<b>0</b>
	The need to provide step free access and lifts could increase the costs in providing dwellings above shops and other uses. In addition the need to provide wheelchair access to communal areas including parking could impact the layout of developments.	The need to provide step free access and lifts could increase the costs in providing dwellings above shops and other uses.	This would have no impact on the built environment.
8. Historic Environment	<b>0</b>	<b>0</b>	<b>0</b>
	This would have no impact on the historic environment. Given the requirement is only for a percentage of homes to be wheelchair user dwellings these are unlikely to impact heritage assets such as listed buildings.	This would have no impact on the historic environment.	This would have no impact on the historic environment.
9. Healthy Lifestyles	<b>++</b>	<b>+</b>	<b>-</b>
	This will allow people to adapt their dwellings to suit their needs meaning homes are suitable for more groups and enabling people to stay in their homes for longer reducing	This will allow people to adapt their dwellings to suit their needs meaning homes are suitable for more groups and enabling people to stay in their homes for longer reducing	This may result in people particularly the elderly needing to find alternative accommodation due to mobility issues.



	pressure on specialist housing. This would also improve the quality of housing available to wheelchair users which is likely to benefit their health.	pressure on specialist housing.	
HIA	++	+	-
	This will allow people to adapt their dwellings to suit their needs meaning homes are suitable for more groups and enabling people to stay in their homes for longer reducing pressure on specialist housing. This would also improve the quality of housing available to wheelchair users which is likely to benefit their health.	This will allow people to adapt their dwellings to suit their needs meaning homes are suitable for more groups and enabling people to stay in their homes for longer reducing pressure on specialist housing.	This may result in people particularly the elderly needing to find alternative accommodation due to mobility issues.
EqIA	++	+	-
	This will allow people to adapt their dwellings to suit their needs meaning homes are suitable for more groups and enabling people to stay in their homes for longer reducing pressure on specialist housing. This would also improve the quality of housing available to wheelchair users which is likely to benefit their health. This would support EqIA protected characteristics 'age' and 'disability'.	This will allow people to adapt their dwellings to suit their needs meaning homes are suitable for more groups and enabling people to stay in their homes for longer reducing pressure on specialist housing. This would support EqIA protected characteristics 'age' and 'disability'.	This may result in people particularly the elderly needing to find alternative accommodation due to mobility issues. This would significantly impact on EqIA protected characteristics 'age' and 'disability'.
10.Crime and Public Safety	0	0	0
	This would have no impact on crime.	This would have no impact on crime.	This would have no impact on crime.
HIA	0	0	0
	This would have no impact on crime.	This would have no impact on crime.	This would have no impact on crime.
EqIA	0	0	0
	This would have no impact on crime and upon the EqIA protected characteristics.	This would have no impact on crime and upon the EqIA protected characteristics	This would have no impact on crime and upon the EqIA protected characteristics
11.Housing	/	/	/
	This may increase the cost of delivering new homes but will also mean more homes are suitable for more of the population.	This may increase the cost of delivering new homes but will also mean more homes are suitable for more of the population.	This would mean homes can continue to be delivered without additional specification and costs, however they may not all be suitable for all of the population.
EqIA	+	+	/
	This may increase the cost of delivering new homes but will also mean more homes are suitable for more of the population and therefore support EqIA protected	This may increase the cost of delivering new homes but will also mean more homes are suitable for more of the population and therefore support EqIA protected	This may result in some residents needing to move to find properties that can meet their needs. It may also result in higher demand for

	characteristics 'age' and 'disability'.	characteristics 'age' and 'disability'.	specialist housing. This could potentially affect EqlA protected characteristics 'age' and 'disability'.
12. Communities	++	+	/
	This will enable homes to be adapted to suit accessibility needs of residents and enable them to remain in their community independently for longer.	This will enable homes to be adapted to suit accessibility needs of residents and enable them to remain in their community independently for longer.	This may result in some residents needing to move to find properties that can meet their needs. It may also result in higher demand for specialist housing.
HIA	+	+	/
	This will enable homes to be adapted to suit accessibility needs of residents and enable them to remain in their community independently for longer which will support their health and well-being.	This will enable homes to be adapted to suit accessibility needs of residents and enable them to remain in their community independently for longer which will support their health and well-being.	This may result in some residents needing to move to find properties that can meet their needs. It may also result in higher demand for specialist housing.
EqlA	+	+	/
	This will enable homes to be adapted to suit accessibility needs of residents and enable them to remain in their community for longer which will support their health and well-being. This will support EqlA protected characteristics 'age' and 'disability'.	This will enable homes to be adapted to suit accessibility needs of residents and enable them to remain in their community for longer which will support their health and well-being. This will support EqlA protected characteristics 'age' and 'disability'.	This may result in some residents needing to move to find properties that can meet their needs. It may also result in higher demand for specialist housing. This could potentially affect EqlA protected characteristics 'age' and 'disability'.
13. Education	0	0	0
	This would have no impact on education.	This would have no impact on education.	This would have no impact on education.
EqlA	0	0	0
	This would have no impact on education and upon the EqlA protected characteristics.	This would have no impact on education and upon the EqlA protected characteristics.	This would have no impact on education and upon the EqlA protected characteristics.
14. Economy	/	/	0
	This is unlikely to have an impact on the local economy, however by increasing the cost of delivering housing could mean building rates and developments are delayed or take longer.	This is unlikely to have an impact on the local economy, however by increasing the cost of delivering housing could mean building rates and developments are delayed or take longer.	This would have no impact on the local economy.
EqlA	0	0	0
	This would have no impact on the local economy and upon the EqlA protected characteristics.	This would have no impact on the local economy and upon the EqlA protected characteristics.	This would have no impact on the local economy and upon the EqlA protected characteristics.
15. Town and Local	0	0	0

Centres	This would have no impact on town and local centres.	This would have no impact on town and local centres.	This would have no impact on town and local centres.
16.Travel and Access	<b>?</b>	<b>0</b>	<b>0</b>
	The requirement to ensure wheelchair user homes have accessible parking areas may decrease the amount of spaces that can be provided in a communal area.	This would have no impact on travel and access.	This would have no impact on travel and access.
<b>Mitigation</b>	Policy wording should ensure that these requirements only apply where feasible and viable to reduce some of the identified potential negative and uncertain impacts. The impact of this policy on viability should be tested.	Include policy wording to recognise that in some developments the requirement to install steps or provide step free access may not be practicable. The impact of this policy on viability should be tested.	None identified.
<b>Conclusions</b>	This option scores very positively in terms of the benefits to the health and wellbeing of individuals and communities by enabling people to remain in their homes for longer and improving the quality and choice of housing available to those with additional mobility issues and those requiring housing accessible for wheelchair users. However there are a number of uncertain and neutral scores which recognise the potential that this may conflict with site constraints and the potential impact on viability.	This option scores positively in terms of the benefits to the health and wellbeing of individuals and communities by enabling people to remain in their homes for longer this would particularly affect older people although would also support those with mobility issues. However the scoring also recognises the potential impact on viability and consequently housing delivery due to increased build costs.	This option scores fairly neutral compared with the baseline however in the longer term this may place greater demand for specialist housing as the population ages if existing homes cannot be adapted.
<b>Conclusions – HIA / EqIA</b>	This option scores very positively in terms of the benefits to the health and wellbeing of individuals and communities by enabling people to remain in their homes for longer and improving the quality and choice of housing available to those with additional mobility issues and those requiring housing accessible for wheelchair users	This option scores positively in terms of the benefits to the health and wellbeing of individuals and communities by enabling people to remain in their homes for longer this would particularly affect older people although would also support those with mobility issues	This option results in a negative effect on healthy lifestyles as this may place greater demand for specialist housing as the population ages if existing homes cannot be adapted.
<b>Recommendation</b>	Option 1: This option scores most positively due to the benefits for the community and health and wellbeing of the widest range of individuals. Although it is recognised that this may increase the cost of building homes, this is outweighed by the social benefits.		

	<b>Policy CP2: Density</b>
	In 2012, Worthing Borough Council adopted a Space Standards SPD to ensure that the floor and storage area space in new residential developments and conversions in Worthing is sufficient to secure a satisfactory standard of accommodation for their residents. In March 2015, the Government published nationally described space standards that replace the existing different standards used by local authorities. The nationally described technical housing standards, which are very similar to those adopted in the SPD for Worthing, provide the nationally recognised standard for bedrooms, storage and internal areas in new dwellings across all tenures. However unlike the local standards these do not include minimum standards for external space.

Options	Option 1: Require new dwellings to meet the minimum nationally described space standards and local standards for external space.	Option 2: Not setting minimum space standards
1. Environmental Quality	0	0
	This would have no impact on environmental quality.	This would have no impact on environmental quality.
2. Biodiversity	0	0
	This would have no impact on biodiversity.	This would have no impact on biodiversity.
3. Land and Soils	0	/
	This would have no impact on land and soils.	Given the limited land available this could result in more dwellings being provided on sites making more effective use of land in light of the local need for housing.
4. Energy	?	0
	The space standards include making sufficient space for waste and recycling which could reduce the amount of waste to landfill.	This would have no impact on energy.
5. Water Management	0	0
	This would have no impact on water management.	This would have no impact on water management.
6. Landscape and Character	0	0
	This would have no impact on landscape and character.	This would have no impact on landscape and character.
7. Built Environment	0	0
	This would have no impact on the built environment.	This would have no impact on the built environment.
8. Historic Environment	0	0
	This would have no impact on the historic environment.	This would have no impact on the historic environment.
9. Healthy Lifestyles	+	-
	The minimum space standards will ensure new homes are an appropriate size to support residents' health and well-being and also their mental health.	Minimum space standards are currently being applied. By not continuing with this Policy in the Local Plan houses may not always be built to an appropriate size to support residents' health and wellbeing and also their mental health.
HIA	+	-
	The minimum space standards will ensure new homes are an appropriate size to support residents' health and well-being and also their mental health.	Minimum space standards are currently being applied. By not continuing with this Policy in the Local Plan houses may not always be built to an appropriate size to support residents' health and wellbeing and also their mental health.
EqIA	+	-
	The minimum space standards will ensure new homes are an appropriate size to support residents' health and well-being and also their mental health. This will support the EqIA protected characteristics 'age' and 'disability'.	Minimum space standards are currently being applied. By not continuing with this Policy in the Local Plan houses may not always be built to an appropriate size to support residents' health and wellbeing and also their mental health. This could

		negatively impact upon the EqIA protected characteristics 'age' and 'disability'.
10.Crime and Public Safety	0	0
	This would have no impact on crime.	This would have no impact on crime.
HIA	0	0
	This would have no impact on crime.	This would have no impact on crime.
EqIA	0	0
	This would have no impact on crime and upon the EqIA protected characteristics.	This would have no impact on crime and upon the EqIA protected characteristics.
11.Housing	/	+
	This will result in homes that better meet people's needs. However the increased cost associated with building larger homes may impact the ability of some smaller sites and delivery of affordable housing.	By not applying this Policy some sites may be able to deliver a higher number of dwellings helping to meet local housing need.
EqIA	+	+
	This will result in homes that better meet people's needs and thus support the EqIA protected characteristics.	By not applying this Policy some sites may be able to deliver a higher number of dwellings helping to meet local housing need and thus support the EqIA protected characteristics.
12.Communities	+	-
	By applying minimum space standards this will ensure people have sufficient space in their homes. This can help build more stable communities improving community cohesion and is also likely to provide the greatest benefit to vulnerable members of the community and those on lower incomes who can only afford the smaller homes available.	By allowing the market to determine, smaller properties may not provide sufficient space, this is likely to negatively impact those that can't afford larger properties and affect community cohesion as people try to move to better properties.
HIA	+	-
	By applying minimum space standards this will ensure people have sufficient space in their homes. This can help build more stable communities improving community cohesion and is also likely to provide the greatest benefit to vulnerable members of the community and those on lower incomes who can only afford the smaller homes available. This also supports people's health and well-being.	By allowing the market to determine, smaller properties may not provide sufficient space, this is likely to negatively impact those that can't afford larger properties and affect community cohesion as people try to move to better properties. This may affect people's health and well-being.
EqIA	+	-
	By applying minimum space standards this will ensure people have sufficient space in their homes. This can help build more stable communities improving community cohesion and is also likely to provide the greatest benefit to vulnerable members of the community and those on lower incomes who can only afford the smaller homes available. This also supports people's health and well-being and therefore supports the EqIA protected characteristics 'age', 'disability' and 'race'.	By allowing the market to determine, smaller properties may not provide sufficient space, this is likely to negatively impact those that can't afford larger properties and affect community cohesion as people try to move to better properties. This may negatively affect people's health and well-being and subsequently impact upon the EqIA protected characteristics 'age', 'disability' and 'race'.
13.Education	0	0

	This would have no impact on education.	This would have no impact on education.
<b>EqIA</b>	<b>0</b>	<b>0</b>
	This would have no impact on education and upon the EqIA protected characteristics.	This would have no impact on education and upon the EqIA protected characteristics.
14.Economy	<b>?</b>	<b>0</b>
	The space standards may help enable home working.	This would have no impact on the local economy.
<b>EqIA</b>	<b>?</b>	<b>0</b>
	The space standards may help enable home working and therefore potentially support EqIA protected characteristics 'age', 'disability', 'pregnancy' and 'race'.	This would have no impact on the local economy and upon the EqIA protected characteristics.
15.Town and Local Centres	<b>0</b>	<b>0</b>
	This would have no impact on town and local centres.	This would have no impact on town and local centres.
16.Travel and Access	<b>?</b>	<b>0</b>
	The space standards include ensuring that there is adequate space for garden storage including bikes which may support sustainable / active travel.	This would have no impact on travel and access.
<b>Mitigation</b>	The impact of this policy on viability should be considered.	None identified.
<b>Conclusions</b>	This option brings the most positive benefits in terms of people's health and wellbeing, and communities. However it is also recognised that there may be a risk in terms of viability that could impact delivery of smaller sites and affordable housing.	This option scores negatively as without minimum space standards homes may not always be a sufficient size to support health and wellbeing. This is likely to specifically impact those on lower incomes exacerbating health inequalities. However this option does score positive in so far as it is recognised that on some sites not having minimum space standards may enable additional dwellings to be delivered.
<b>Conclusions – HIA / EqIA</b>	This option brings the most positive benefits in terms of people's health and wellbeing, housing and communities.	This option scores negatively as without minimum space standards homes may not always be a sufficient size to support health and wellbeing. This is likely to specifically impact those on lower incomes exacerbating health inequalities. However this option does score positive in so far as it is recognised that on some sites not having minimum space standards may enable additional dwellings to be delivered.
<b>Recommendation</b>	Option 1: Subject to viability testing, this scores more positively due to its impact in terms of reducing health inequalities and helping to support stable communities.	

	<b>CP12: Protecting and Enhancing Existing Employment Sites</b>	
	The Employment Land Review identifies a need for additional industrial and office space during the Local Plan.	
<b>Options</b>	<b>Option 1: Protect key industrial estates, business parks and office locations.</b>	<b>Option 2: Avoid the long term protection of employment sites allowing a more flexible approach.</b>
1. Environmental Quality	<b>0</b>	<b>0</b>
	Whether a site is retained in employment use would have no impact on environmental quality.	Whether a site is retained in employment use would have no impact on environmental quality.

2. Biodiversity	0	0
	Whether a site is retained in employment use would have no impact on biodiversity.	Whether a site is retained in employment use would have no impact on environmental quality.
3. Land and Soils	-	+
	Protecting existing sites could result in properties becoming vacant if employment uses become redundant on a particular site.	Allowing a more flexible approach could reduce the likelihood of sites remaining vacant meaning land is used more effectively.
4. Energy	0	/
	Whether a site is retained in employment use is unlikely to have an impact on energy use.	Redevelopment could be more likely without a protection policy which may result in waste during construction.
5. Water Management	0	0
	Whether a site is retained in employment use would have no impact on water management.	Residential properties are likely to have higher water usage depending on the type and size of employment premises.
6. Landscape and Character	0	0
	Whether a site is retained in employment use would have no impact on landscape and character.	Whether a site is retained in employment use would have no impact on landscape and character.
7. Built Environment	0	0
	Whether a site is retained in employment use would have no impact on the built environment.	Whether a site is retained in employment use would have no impact on the built environment.
8. Historic Environment	0	0
	Whether a site is retained in employment use would have no impact on the historic environment.	Whether a site is retained in employment use would have no impact on the historic environment.
9. Healthy Lifestyles	+	-
	Seeking to retain sites in employment use will contribute to a supply of local jobs. Access to good quality jobs can help reduce health inequalities.	The loss of employment space could result in fewer jobs available locally. Depending on the location of the site this could lead to increased unemployment and exacerbate health inequalities.
HIA	+	-
	Seeking to retain sites in employment use will contribute to a supply of local jobs. Access to good quality jobs can help reduce health inequalities.	The loss of employment space could result in fewer jobs available locally. Depending on the location of the site this could lead to increased unemployment and exacerbate health inequalities.
EqIA	+	-
	Seeking to retain sites in employment use will contribute to a supply of local jobs. Access to good quality jobs can help reduce health inequalities and therefore support the EqIA protected characteristics.	The loss of employment space could result in fewer jobs available locally. Depending on the location of the site this could lead to increased unemployment and exacerbate health inequalities and therefore impact on the EqIA protected characteristics.
10. Crime and Public Safety	0	0
	Although an increase in vacant sites could be associated with an increase in crime, there is no direct link identified between retaining a site in employment use and promoting social cohesion / reducing fear of	Although a loss in the number of jobs available locally could be associated with an increase in crime, there is no direct link identified between retaining a site in employment use and promoting social



	crime.	cohesion / reducing fear of crime.
<b>HIA</b>	<b>0</b>	<b>0</b>
	Although an increase in vacant sites could be associated with an increase in crime, there is no direct link identified between retaining a site in employment use and promoting social cohesion / reducing fear of crime / reducing health inequalities.	Although a loss in the number of jobs available locally could be associated with an increase in crime, there is no direct link identified between retaining a site in employment use and promoting social cohesion / reducing fear of crime / reducing health inequalities.
<b>EqIA</b>	<b>0</b>	<b>0</b>
	Although an increase in vacant sites could be associated with an increase in crime, there is no direct link identified between retaining a site in employment use and promoting social cohesion / reducing fear of crime / reducing health inequalities and therefore no direct link to the EqIA protected characteristics.	Although a loss in the number of jobs available locally could be associated with an increase in crime, there is no direct link identified between retaining a site in employment use and promoting social cohesion / reducing fear of crime / reducing health inequalities and therefore no direct link to the EqIA protected characteristics.
11.Housing	<b>-</b>	<b>++</b>
	Seeking to retain sites in employment use will result in less land available within the Plan area for other uses including housing which will reduce the ability to meet local housing need.	Given the level of housing need, a more flexible approach to sites currently in an employment use may result in more opportunities to deliver housing that meets local housing need.
<b>EqIA</b>	<b>-</b>	<b>++</b>
	Seeking to retain sites in employment use will result in less land available within the Plan area for other uses including housing which will reduce the ability to meet local housing need. This will negatively affect EqIA protected characteristics such as 'age', 'disability' and 'race'.	Given the level of housing need, a more flexible approach to sites currently in an employment use may result in more opportunities to deliver housing that meets local housing need. This will support EqIA protected characteristics 'age', 'disability' and 'race'.
12.Communities	<b>+</b>	<b>+</b>
	The retention and enhancement of employment uses should benefit communities by safeguarding jobs for both residents and those that commute into the local area.	A more flexible approach to sites currently in an employment use may result in more sites and opportunities to deliver community uses.
<b>HIA</b>	<b>+</b>	<b>+</b>
	The retention and enhancement of employment uses should benefit communities by safeguarding jobs for both residents and those that commute into the local area.	A more flexible approach to sites currently in an employment use may result in more sites and opportunities to deliver community uses.
<b>EqIA</b>	<b>+</b>	<b>+</b>
	The retention and enhancement of employment uses should benefit communities by safeguarding jobs for both residents and those that commute into the local area. This will support EqIA protected characteristics.	A more flexible approach to sites currently in an employment use may result in more sites and opportunities to deliver community uses. This will support EqIA protected characteristics.
13.Education	<b>/</b>	<b>/</b>
	Seeking to retain sites in employment use will contribute to a supply of local jobs. This may help residents to remain in work and access good quality jobs. However this	A more flexible approach to sites currently in an employment use could result in a reduction in the number of jobs available locally. However this wouldn't necessary



	wouldn't necessary directly impact educational achievement.	directly impact educational achievement.
<b>EqlA</b>	<b>0</b>	<b>0</b>
	There is no link between this option and the EqlA protected characteristics.	There is no link between this option and the EqlA protected characteristics.
14.Economy	<b>++</b>	<b>--</b>
	The retention and enhancement of B1, B2 and B8 employment uses should provide opportunities for the creation of jobs and have an overall positive impact on the local economy.	By not having a specific policy to protect and enhance existing employment sites there would likely be pressure for loss to non-employment activities, reducing employment opportunities within the Plan area. With a lack of new land to bring forward new employment land this could overall result in a loss of employment space in the long term.
<b>EqlA</b>	<b>++</b>	<b>--</b>
	The retention and enhancement of B1, B2 and B8 employment uses should provide opportunities for the creation of jobs and have an overall positive impact on the local economy and therefore support the EqlA protected characteristics.	By not having a specific policy to protect and enhance existing employment sites there would likely be pressure for loss to non-employment activities, reducing employment opportunities within the Plan area. With a lack of new land to bring forward new employment land this could overall result in a loss of employment space in the long term and lead to reduced employment opportunities therefore impacting upon the EqlA protected characteristics.
15.Town and Local Centres	<b>+</b>	<b>-</b>
	The continued presence of employment uses within or close to centres can support their vitality and viability.	The potential loss of employment uses within centres could negatively impact on their vitality and vibrancy through a reduction in the number of people visiting and spending in the local area.
16.Travel and Access	<b>+</b>	<b>-</b>
	By resisting the loss of employment uses, it may reduce the need for commuting out of the area although there is no guarantee that jobs within the District will be taken up by local residents.	A loss in employment space and corresponding jobs may mean more residents have to commute further for work.
<b>Mitigation</b>	To mitigate the potential negative effects resulting from vacant properties, wording should be included in the policy to allow the release of those sites that are genuinely redundant or vacant for long periods.	Include a policy within the Local Plan which makes reference to waste minimisation, and recycling during the construction phase of development.
<b>Conclusions</b>	Option 1 would support local economic growth bringing very positive effects for the local economy. The safeguarding of local jobs also brings positive effects for local communities and may contribute to a reduction in inequalities as well as supporting the town and local centres. However it is recognised that protecting employment sites may negatively impact housing delivery. In addition the appraisal has highlighted negative effects should employment uses on a site become redundant resulting in vacant properties.	Option 2 scores positively in terms of enabling a more flexible approach to uses which may help ensure a more effective use of land. However it scores very negatively due to the potential loss of employment space to non-employment uses, reducing employment opportunities within the Plan area. This consequently also scores negatively due to the potential loss of jobs which may increase local unemployment and exacerbate health inequalities.
<b>Conclusions – HIA / EqlA</b>	Option 1 would support local economic growth bringing very positive effects for the local economy. The safeguarding of local	Option 2 scores very negatively due to the potential loss of employment space to non-employment uses, reducing employment

	jobs also brings positive effects for local communities and may contribute to a reduction in health inequalities. However it is recognised that protecting employment sites may negatively impact housing delivery.	opportunities within the Plan area. This consequently also scores negatively due to the potential loss of jobs which may increase local unemployment and exacerbate health inequalities.
<b>Recommendation</b>	Option 1: This option scores more positively overall and is therefore the most sustainable.	

	<b>Policy CP14: Retail and Main Town Centre Uses</b>	
	The Retail Study recommended a change in boundary to some shopping areas which would result in a reduction in the area within which only retail uses would be allowed and an increase in the area within which wider uses would be encouraged. It also recommended increasing flexibility within District Centres.	
<b>Options</b>	<b>Option 1: Increase in flexibility</b>	<b>Option 2: Retain existing approach</b>
1. Environmental Quality	<b>0</b> Whether greater flexibility is allowed for non-retail uses will have no impact on environmental quality.	<b>0</b> Retaining the existing approach for town and district centres will have no impact on environmental quality.
2. Biodiversity	<b>0</b> Whether greater flexibility is allowed for non-retail uses will have no impact on biodiversity.	<b>0</b> Retaining the existing approach for town and district centres will have no impact on biodiversity.
3. Land and Soils	<b>0</b> Whether greater flexibility is allowed for non-retail uses will have no impact on land and soils.	<b>0</b> Retaining the existing approach for town and district centres will have no impact on land and soils.
4. Energy	<b>0</b> Whether greater flexibility is allowed for non-retail uses will have no impact on energy use.	<b>0</b> Retaining the existing approach for town and district centres will have no impact on energy use.
5. Water Management	<b>0</b> Whether greater flexibility is allowed for non-retail uses is unlikely to impact on water management. However some non-retail uses may have higher water usage.	<b>0</b> Retaining the existing approach for town and district centres will have no impact on water management
6. Landscape and Character	<b>0</b> Whether greater flexibility is allowed for non-retail uses will have no impact on landscape and character.	<b>0</b> Retaining the existing approach for town and district centres will have no impact on landscape and character.
7. Built Environment	<b>0</b> Whether greater flexibility is allowed for non-retail uses will have no impact on the quality of the built environment.	<b>0</b> Retaining the existing approach for town and district centres will have no impact on the quality of the built environment.
8. Historic Environment	<b>0</b> Whether greater flexibility is allowed for non-retail uses will have no impact on the historic environment.	<b>0</b> Retaining the existing approach for town and district centres will have no impact on the historic environment.
9. Healthy Lifestyles	<b>+</b> Allowing greater flexibility particularly in district centres may enable them to better meet the needs of local residents including providing local health services.	<b>/</b> Retaining the existing approach for town and district centres is unlikely to impact on healthy lifestyles.

<b>HIA</b>	+	/
	Allowing greater flexibility particularly in district centres may enable them to better meet the needs of local residents including providing local health services	Retaining the existing approach for town and district centres is unlikely to impact on healthy lifestyles.
<b>EqIA</b>	+	/
	Allowing greater flexibility particularly in district centres may enable them to better meet the needs of local residents including providing local health services. This will support EqIA protected characteristics.	Retaining the existing approach for town and district centres is unlikely to impact on healthy lifestyles and therefore unlikely to impact upon the EqIA protected characteristics.
10.Crime and Public Safety	+	/
	Allowing greater flexibility will help sustain the vitality and vibrancy of Worthing's retail centres by minimising vacancy rates and increasing footfall particularly in the early evening when retail units normally close	Retaining the existing approach for town and district centres is unlikely to impact crime and public safety.
<b>HIA</b>	0	0
	Whether greater flexibility is allowed for non-retail uses will have no impact on crime and public safety with regards to health and well-being.	Retaining the existing approach for town and district centres is unlikely to impact crime and public safety with regards to health and well-being.
<b>EqIA</b>	0	0
	Whether greater flexibility is allowed for non-retail uses will have no impact on crime and public safety and the EqIA protected characteristics.	Retaining the existing approach for town and district centres is unlikely to impact on crime and public safety and the EqIA protected characteristics.
11.Housing	0	0
	Whether greater flexibility is allowed for non-retail uses will have no impact on the provision of housing	Retaining the existing approach for town and district centres will have no impact on the provision of housing.
<b>EqIA</b>	0	0
	Whether greater flexibility is allowed for non-retail uses will have no impact on the provision of housing and the EqIA protected characteristics.	Retaining the existing approach for town and district centres will have no impact on the provision of housing and the EqIA protected characteristics.
12.Communities	+	/
	Allowing greater flexibility will help ensure that the vitality and viability of Worthing centres are able to continue to provide retail floorspace, whilst also provide a diverse range of services, including everyday essential services, to meet local needs.	Retaining the existing approach for town and district centres is unlikely to impact communities.
<b>HIA</b>	+	/
	Allowing greater flexibility will help ensure that the vitality and viability of Worthing centres are able to continue to provide retail floorspace, whilst also provide a diverse range of services, including health services, to meet local needs.	Retaining the existing approach for town and district centres is unlikely to impact communities.
<b>EqIA</b>	+	/
	Allowing greater flexibility will help ensure that the vitality and viability of Worthing centres are able to continue to provide retail floorspace, whilst also provide a diverse range of services, including health services, to meet local needs. This will	Retaining the existing approach for town and district centres is unlikely to impact communities and upon the EqIA protected characteristics.

	help support EqlA protected characteristics.	
13.Education	0	0
	Whether greater flexibility is allowed for non-retail uses will have no impact on education.	Retaining the existing approach for town and district centres will have no impact on education.
EqlA	0	0
	Whether greater flexibility is allowed for non-retail uses will have no impact on education and upon the EqlA protected characteristics.	Retaining the existing approach for town and district centres will have no impact on education and upon the EqlA protected characteristics.
14.Economy	+	/
	Allowing greater flexibility will support the vitality and viability Worthing's retail hierarchy and facilitate sustainable economic growth.	Retaining the existing approach for town and district centres will continue to support the local economy, however may not maximise opportunities for economic growth
EqlA	+	/
	Allowing greater flexibility will support the vitality and viability Worthing's retail hierarchy and facilitate sustainable economic growth. This may support EqlA protected characteristics 'age', 'disability' and 'race'.	Retaining the existing approach for town and district centres will continue to support the local economy, however may not maximise opportunities for economic growth and may impact on EqlA protected characteristics.
15.Town and Local Centres	+	/
	Allowing greater flexibility will support and strengthen the vitality and viability of Worthing's retail hierarchy	Retaining the existing approach for town and district centres will continue to support their vitality and viability however may not maximise opportunities to respond to changes and vacancies
16.Travel and Access	+	/
	Allowing greater flexibility will mean people can access more goods and services without the need to travel.	Retaining the existing approach for town and district centres will continue to support local communities but may miss opportunities to provide better access to services.
Mitigation	None identified	None identified.
Conclusions	This option scores as having positive effects against social and economic objectives with no negative effects identified.	This option scores as having neutral effects overall against social and economic objectives.
Conclusions – HIA / EqlA	This option scores as having positive effects against social and economic objectives with no negative effects identified.	This option scores as having neutral effects overall against social and economic objectives.
Recommendation	Option 1 allowing greater flexibility scores more positively overall and is therefore the most sustainable.	

	Policy CP17: Sustainable Design	
	Following the Housing Standards Review, the government set new optional technical standards. For water, the current mandatory standard remains at 125 litres/person/day. The optional higher standard is 110l/p/d to apply there must be a local plan policy in place. Worthing is within an area defined as being of Serious	Include measures for the energy efficiency of new and existing residential and non-residential buildings or rely on existing minimum standards. The Policy sets out minimum requirements including a 19% reduction in CO2 emissions below current Building Regulations for new dwellings, a minimum Energy Performance Certification C rating for all new and existing

	Water Stress.		buildings and BREEAM excellent rating for major non-residential floorspace.	
Options	<b>Option 1a Require optional higher Building Regulations standard on water efficiency</b>	<b>Option 1b Rely on current standards</b>	<b>Option 2a. Require minimum sustainability standards (including carbon emissions, energy efficiency standards and BREEAM rating)</b>	<b>Option 2b. Rely on current standard</b>
1. Environmental Quality	<b>++</b>	<b>/</b>	<b>0</b>	<b>0</b>
	Worthing is in an area of Serious Water Stress (2013). Higher water efficiency measures will help conserve water resources reducing the impact of over abstraction on the environment.	Worthing is in an area of Serious Water Stress (2013). Although this will provide some efficiency in water use there will be no improvement based on the current situation.	This option would have no impact on environmental quality.	This option would have no impact on environmental quality.
2. Biodiversity	<b>++</b>	<b>/</b>	<b>0</b>	<b>0</b>
	Worthing is in an area of Serious Water Stress (2013). Higher water efficiency measures will help conserve water resources reducing the impact of over abstraction on the environment.	This will not provide any additional benefits in terms of reducing the impact of over abstraction on the natural environment.	This option would have no impact on land and soils.	This option would have no impact on land and soils.
3. Land and Soils	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
	This option would have no impact on land and soils.	This option would have no impact on land and soils.	This option would have no impact on land and soils.	This option would have no impact on land and soils.
4. Energy	<b>/</b>	<b>/</b>	<b>++</b>	<b>/</b>
	Some higher water efficiency measures do have a carbon implication such as greywater recycling. However this shouldn't be required to achieve this level.	Some higher water efficiency measures do have a carbon implication such as greywater recycling. However this shouldn't be required to achieve this level.	Further reducing carbon emissions and improving the energy efficiency of buildings will help mitigate climate change.	This would not provide any additional benefits in terms of reducing carbon emissions
5. Water Management	<b>++</b>	<b>/</b>	<b>+</b>	<b>0</b>
	Worthing is in an area of Serious Water Stress (2013). Higher water efficiency measures will help conserve water resources and adapt to the effects of climate change such as periods of drought.	This will not provide any additional benefits in terms of conserving water resources to adapt to the effects of climate change.	There is no direct link between this option and water management, however achievement of the BREEAM standard will likely also bring benefits in terms of water efficiency measures and the use of SuDS	There is no link between this option and water management.

6. Landscape and Character	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
	There is no link between this option and landscape and character.	There is no link between this option and landscape and character.	There is no link between this option and landscape and character.	There is no link between this option and landscape and character.
7. Built Environment	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
	There is no link between this option and the built environment.	There is no link between this option and the built environment.	There is no link between this option and the built environment.	There is no link between this option and the built environment.
8. Historic Environment	<b>0</b>	<b>0</b>	<b>-</b>	<b>0</b>
	There is no link between this option and the historic environment.	There is no link between this option and the historic environment.	The implementation of some energy efficiency measures such as double glazing could impact historic buildings. The Policy should make allowance for this.	There is no link between this option and the historic environment.
9. Healthy Lifestyles	<b>0</b>	<b>0</b>	<b>+</b>	<b>0</b>
	There is no link between this option and healthy lifestyles.	There is no link between this option and healthy lifestyles.	By making homes cheaper to heat this may benefit the health of people on low incomes as it may mean it is more likely that they are able to live in and heat a home to an appropriate temperature.	There is no link between this option and healthy lifestyles.
<b>HIA</b>	<b>0</b>	<b>0</b>	<b>+</b>	<b>0</b>
	There is no link between this option and healthy lifestyles.	There is no link between this option and healthy lifestyles.	By making homes cheaper to heat this may benefit the health of people on low incomes as it may mean it is more likely that they are able to live in and heat a home to an appropriate temperature and therefore reduce those living in fuel poverty.	There is no link between this option and healthy lifestyles.
<b>EqIA</b>	<b>0</b>	<b>0</b>	<b>+</b>	<b>0</b>
	There is no link between this option and the EqIA protected characteristics.	There is no link between this option and the EqIA protected characteristics.	This option may benefit the health and well-being of people on low incomes therefore there support the EqIA protected characteristics.	There is no link between this option and the EqIA protected characteristics.
10. Crime and Public Safety	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
	There is no link between this option and crime and public safety.	There is no link between this option and crime and public safety.	There is no link between this option and crime and public safety.	There is no link between this option and crime and public safety.

<b>HIA</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
	There is no link between this option and crime and public safety.	There is no link between this option and crime and public safety.	There is no link between this option and crime and public safety.	There is no link between this option and crime and public safety.
<b>EqlA</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
	There is no link between this option and the EqlA protected characteristics.	There is no link between this option and the EqlA protected characteristics.	There is no link between this option and the EqlA protected characteristics.	There is no link between this option and the EqlA protected characteristics.
11.Housing	-	/	-	/
	The increased cost associated with this option may compromise viability of some smaller schemes.	This option should not have a positive or negative impact on the delivery of housing.	The increased cost associated with this option may compromise viability of some smaller schemes.	This option should not have a positive or negative impact on the delivery of housing.
<b>EqlA</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
	There is no link between this option and the EqlA protected characteristics.	There is no link between this option and the EqlA protected characteristics.	There is no link between this option and the EqlA protected characteristics.	There is no link between this option and the EqlA protected characteristics.
12.Communities	+	/	+	/
	Water efficiency measures should result in less water consumed and therefore lower water bills which could benefit people on lower incomes.	This option should not have a positive or negative impact on local communities	The energy efficiency measures likely to be used to meet this requirement and achievement of a higher EPC will also make homes cheaper to heat which will benefit people on lower incomes.	This option should not have a positive or negative impact on local communities
<b>HIA</b>	+	/	+	/
	This will improve the health and well-being of those on lower incomes as it will mean that they have improved access to water.	This option should not have a positive or negative impact on the health of local communities	This will improve the health and well-being of those on lower incomes as it will mean less people living in fuel poverty.	This option should not have a positive or negative impact on the health of local communities.
<b>EqlA</b>	+	/	+	/
	This will improve the health and well-being of those on lower incomes as it will mean that they have improved access to water and therefore support the EqlA protected characteristics.	This option should not have a positive or negative impact on the health of local communities	This will improve the health and well-being of those on lower incomes as it will mean less people living in fuel poverty and therefore support the EqlA protected characteristics.	This option should not have a positive or negative impact on the health of local communities.
13.Education	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
	There is no link between this option and education.	There is no link between this option and	There is no link between this option and education.	There is no link between this option and education.



		education.		
EqIA	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
	There is no link between this option and EqIA protected characteristics.	There is no link between this option and EqIA protected characteristics.	There is no link between this option and EqIA protected characteristics.	There is no link between this option and EqIA protected characteristics.
14.Economy	<b>?</b>	<b>/</b>	<b>?</b>	<b>/</b>
	This option could help reduce the impact of droughts which could have an impact on the local economy.	This option should not have a positive or negative impact on the local economy.	This option could help mitigate climate change which may therefore have a positive impact on the economy, however in reality the impact of this on the global climate is likely to be minimal	This option should not have a positive or negative impact on the local economy.
EqIA	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
	There is no link between this option and EqIA protected characteristics.	There is no link between this option and EqIA protected characteristics.	There is no link between this option and EqIA protected characteristics.	There is no link between this option and EqIA protected characteristics.
15.Town and Local Centres	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
	There is no link between this option and town and local centres	There is no link between this option and town and local centres.	There is no link between this option and town and local centres.	There is no link between this option and town and local centres
16.Travel and Access	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
	There is no link between this option and travel and access.	There is no link between this option and travel and access.	There is no link between this option and travel and access.	There is no link between this option and travel and access.
<b>Mitigation</b>	This policy should be informed by viability work to understand the potential impact on the delivery of smaller sites.	None identified.	This policy should be informed by viability work to understand the potential impact on the delivery of smaller sites. It should also include allowances for historic buildings as some measures to reduce emissions may not be appropriate.	None identified
<b>Conclusions</b>	This option brings significant positive impacts in terms of the environment, climate change adaption, communities and possibly the local economy. However it is acknowledged that there may be cost implications which could impact the delivery of housing particularly on smaller sites.	Option 1b brings mostly neutral effects reflecting that there is no change from the baseline situation.	This option brings positive effects in terms of energy in relation to climate change mitigation, health and communities due to the potential lower energy costs. However there are potential negative effects due to the impact on historic buildings and viability for smaller sites. Mitigation has been identified which should	The option to rely on current standards brings mostly neutral effects reflecting that it presents no change to the baseline situation. Therefore comparatively it is likely to bring fewer benefits in terms of climate change mitigation but equally less potential to negatively impact on housing delivery due



			be incorporated within the Local Plan.	to viability.
<b>Conclusions – HIA / EqlA</b>	This option brings significant positive impacts in terms communities and possibly the local economy. However it is acknowledged that there may be cost implications which could impact the delivery of housing particularly on smaller sites. There is no link between this option and healthy lifestyles.	There is a neutral effect scored for communities. There is no link between this option and healthy lifestyles, crime and public safety, housing, education and economy.	This option brings positive effects in terms of energy in relation health and communities due to the potential lower energy costs.	There are neutral effects scored for communities. There is no link between this option and healthy lifestyles, crime and public safety, housing, education and economy.
<b>Recommendation</b>	Subject to viability testing, Option 1a: to set a higher optional standard for water efficiency brings more significant positive impacts.		Subject to the mitigation identified Option 2a is the most sustainable option.	

## APPENDIX D3: APPRAISAL OF DRAFT LOCAL PLAN

Draft Local Plan		Objective 1. Environmental Quality	
Part 2 Spatial Strategy	SP2 Spatial Strategy	-	The provision of new development is likely to worsen air quality as a result of increased traffic generated by development.
	SP3 Development Sites	-	The delivery of the levels of development specified in the policy will likely impact air quality as a result of the traffic generated. This is addressed through other policies in the Plan.
	SP4 Countryside and Undeveloped Coast	0	This policy would not improve environmental quality or reduce pollution.
	SP5 Local Gaps	0	This policy would not improve environmental quality or reduce pollution.
	SP6 Local Green Space	0	This policy would not improve environmental quality or reduce pollution.
Part 3 Development Sites	A1 Caravan Club	0	This policy would not improve environmental quality or reduce pollution.
	A2 Land west of Fulbeck Ave	0	This policy would not improve environmental quality or reduce pollution.
	A3 Upper Brighton Road	-	Negative effect – the option would be in conflict with the objective due to the close proximity of the designated Air Quality Management Area
	A4 Decoy Farm	?	Uncertain - more information needed to understand the potential impacts of development on the Teville Stream
	A5 Teville Gate	0	This policy would not improve environmental quality or reduce pollution.
	A6 Union Place	0	This policy would not improve environmental quality or reduce pollution.
	A7 Grafton	0	This policy would not improve environmental quality or reduce pollution.
	A8 Civic Centre Car Park	0	This policy would not improve environmental quality or reduce pollution.
	AOC1 Centenary House	0	This policy would not improve environmental quality or reduce pollution.
	AOC2 British Gas Site, Lyndhurst Rd	0	This policy would not improve environmental quality or reduce pollution.
	AOC3 Stagecoach, Marine Parade	0	This policy would not improve environmental quality or reduce pollution.
	AOC4 Worthing Leisure Centre	0	This policy would not improve environmental quality or reduce pollution.
	AOC5 HMRC Offices, Barrington Rd	0	This policy would not improve environmental quality or reduce pollution.
	AOC6 Martlets Way	0	This policy would not improve environmental quality or reduce pollution.

	<b>OS1 Land east of Titnore Lane</b>	0	This policy would not improve environmental quality or reduce pollution.
	<b>OS2 Land north of Beeches Ave</b>	-	Negative effect – the option would be in conflict with the objective due to the close proximity of the designated Air Quality Management Area
	<b>OS3 Worthing United Football Club</b>	-	Negative effect – the option would be in conflict with the objective due to the close proximity of the designated Air Quality Management Area
<b>Part 4 Core Policies</b>	<b>CP1 Housing Mix &amp; Quality</b>	0	This policy will have no impact on this objective
	<b>CP2 Density</b>	0	This policy will have no impact on this objective
	<b>CP3 Affordable Housing</b>	0	This policy will have no impact on this objective
	<b>CP4 Gypsy &amp; Travellers and Travelling Showpeople</b>	/	The policy requires any proposals for new sites to be served or capable of being served by an adequate mains drainage and sewerage connections which will help protect water quality.
	<b>CP5 Quality of the Built Environment</b>	0	This policy will have no impact on this objective
	<b>CP6 Public Realm</b>	0	This policy will have no impact on this objective
	<b>CP7 Healthy Communities</b>	/	The policy aims to improve environmental sustainability and reduce contributors to poor health such as those associated with hazardous uses and poor air quality. However the positive effects could be maximised by making specific reference to reducing pollution
	<b>CP8 Open Space, Recreation and Leisure</b>	0	This policy will have no impact on this objective
	<b>CP9 Planning for Sustainable Communities / Community Facilities</b>	0	This policy will have no impact on this objective
	<b>CP10 Delivering Infrastructure</b>	+	The policy will help ensure there is sufficient capacity in infrastructure to support the demands of existing and new development, reducing the likelihood of pollution incidents.
	<b>CP11 Economic Growth and Skills</b>	0	This policy will have no impact on this objective
	<b>CP12 Protecting and Enhancing Existing Employment Sites</b>	0	This policy will have no impact on this objective
	<b>CP13 The Visitor Economy</b>	0	This policy will have no impact on this objective
	<b>CP14 Retail Policies</b>	0	This policy will have no impact on this objective
	<b>CP15 A Strategic Approach to the Historic Environment</b>	0	This policy will have no impact on this objective
	<b>CP16 The Historic Environment</b>	0	This policy will have no impact on this objective
	<b>CP17 Sustainable Design</b>	0	This policy will have no impact on this objective
	<b>CP18 Energy</b>	+	The policy requires schemes to mitigate any potential noise, odour traffic or other impacts so as not to cause

			an unacceptable impact on the environment.
	<b>CP19 Biodiversity</b>	+	The policy seeks biodiversity enhancements this may also indirectly improve environmental quality
	<b>CP20 Green Infrastructure</b>	+	Enhancing green infrastructure assets may also improve environmental quality.
	<b>CP21 Flood Risk and Sustainable Drainage</b>	+	This policy requires that opportunities should be taken to improve water quality through the use of Sustainable Drainage Systems.
	<b>CP22 Water Quality and Protection</b>	++	This policy seeks to ensure that development does not have an unacceptable impact on water quality and that it protects and enhances water quality.
	<b>CP23 Pollution</b>	++	This policy seeks to ensure that development is not at risk from or results in unacceptable levels of pollution.
	<b>CP24 Transport and Connectivity</b>	?	This policy promotes and support development that encourages travel by walking, cycling and public transport which may help prevent an increase in congestion and consequent impacts on air quality.
	<b>CP25 Digital Infrastructure</b>	0	This policy will have no impact on this objective

Draft Local Plan		Objective 2. Biodiversity	
Part 2 Spatial Strategy	<b>SP2 Spatial Strategy</b>	/	New developments particularly on greenfield sites around the edge of town are likely to impact on biodiversity. However the protection of open spaces, countryside and gaps will help preserve a number of sites and the habitats they provide.
	<b>SP3 Development Sites</b>	-	The delivery of the levels of development specified in the policy has the potential to impact biodiversity through a loss of habitats. This is addressed through other policies in the Plan.
	<b>SP4 Countryside and Undeveloped Coast</b>	+	This policy would conserve and protect habitats located on land outside the Built Up Area Boundary
	<b>SP5 Local Gaps</b>	+	This policy would conserve and protect habitats located on land within the Local Gaps.
	<b>SP6 Local Green Space</b>	+	This policy would conserve and protect habitats located on these sites from inappropriate development.
Part 3 Development Sites	<b>A1 Caravan Club</b>	-	Development of this site will have a negative impact on this objective.
	<b>A2 Land west of Fulbeck Ave</b>	-	Development of this site will have a negative impact on this objective.
	<b>A3 Upper Brighton Road</b>	-	Development of this site will have a negative impact on this objective.
	<b>A4 Decoy Farm</b>	-	Development of this site will have a negative impact on this objective.
	<b>A5 Teville Gate</b>	0	This policy will have no impact on this objective
	<b>A6 Union Place</b>	0	This policy will have no impact on this objective
	<b>A7 Grafton</b>	0	This policy will have no impact on this objective
	<b>A8 Civic Centre Car Park</b>	0	This policy will have no impact on this objective

	<b>AOC1 Centenary House</b>	0	This policy will have no impact on this objective
	<b>AOC2 British Gas Site, Lyndhurst Rd</b>	0	This policy will have no impact on this objective
	<b>AOC3 Stagecoach, Marine Parade</b>	0	This policy will have no impact on this objective
	<b>AOC4 Worthing Leisure Centre</b>	0	This policy will have no impact on this objective
	<b>AOC5 HMRC Offices, Barrington Rd</b>	0	This policy will have no impact on this objective
	<b>AOC6 Martlets Way</b>	0	This policy will have no impact on this objective
	<b>OS1 Land east of Titnore Lane</b>	-	Development of this site will have a negative impact on this objective.
	<b>OS2 Land north of Beeches Ave</b>	-	Development of this site will have a negative impact on this objective.
	<b>OS3 Worthing United Football Club</b>	/	Development of this site would have a neutral impact on this objective
<b>Part 4 Core Policies</b>	<b>CP1 Housing Mix &amp; Quality</b>	0	This policy will have no impact on this objective
	<b>CP2 Density</b>	0	This policy will have no impact on this objective
	<b>CP3 Affordable Housing</b>	0	This policy will have no impact on this objective
	<b>CP4 Gypsy &amp; Travellers and Travelling Showpeople</b>	0	This policy will have no impact on this objective
	<b>CP5 Quality of the Built Environment</b>	+	The policy requires that developments should contribute positively to biodiversity.
	<b>CP6 Public Realm</b>	0	This policy will have no impact on this objective
	<b>CP7 Healthy Communities</b>	0	This policy will have no impact on this objective
	<b>CP8 Open Space, Recreation and Leisure</b>	+	The provision of new open space could provide net gains in biodiversity
	<b>CP9 Planning for Sustainable Communities / Community Facilities</b>	0	This policy will have no impact on this objective
	<b>CP10 Delivering Infrastructure</b>	0	This policy will have no impact on this objective
	<b>CP11 Economic Growth and Skills</b>	0	This policy will have no impact on this objective
	<b>CP12 Protecting and Enhancing Existing Employment Sites</b>	0	This policy will have no impact on this objective
	<b>CP13 The Visitor Economy</b>	0	This policy will have no impact on this objective
	<b>CP14 Retail Policies</b>	0	This policy will have no impact on this objective
	<b>CP15 A Strategic Approach to the Historic Environment</b>	0	This policy will have no impact on this objective
	<b>CP16 The Historic Environment</b>	0	This policy will have no impact on this objective
	<b>CP17 Sustainable Design</b>	0	This policy will have no impact on this objective
	<b>CP18 Energy</b>	0	This policy will have no impact on this objective
	<b>CP19 Biodiversity</b>	+	This policy seeks to protect and enhance biodiversity, and achieve net gains.
	<b>CP20 Green Infrastructure</b>	+	This policy aims to create, protect, enhance and manage green infrastructure assets and networks. This will help create and protect wildlife corridors and spaces for biodiversity.
	<b>CP21 Flood Risk and Sustainable Drainage</b>	+	This policy requires that opportunities should be taken to increase biodiversity through the use of Sustainable Drainage Systems.

	<b>CP22 Water Quality and Protection</b>	+	This policy will benefit and improve water habitats that support biodiversity.
	<b>CP23 Pollution</b>	+	This policy will help ensure that nature conservation interests are protected from pollution,
	<b>CP24 Transport and Connectivity</b>	0	This policy will have no impact on this objective
	<b>CP25 Digital Infrastructure</b>	0	This policy will have no impact on this objective

Draft Local Plan		Objective 3. Land and Soils	
Part 2 Spatial Strategy	<b>SP2 Spatial Strategy</b>	+	The policy requires development to make efficient use of previously developed land
	<b>SP3 Development Sites</b>	?	It is unclear from this policy whether development is being directed towards brownfield land first and whether the best and most versatile agricultural land will be protected.
	<b>SP4 Countryside and Undeveloped Coast</b>	+	This policy would protect areas of the best and most versatile agricultural land located outside of the Built Up Area Boundary
	<b>SP5 Local Gaps</b>	+	This policy would protect areas of the best and most versatile agricultural land located within the Local Gaps
	<b>SP6 Local Green Space</b>	0	This policy would have no intentional impact on land and soils, though may inadvertently protect areas of the best and most versatile agricultural land located within these sites
Part 3 Development Sites	<b>A1 Caravan Club</b>	-	Development of part of the caravan club would have a negative impact on of this objective as the existing site is largely undeveloped.
	<b>A2 Land west of Fulbeck Ave</b>	-	Development of this site would have a negative impact on of this objective as the existing site is undeveloped.
	<b>A3 Upper Brighton Road</b>	--	Development of this site would have a negative impact on of this objective as the existing site (used a paddock and arable fields) is undeveloped.
	<b>A4 Decoy Farm</b>	+	Although the site is largely undeveloped it is a former landfill. Therefore, development will support the remediation of contamination as part of the redevelopment. This will have a positive impact on this objective.
	<b>A5 Teville Gate</b>	++	The redevelopment of this brownfield site will make efficient use of land and will re-use previously developed land. This will have a very positive impact on this objective.
	<b>A6 Union Place</b>	++	The redevelopment of this brownfield site will make efficient use of land and will re-use previously developed land. This will have a very positive impact on this objective.
	<b>A7 Grafton</b>	++	The redevelopment of this brownfield site will make efficient use of land and will re-use previously developed land. This will have a very positive impact on this objective.

	<b>A8 Civic Centre Car Park</b>	++	The redevelopment of this brownfield site will make efficient use of land and will re-use previously developed land. This will have a very positive impact on this objective.
	<b>AOC1 Centenary House</b>	++	The redevelopment of this brownfield site will make efficient use of land and will re-use previously developed land. This will have a very positive impact on this objective.
	<b>AOC2 British Gas Site, Lyndhurst Rd</b>	++	The redevelopment of this brownfield site will make efficient use of land, will remediate contamination and will re-use previously developed land. This will have a very positive impact on this objective.
	<b>AOC3 Stagecoach, Marine Parade</b>	++	The redevelopment of this brownfield site will make efficient use of land and will re-use previously developed land. This will have a very positive impact on this objective.
	<b>AOC4 Worthing Leisure Centre</b>	?	At this stage it is unclear whether the existing playing fields / open spaces will form part of any future redevelopment of this site.
	<b>AOC5 HMRC Offices, Barrington Rd</b>	++	The redevelopment of this brownfield site will make efficient use of land and will re-use previously developed land. This will have a very positive impact on this objective.
	<b>AOC6 Martlets Way</b>	++	The redevelopment of this brownfield site will make efficient use of land, will remediate contamination and will re-use previously developed land. This will have a very positive impact on this objective.
	<b>OS1 Land east of Titnore Lane</b>	-	Development of this site would have a negative impact on of this objective as the existing site is undeveloped.
	<b>OS2 Land north of Beeches Ave</b>	--	Development of this site would have a negative impact on of this objective as the existing site (used a paddock and grazing land) is largely undeveloped.
	<b>OS3 Worthing United Football Club</b>	-	Development of this site would have a negative impact on of this objective as a result of the potential loss of the existing football pitch.
<b>Part 4 Core Policies</b>	<b>CP1 Housing Mix &amp; Quality</b>	0	This policy will have no impact on this objective
	<b>CP2 Density</b>	/	Minimum densities will ensure the most efficient use of land however it won't necessarily promote the use of brownfield land first.
	<b>CP3 Affordable Housing</b>	0	This policy will have no impact on this objective
	<b>CP4 Gypsy &amp; Travellers and Travelling Showpeople</b>	0	This policy will have no impact on this objective
	<b>CP5 Quality of the Built Environment</b>	0	This policy will have no impact on this objective
	<b>CP6 Public Realm</b>	0	This policy will have no impact on this objective
	<b>CP7 Healthy Communities</b>	0	This policy will have no impact on this objective
	<b>CP8 Open Space, Recreation and Leisure</b>	0	This policy will have no impact on this objective
	<b>CP9 Planning for Sustainable Communities / Community Facilities</b>	0	This policy will have no impact on this objective



	<b>CP10 Delivering Infrastructure</b>	0	This policy will have no impact on this objective
	<b>CP11 Economic Growth and Skills</b>	+	The policy aims to make more efficient use of existing and underused and accessible employment sites and identify renewal opportunities for underutilised and vacant premises.
	<b>CP12 Protecting and Enhancing Existing Employment Sites</b>	/	The policy approach to protect existing premises for business purposes against loss to other uses could result in vacant sites and the ineffective use of land. However the policy does allow for some flexibility especially outside the protected employment areas which should minimise the likelihood of vacant premises.
	<b>CP13 The Visitor Economy</b>	0	This policy will have no impact on this objective
	<b>CP14 Retail Policies</b>	0	This policy will have no impact on this objective
	<b>CP15 A Strategic Approach to the Historic Environment</b>	0	This policy will have no impact on this objective
	<b>CP16 The Historic Environment</b>	0	This policy will have no impact on this objective
	<b>CP17 Sustainable Design</b>	0	This policy will have no impact on this objective
	<b>CP18 Energy</b>	0	This policy will have no impact on this objective
	<b>CP19 Biodiversity</b>	0	This policy will have no impact on this objective
	<b>CP20 Green Infrastructure</b>	0	This policy will have no impact on this objective
	<b>CP21 Flood Risk and Sustainable Drainage</b>	0	This policy will have no impact on this objective
	<b>CP22 Water Quality and Protection</b>	0	This policy will have no impact on this objective
	<b>CP23 Pollution</b>	++	This policy supports remediation of contaminated land
	<b>CP24 Transport and Connectivity</b>	0	This policy will have no impact on this objective
	<b>CP25 Digital Infrastructure</b>	0	This policy will have no impact on this objective

Draft Local Plan		Objective 4. Energy	
Part 2 Spatial Strategy	<b>SP2 Spatial Strategy</b>	-	The provision of new development is likely to increase carbon emissions through construction and occupation. Other policies in the Plan seek to mitigate this impact
	<b>SP3 Development Sites</b>	-	The delivery of the levels of development specified in the policy is likely to result in increased carbon emissions through the construction and operation phases of development. Other policies in the Plan seek to mitigate this impact.
	<b>SP4 Countryside and Undeveloped Coast</b>	0	This policy would have no impact on energy use
	<b>SP5 Local Gaps</b>	0	This policy would have no impact on energy use
	<b>SP6 Local Green Space</b>	0	This policy would have no impact on energy use



Part 3 Development Sites	<b>A1 Caravan Club</b>	-	Development is likely to cause increased emissions and waste, contributing to climate change unless fully mitigated. This will have a negative impact on this objective.
	<b>A2 Land west of Fulbeck Ave</b>	-	Development is likely to cause increased emissions and waste, contributing to climate change unless fully mitigated. This will have a negative impact on this objective.
	<b>A3 Upper Brighton Road</b>	-	Development is likely to cause increased emissions and waste, contributing to climate change unless fully mitigated. This will have a negative impact on this objective.
	<b>A4 Decoy Farm</b>	-	Development is likely to cause increased emissions and waste, contributing to climate change unless fully mitigated. This will have a negative impact on this objective.
	<b>A5 Teville Gate</b>	-	Development is likely to cause increased emissions and waste, contributing to climate change unless fully mitigated. This will have a negative impact on this objective.
	<b>A6 Union Place</b>	-	Development is likely to cause increased emissions and waste, contributing to climate change unless fully mitigated. This will have a negative impact on this objective.
	<b>A7 Grafton</b>	-	Development is likely to cause increased emissions and waste, contributing to climate change unless fully mitigated. This will have a negative impact on this objective.
	<b>A8 Civic Centre Car Park</b>	-	Development is likely to cause increased emissions and waste, contributing to climate change unless fully mitigated. This will have a negative impact on this objective.
	<b>AOC1 Centenary House</b>	-	Development is likely to cause increased emissions and waste, contributing to climate change unless fully mitigated. This will have a negative impact on this objective.
	<b>AOC2 British Gas Site, Lyndhurst Rd</b>	-	Development is likely to cause increased emissions and waste, contributing to climate change unless fully mitigated. This will have a negative impact on this objective.
	<b>AOC3 Stagecoach, Marine Parade</b>	-	Development is likely to cause increased emissions and waste, contributing to climate change unless fully mitigated. This will have a negative impact on this objective.
	<b>AOC4 Worthing Leisure Centre</b>	-	Development is likely to cause increased emissions and waste, contributing to climate change unless fully mitigated. This will have a negative impact on this objective.
	<b>AOC5 HMRC Offices, Barrington Rd</b>	-	Development is likely to cause increased emissions and waste, contributing to climate change unless fully mitigated. This will have a negative impact on this objective.

	<b>AOC6 Martlets Way</b>	-	Development is likely to cause increased emissions and waste, contributing to climate change unless fully mitigated. This will have a negative impact on this objective.
	<b>OS1 Land east of Titnore Lane</b>	-	Development is likely to cause increased emissions and waste, contributing to climate change unless fully mitigated. This will have a negative impact on this objective.
	<b>OS2 Land north of Beeches Ave</b>	-	Development is likely to cause increased emissions and waste, contributing to climate change unless fully mitigated. This will have a negative impact on this objective.
	<b>OS3 Worthing United Football Club</b>	-	Development is likely to cause increased emissions and waste, contributing to climate change unless fully mitigated. This will have a negative impact on this objective.
<b>Part 4 Core Policies</b>	<b>CP1 Housing Mix &amp; Quality</b>	0	This policy will have no impact on this objective
	<b>CP2 Density</b>	0	This policy will have no impact on this objective
	<b>CP3 Affordable Housing</b>	0	This policy will have no impact on this objective
	<b>CP4 Gypsy &amp; Travellers and Travelling Showpeople</b>	0	This policy will have no impact on this objective
	<b>CP5 Quality of the Built Environment</b>	0	This policy will have no impact on this objective
	<b>CP6 Public Realm</b>	0	This policy will have no impact on this objective
	<b>CP7 Healthy Communities</b>	/	The policy makes reference to improving environmental sustainability which may support energy efficiency measures
	<b>CP8 Open Space, Recreation and Leisure</b>	0	This policy will have no impact on this objective
	<b>CP9 Planning for Sustainable Communities / Community Facilities</b>	0	This policy will have no impact on this objective
	<b>CP10 Delivering Infrastructure</b>	?	The policy will ensure there is sufficient capacity in energy infrastructure to support existing and new developments. However the infrastructure items themselves may also result in increased energy use.
	<b>CP11 Economic Growth and Skills</b>	0	This policy will have no impact on this objective
	<b>CP12 Protecting and Enhancing Existing Employment Sites</b>	0	This policy will have no impact on this objective
	<b>CP13 The Visitor Economy</b>	0	This policy will have no impact on this objective
	<b>CP14 Retail Policies</b>	0	This policy will have no impact on this objective
	<b>CP15 A Strategic Approach to the Historic Environment</b>	0	This policy will have no impact on this objective
	<b>CP16 The Historic Environment</b>	0	This policy will have no impact on this objective
	<b>CP17 Sustainable Design</b>	++	This policy sets minimum requirements to reduce carbon emissions, implement energy efficiency measures and promote the use of low and zero carbon energy.
	<b>CP18 Energy</b>	++	This policy supports proposals for the development of renewable, low carbon or decentralised energy schemes.

	<b>CP19 Biodiversity</b>	0	This policy will have no impact on this objective
	<b>CP20 Green Infrastructure</b>	0	This policy will have no impact on this objective
	<b>CP21 Flood Risk and Sustainable Drainage</b>	0	This policy will have no impact on this objective
	<b>CP22 Water Quality and Protection</b>	0	This policy will have no impact on this objective
	<b>CP23 Pollution</b>	0	This policy will have no impact on this objective
	<b>CP24 Transport and Connectivity</b>	0	This policy will have no impact on this objective
	<b>CP25 Digital Infrastructure</b>	0	This policy will have no impact on this objective

Draft Local Plan		Objective 5. Water Management	
Part 2 Spatial Strategy	<b>SP2 Spatial Strategy</b>	-	The provision of new development is likely to increase demand for water. Other policies in the Plan seek to mitigate this impact.
	<b>SP3 Development Sites</b>	-	The delivery of the levels of development specified in the policy is likely to increase demand for water. Other policies in the Plan seek to mitigate this impact.
	<b>SP4 Countryside and Undeveloped Coast</b>	0	This policy would have no impact on water management
	<b>SP5 Local Gaps</b>	0	This policy would have no impact on water management
	<b>SP6 Local Green Space</b>	+	This policy provides protection to the function of Brooklands Lake in providing drainage and flood prevention relief
Part 3 Development Sites	<b>A1 Caravan Club</b>	+	A breach of the dam has previously caused flooding in the local area - adopting the sequential approach so that the most vulnerable uses are located in the areas at lowest risk of flooding will have a positive impact on this objective.
	<b>A2 Land west of Fulbeck Ave</b>	+	A breach of the dam has previously caused flooding in the local area - adopting the sequential approach so that the most vulnerable uses are located in the areas at lowest risk of flooding will have a positive impact on this objective.
	<b>A3 Upper Brighton Road</b>	0	This policy would have no impact on water management
	<b>A4 Decoy Farm</b>	+	Parts of the site lie within Flood Zone 3. Therefore development in this location would place additional people at risk of flooding. Managing flood risk and adopting the sequential approach so that the most vulnerable uses are located in the areas at lowest risk of flooding will have a positive impact on this objective.
	<b>A5 Teville Gate</b>	+	The site is in an area at risk from both surface water and groundwater flooding - the incorporation of SuDs as part of the redevelopment will have a positive impact on this objective.
	<b>A6 Union Place</b>	+	Parts of the site are at risk from both surface water flooding. Surface water attenuation and improved drainage will have a positive impact on this objective.

	<b>A7 Grafton</b>	+	The majority of the site is in Flood Zone 3. Therefore development in this location would place additional people at risk of flooding. However adopting the sequential approach will have a positive impact on this objective.
	<b>A8 Civic Centre Car Park</b>	0	This policy would have no impact on water management
	<b>AOC1 Centenary House</b>	0	This policy would have no impact on water management
	<b>AOC2 British Gas Site, Lyndhurst Rd</b>	0	This policy would have no impact on water management
	<b>AOC3 Stagecoach, Marine Parade</b>	+	Parts of the site lie within Flood Zone 2 and Flood Zone 3. Therefore development in this location would place additional people at risk of flooding. Managing flood risks so that development is safe across its lifetime will have a positive impact on this objective.
	<b>AOC4 Worthing Leisure Centre</b>	+	The site is identified as having groundwater vulnerability (major) - the incorporation of SuDs as part of the redevelopment will have a positive impact on this objective.
	<b>AOC5 HMRC Offices, Barrington Rd</b>	0	This policy would have no impact on water management
	<b>AOC6 Martlets Way</b>	0	This policy would have no impact on water management
	<b>OS1 Land east of Titnore Lane</b>	?	The site is identified as having groundwater vulnerability (medium) - the incorporation of SuDs as part of any potential redevelopment may have a positive impact on this objective.
	<b>OS2 Land north of Beeches Ave</b>	0	This policy would have no impact on water management
	<b>OS3 Worthing United Football Club</b>	0	This policy would have no impact on water management
<b>Part 4 Core Policies</b>	<b>CP1 Housing Mix &amp; Quality</b>	?	The requirement for all new build dwellings to meet requirement M4(2) accessible and adaptable dwellings includes as a requirement step free access, this may conflict with requirements for flood risk management and climate change adaptation.
	<b>CP2 Density</b>	0	This policy will have no impact on this objective
	<b>CP3 Affordable Housing</b>	0	This policy will have no impact on this objective
	<b>CP4 Gypsy &amp; Travellers and Travelling Showpeople</b>	+	The policy requires proposals for new sites not to be located in an area of high flood risk (Flood Zone 3) reflecting the high vulnerability of these sites.
	<b>CP5 Quality of the Built Environment</b>	0	This policy will have no impact on this objective
	<b>CP6 Public Realm</b>	0	This policy will have no impact on this objective
	<b>CP7 Healthy Communities</b>	/	The policy makes reference to mitigating the risks posed by flooding.
	<b>CP8 Open Space, Recreation and Leisure</b>	?	The provision of new open space could provide space for SuDS and flood storage
	<b>CP9 Planning for Sustainable Communities / Community Facilities</b>	0	This policy will have no impact on this objective

	<b>CP10 Delivering Infrastructure</b>	+	The policy will ensure there is adequate water and flood management infrastructure.
	<b>CP11 Economic Growth and Skills</b>	0	This policy will have no impact on this objective
	<b>CP12 Protecting and Enhancing Existing Employment Sites</b>	0	This policy will have no impact on this objective
	<b>CP13 The Visitor Economy</b>	0	This policy will have no impact on this objective
	<b>CP14 Retail Policies</b>	0	This policy will have no impact on this objective
	<b>CP15 A Strategic Approach to the Historic Environment</b>	0	This policy will have no impact on this objective
	<b>CP16 The Historic Environment</b>	0	This policy will have no impact on this objective
	<b>CP17 Sustainable Design</b>	+	This policy includes a minimum standard for water efficiency.
	<b>CP18 Energy</b>	0	This policy will have no impact on this objective
	<b>CP19 Biodiversity</b>	0	This policy will have no impact on this objective
	<b>CP20 Green Infrastructure</b>	+	Green infrastructure includes watercourses and SuDS therefore this may further support proposals for SuDS and Natural Flood Management as part of developments.
	<b>CP21 Flood Risk and Sustainable Drainage</b>	++	The policy aims to ensure flood risk is safely managed and opportunities taken to promote Sustainable Drainage Systems and reduce flooding.
	<b>CP22 Water Quality and Protection</b>	+	The policy ensures that there is no unacceptable impact on the potential yield of water resources which will help protect this important resource in an area of water stress.
	<b>CP23 Pollution</b>	0	This policy will have no impact on this objective
	<b>CP24 Transport and Connectivity</b>	0	This policy will have no impact on this objective
	<b>CP25 Digital Infrastructure</b>	0	This policy will have no impact on this objective

Draft Local Plan		Objective 6. Landscape and Character	
Part 2 Spatial Strategy	<b>SP2 Spatial Strategy</b>	+	The policy protects valued landscapes including important gaps between settlements and the undeveloped coastline
	<b>SP3 Development Sites</b>	?	It is unclear from this policy what the impact of these levels of development will be on landscape and character and the extent to which this can be mitigated.
	<b>SP4 Countryside and Undeveloped Coast</b>	+	This policy would preserve and protect the character of the countryside by preventing inappropriate development.
	<b>SP5 Local Gaps</b>	++	This policy would preserve and protect the character of local settlements by preventing coalescence
	<b>SP6 Local Green Space</b>	+	This policy protects important views that contribution to a sense of place on the Goring-Ferring Gao and Chatsmore Farm that are valued by the local community

<b>Part 3 Development Sites</b>	<b>A1 Caravan Club</b>	-	Development of this largely undeveloped site will have a negative impact on this objective.
	<b>A2 Land west of Fulbeck Ave</b>	-	Development of this undeveloped site will have an negative impact on this objective.
	<b>A3 Upper Brighton Road</b>	-	Development of this undeveloped site will have an negative impact on this objective.
	<b>A4 Decoy Farm</b>	-	Development of this undeveloped site will have an negative impact on this objective.
	<b>A5 Teville Gate</b>	0	This policy would have no impact on landscape and character.
	<b>A6 Union Place</b>	0	This policy would have no impact on landscape and character.
	<b>A7 Grafton</b>	0	This policy would have no impact on landscape and character.
	<b>A8 Civic Centre Car Park</b>	0	This policy would have no impact on landscape and character.
	<b>AOC1 Centenary House</b>	0	This policy would have no impact on landscape and character.
	<b>AOC2 British Gas Site, Lyndhurst Rd</b>	0	This policy would have no impact on landscape and character.
	<b>AOC3 Stagecoach, Marine Parade</b>	0	This policy would have no impact on landscape and character.
	<b>AOC4 Worthing Leisure Centre</b>	0	This policy would have no impact on landscape and character.
	<b>AOC5 HMRC Offices, Barrington Rd</b>	0	This policy would have no impact on landscape and character.
	<b>AOC6 Martlets Way</b>	0	This policy would have no impact on landscape and character.
	<b>OS1 Land east of Titnore Lane</b>	-	Development of this undeveloped site adjacent to the SDNP will have a negative impact on this objective.
	<b>OS2 Land north of Beeches Ave</b>	-	Development of this undeveloped site adjacent to the SDNP will have a negative impact on this objective.
	<b>OS3 Worthing United Football Club</b>	-	Development of this undeveloped site adjacent to the SDNP will have a negative impact on this objective.
<b>Part 4 Core Policies</b>	<b>CP1 Housing Mix &amp; Quality</b>	0	This policy will have no impact on this objective
	<b>CP2 Density</b>	0	This policy will have no impact on this objective
	<b>CP3 Affordable Housing</b>	0	This policy will have no impact on this objective
	<b>CP4 Gypsy &amp; Travellers and Travelling Showpeople</b>	0	This policy will have no impact on this objective
	<b>CP5 Quality of the Built Environment</b>	+	The policy requires that developments should respect and enhance the character of the site and the prevailing character of the area,
	<b>CP6 Public Realm</b>	0	This policy will have no impact on this objective
	<b>CP7 Healthy Communities</b>	0	This policy will have no impact on this objective
	<b>CP8 Open Space, Recreation and Leisure</b>	+	Resisting the loss of existing open space will help preserve local character.
	<b>CP9 Planning for Sustainable Communities / Community Facilities</b>	0	This policy will have no impact on this objective
	<b>CP10 Delivering Infrastructure</b>	?	Depending on the type and location of new infrastructure there may be the potential for it to impact on landscape and character



	<b>CP11 Economic Growth and Skills</b>	0	This policy will have no impact on this objective
	<b>CP12 Protecting and Enhancing Existing Employment Sites</b>	0	This policy will have no impact on this objective
	<b>CP13 The Visitor Economy</b>	0	This policy will have no impact on this objective
	<b>CP14 Retail Policies</b>	0	This policy will have no impact on this objective
	<b>CP15 A Strategic Approach to the Historic Environment</b>	+	The policy aims to conserve and enhance the historic environment including important views and relationships between settlements and landscapes/seascapes.
	<b>CP16 The Historic Environment</b>	+	This policy aims to protect views that are demonstrably important to local character.
	<b>CP17 Sustainable Design</b>	0	This policy will have no impact on this objective
	<b>CP18 Energy</b>	+	The policy requires developments to be located appropriately and not cause an unacceptable impact on landscape character.
	<b>CP19 Biodiversity</b>	0	This policy will have no impact on this objective
	<b>CP20 Green Infrastructure</b>	0	This policy will have no impact on this objective
	<b>CP21 Flood Risk and Sustainable Drainage</b>	0	This policy will have no impact on this objective
	<b>CP22 Water Quality and Protection</b>	0	This policy will have no impact on this objective
	<b>CP23 Pollution</b>	0	This policy will have no impact on this objective
	<b>CP24 Transport and Connectivity</b>	0	This policy will have no impact on this objective
	<b>CP25 Digital Infrastructure</b>	0	This policy will have no impact on this objective

Draft Local Plan		Objective 7. Built Environment	
Part 2 Spatial Strategy	<b>SP2 Spatial Strategy</b>	+	The policy requires the density of development to relate well to the surrounding uses and character of the area which should protect and enhance the character of local townscapes and help development integrate with their surrounding context
	<b>SP3 Development Sites</b>	0	There is no link between the levels of development and the promotion of good design.
	<b>SP4 Countryside and Undeveloped Coast</b>	0	This policy would have no impact on the quality of the townscape or securing high quality design
	<b>SP5 Local Gaps</b>	0	This policy would have no impact on the quality of the townscape or securing high quality design
	<b>SP6 Local Green Space</b>	0	This policy would have no impact on the quality of the townscape or securing high quality design

Part 3 Development Sites	<b>A1 Caravan Club</b>	0	This policy would have no impact on the quality of the townscape or securing high quality design
	<b>A2 Land west of Fulbeck Ave</b>	0	This policy would have no impact on the quality of the townscape or securing high quality design
	<b>A3 Upper Brighton Road</b>	0	This policy would have no impact on the quality of the townscape or securing high quality design
	<b>A4 Decoy Farm</b>	0	This policy would have no impact on the quality of the townscape or securing high quality design
	<b>A5 Teville Gate</b>	+	Redevelopment will help to integrate the site with the surrounding area and will provide high quality public realm. This will have a positive impact on this objective.
	<b>A6 Union Place</b>	++	Delivery of a landmark development in the heart of the town centre will help to integrate the site with the surrounding area and will provide high quality public realm plus active frontages. This will have a positive impact on this objective.
	<b>A7 Grafton</b>	++	Redevelopment will help to integrate the site with the surrounding area, will seek to enhance heritage assets and will provide high quality public realm. This will have a positive impact on this objective.
	<b>A8 Civic Centre Car Park</b>	+	A high quality development that is sensitive to the surrounding Conservation Areas will help to integrate the site with the wider area. This will have a positive impact on this objective.
	<b>AOC1 Centenary House</b>	0	This policy would have no impact on the quality of the townscape or securing high quality design
	<b>AOC2 British Gas Site, Lyndhurst Rd</b>	+	A high quality development that helps to integrate the site with the wider area will have a positive impact on this objective.
	<b>AOC3 Stagecoach, Marine Parade</b>	+	A development that is sensitive to the surrounding Conservation Areas will help to integrate the site with the wider area. This will have a positive impact on this objective.
	<b>AOC4 Worthing Leisure Centre</b>	0	This policy would have no impact on the quality of the townscape or securing high quality design
	<b>AOC5 HMRC Offices, Barrington Rd</b>	0	This policy would have no impact on the quality of the townscape or securing high quality design
	<b>AOC6 Martlets Way</b>	0	This policy would have no impact on the quality of the townscape or securing high quality design
	<b>OS1 Land east of Titnore Lane</b>	0	This policy would have no impact on the quality of the townscape or securing high quality design
	<b>OS2 Land north of Beeches Ave</b>	0	This policy would have no impact on the quality of the townscape or securing high quality design
	<b>OS3 Worthing United Football Club</b>	0	This policy would have no impact on the quality of the townscape or securing high quality design
Part 4 Core Policies	<b>CP1 Housing Mix &amp; Quality</b>	0	This policy will have no impact on this objective
	<b>CP2 Density</b>	+	Minimum densities should help development integrate with their surrounding townscape
	<b>CP3 Affordable Housing</b>	0	This policy will have no impact on this objective
	<b>CP4 Gypsy &amp; Travellers and Travelling Showpeople</b>	0	This policy will have no impact on this objective



<b>CP5 Quality of the Built Environment</b>	++	This policy will strongly contribute to protecting the built character of the townscape and securing t high quality design
<b>CP6 Public Realm</b>	+	A well designed public realm will contribute to the quality of the built environment
<b>CP7 Healthy Communities</b>	+	The policy aims to provide an attractive environment through inclusive design layout and public realm design and improved access to green space which would support good design.
<b>CP8 Open Space, Recreation and Leisure</b>	+	Resisting the loss of existing open space and the provision of new open space could improve the quality of the built environment
<b>CP9 Planning for Sustainable Communities / Community Facilities</b>	0	This policy will have no impact on this objective
<b>CP10 Delivering Infrastructure</b>	+	Some types of infrastructure such as public art may help support good design and a high quality built environment.
<b>CP11 Economic Growth and Skills</b>	0	This policy will have no impact on this objective
<b>CP12 Protecting and Enhancing Existing Employment Sites</b>	0	This policy will have no impact on this objective
<b>CP13 The Visitor Economy</b>	0	This policy will have no impact on this objective
<b>CP14 Retail Policies</b>	0	This policy will have no impact on this objective
<b>CP15 A Strategic Approach to the Historic Environment</b>	+	The historic environment contributes to the quality and character of the built environment. The policy aims to protect and enhance and seek improvements to listed buildings and buildings within conservation areas where their condition has deteriorated.
<b>CP16 The Historic Environment</b>	+	The policy promotes high quality design respecting its context and demonstrating a sense of place.
<b>CP17 Sustainable Design</b>	0	This policy will have no impact on this objective
<b>CP18 Energy</b>	0	This policy will have no impact on this objective
<b>CP19 Biodiversity</b>	0	This policy will have no impact on this objective
<b>CP20 Green Infrastructure</b>	+	Incorporation of green infrastructure could improve the quality of developments and public realm.
<b>CP21 Flood Risk and Sustainable Drainage</b>	0	This policy will have no impact on this objective
<b>CP22 Water Quality and Protection</b>	0	This policy will have no impact on this objective
<b>CP23 Pollution</b>	0	This policy will have no impact on this objective
<b>CP24 Transport and Connectivity</b>	0	This policy will have no impact on this objective
<b>CP25 Digital Infrastructure</b>	0	This policy will have no impact on this objective

Draft Local Plan		Objective 8. Historic Environment	
Part 2 Spatial Strategy	SP2 Spatial Strategy	0	Although this policy won't directly impact the historic environment, the development of individual sites may. This is addressed through other policies in the Plan.
	SP3 Development Sites	?	It is unclear from this policy what the impact of these levels of development will be on the historic environment, including heritage assets, and the extent to which this can be mitigated.
	SP4 Countryside and Undeveloped Coast	0	This policy would have no direct impact on the historic environment
	SP5 Local Gaps	+	This policy would preserve historic views between settlements.
	SP6 Local Green Space	+	This policy provides protection to the historic associations of the Goring-Ferring Gap, and the setting of Chatsmore Farm to the historic environment and South Downs National Park which are valued by the local community.
Part 3 Development Sites	A1 Caravan Club	0	This policy would have no direct impact on the historic environment
	A2 Land west of Fulbeck Ave	0	This policy would have no direct impact on the historic environment
	A3 Upper Brighton Road	0	This policy would have no direct impact on the historic environment
	A4 Decoy Farm	0	This policy would have no direct impact on the historic environment
	A5 Teville Gate	+	This policy would help in achieving the objective as it will ensure that nearby heritage assets are protected and enhanced.
	A6 Union Place	+	Positive effect – the option would help in achieving the objective as it will provide an attractive setting to the historic environment.
	A7 Grafton	+	This policy would help in achieving the objective as it will provide an attractive setting to the historic environment.
	A8 Civic Centre Car Park	0	This policy would have no direct impact on the historic environment
	AOC1 Centenary House	0	This policy would have no direct impact on the historic environment
	AOC2 British Gas Site, Lyndhurst Rd	0	This policy would have no direct impact on the historic environment
	AOC3 Stagecoach, Marine Parade	0	This policy would have no direct impact on the historic environment
	AOC4 Worthing Leisure Centre	0	This policy would have no direct impact on the historic environment
	AOC5 HMRC Offices, Barrington Rd	0	This policy would have no direct impact on the historic environment
	AOC6 Martlets Way	0	This policy would have no direct impact on the historic environment
	OS1 Land east of Titnore Lane	0	This policy would have no direct impact on the historic environment
	OS2 Land north of Beeches Ave	0	This policy would have no direct impact on the historic environment

Part 4 Core Policies	OS3 Worthing United Football Club	0	This policy would have no direct impact on the historic environment
	CP1 Housing Mix & Quality	0	This policy will have no impact on this objective
	CP2 Density	?	Higher densities may have the potential to adversely impact heritage assets, however the policy states that particular consideration should be given to any heritage assets in setting the optimum density of a development.
	CP3 Affordable Housing	0	This policy will have no impact on this objective
	CP4 Gypsy & Travellers and Travelling Showpeople	0	This policy will have no impact on this objective
	CP5 Quality of the Built Environment	?	Good quality design should enhance heritage assets and the historic environment however the policy doesn't specifically address this
	CP6 Public Realm	/	The policy states that proposals must ensure that public realm relates to the local and historic context.
	CP7 Healthy Communities	0	This policy will have no impact on this objective
	CP8 Open Space, Recreation and Leisure	+	Resisting the loss of certain parks would protect their historic associations
	CP9 Planning for Sustainable Communities / Community Facilities	0	This policy will have no impact on this objective
	CP10 Delivering Infrastructure	?	Depending on the type and location of new infrastructure there may be the potential for it to impact on the historic environment
	CP11 Economic Growth and Skills	0	This policy will have no impact on this objective
	CP12 Protecting and Enhancing Existing Employment Sites	0	This policy will have no impact on this objective
	CP13 The Visitor Economy	0	This policy will have no impact on this objective
	CP14 Retail Policies	0	This policy will have no impact on this objective
	CP15 A Strategic Approach to the Historic Environment	++	This policy will conserve and enhance the historic environment and character of Worthing.
	CP16 The Historic Environment	++	The policy seeks to protect designated and undesignated heritage assets.
	CP17 Sustainable Design	0	This policy will have no impact on this objective
	CP18 Energy	0	This policy will have no impact on this objective
	CP19 Biodiversity	0	This policy will have no impact on this objective
	CP20 Green Infrastructure	0	This policy will have no impact on this objective
	CP21 Flood Risk and Sustainable Drainage	0	This policy will have no impact on this objective
	CP22 Water Quality and Protection	0	This policy will have no impact on this objective
	CP23 Pollution	0	This policy will have no impact on this objective
	CP24 Transport and Connectivity	0	This policy will have no impact on this objective
	CP25 Digital Infrastructure	0	This policy will have no impact on this objective

Draft Local Plan		Objective 9. Healthy Lifestyles	
Part 2 Spatial Strategy	SP2 Spatial Strategy	+	The protection of valued open spaces and safeguarding of leisure uses will help promote opportunities for exercise and recreation supporting the health of local communities
	SP3 Development Sites	+	It is unclear what the overall impact of this policy will be on healthy lifestyles. However this policy does specify where some specific sites will be expected to provide some leisure uses and healthcare facilities.
	SP4 Countryside and Undeveloped Coast	+	This policy supports recreation uses and enhanced access for pedestrians, cyclists, equestrians and those with mobility difficulties
	SP5 Local Gaps	+	This policy would ensure open space is preserved between settlements
	SP6 Local Green Space	+	This policy protects the recreation and leisure facilities, tranquillity and offer of escape from the urban environment for relaxation and exercise provided by these sites that the local communities value, contributing to healthy lifestyles
Part 3 Development Sites	A1 Caravan Club	0	This policy would have no impact on healthy lifestyles.
	A2 Land west of Fulbeck Ave	0	This policy would have no impact on healthy lifestyles.
	A3 Upper Brighton Road	0	This policy would have no impact on healthy lifestyles.
	A4 Decoy Farm	0	This policy would have no impact on healthy lifestyles.
	A5 Teville Gate	0	This policy would have no impact on healthy lifestyles.
	A6 Union Place	0	This policy would have no impact on healthy lifestyles.
	A7 Grafton	0	This policy would have no impact on healthy lifestyles.
	A8 Civic Centre Car Park	0	This policy would have no impact on healthy lifestyles.
	AOC1 Centenary House	0	This policy would have no impact on healthy lifestyles.
	AOC2 British Gas Site, Lyndhurst Rd	0	This policy would have no impact on healthy lifestyles.
	AOC3 Stagecoach, Marine Parade	0	This policy would have no impact on healthy lifestyles.
	AOC4 Worthing Leisure Centre	0	This policy would have no impact on healthy lifestyles.
	AOC5 HMRC Offices, Barrington Rd	0	This policy would have no impact on healthy lifestyles.
	AOC6 Martlets Way	0	This policy would have no impact on healthy lifestyles.
	OS1 Land east of Titnore Lane	0	This policy would have no impact on healthy lifestyles.
	OS2 Land north of Beeches Ave	0	This policy would have no impact on healthy lifestyles.

	<b>OS3 Worthing United Football Club</b>	?	Redevelopment of this site would require the suitable relocation of the football club. At this stage, there is no certainty as to where the club would move to and whether this would be a similar or enhanced facility.
<b>Part 4 Core Policies</b>	<b>CP1 Housing Mix &amp; Quality</b>	+	Ensuring housing is of a high quality and meets the needs of its occupants including older people and are accessible and adaptable will help support healthy lifestyles.
	<b>CP2 Density</b>	+	Adopting the minimum nationally described space standards and the Council's local standards for external space will help support healthy lifestyles
	<b>CP3 Affordable Housing</b>	+	This provision of affordable housing will help ensure those on the housing register are provided suitable accommodation.
	<b>CP4 Gypsy &amp; Travellers and Travelling Showpeople</b>	/	The policy requires that sites are not located on contaminated land, new refuse/landfill sites, wastewater treatment works, and electricity pylons or be adversely affected by noise and odour to protect the health and wellbeing of residents.
	<b>CP5 Quality of the Built Environment</b>	/	The policy requires that developments should be adaptable to changing lifestyles, and not have an unacceptable impact on occupiers of adjacent properties; however it does not specifically aim to enhance or promote healthy lifestyles.
	<b>CP6 Public Realm</b>	0	This policy will have no impact on this objective
	<b>CP7 Healthy Communities</b>	++	This policy will promote healthy lifestyles and reduce health inequalities recognising the wide range of factors that impact on health
	<b>CP8 Open Space, Recreation and Leisure</b>	++	Providing new sports facilities, open space and resisting the loss of existing will help provide opportunities for recreation, exercise and help support good physical and mental health.
	<b>CP9 Planning for Sustainable Communities / Community Facilities</b>	+	The provision of health and social facilities will support people's health and wellbeing
	<b>CP10 Delivering Infrastructure</b>	+	Ensuring adequate infrastructure will help support healthy lifestyles through the provision of health infrastructure and reducing the impacts of pollution
	<b>CP11 Economic Growth and Skills</b>	+	Improving skills and training could enable local residents to gain better paid employment which could help improve their living conditions and diet.
	<b>CP12 Protecting and Enhancing Existing Employment Sites</b>	0	This policy will have no impact on this objective
	<b>CP13 The Visitor Economy</b>	0	This policy will have no impact on this objective
	<b>CP14 Retail Policies</b>	0	This policy will have no impact on this objective
	<b>CP15 A Strategic Approach to the Historic Environment</b>	0	This policy will have no impact on this objective
	<b>CP16 The Historic Environment</b>	0	This policy will have no impact on this objective
	<b>CP17 Sustainable Design</b>	+	The implementation of energy efficiency measures will reduce the cost and need to heat or cool properties resulting in healthier living environments.
	<b>CP18 Energy</b>	0	This policy will have no impact on this objective

	<b>CP19 Biodiversity</b>	?	This policy seeks to protect and enhance biodiversity; this may indirectly protect and enhance open spaces which provide opportunities for recreation.
	<b>CP20 Green Infrastructure</b>	+	The creation of a green infrastructure network will join up open spaces and provide green corridors for people to enjoy for recreation.
	<b>CP21 Flood Risk and Sustainable Drainage</b>	+	Ensuring the risks of flooding are safely managed will mean new development is less likely to flood thereby reducing the associated health risks.
	<b>CP22 Water Quality and Protection</b>	+	This policy seeks to protect the public water supply and ensure there are adequate means of water supply, sufficient foul and surface water drainage, and adequate sewage treatment capacity which could help prevent pollution which may harm human health.
	<b>CP23 Pollution</b>	+	This policy will help protect human health from pollution or hazards.
	<b>CP24 Transport and Connectivity</b>	+	Encouraging travel by walking and cycling can help improve people's health and wellbeing
	<b>CP25 Digital Infrastructure</b>	0	This policy will have no impact on this objective

Draft Local Plan		Objective 10. Crime and Public Safety	
Part 2 Spatial Strategy	<b>SP2 Spatial Strategy</b>	0	This policy won't directly impact on crime and public safety, however the development of individual sites may. This is addressed through other policies in the Plan.
	<b>SP3 Development Sites</b>	+	There is no link between the levels of development and the promotion of design to improve security and reduce fear of crime. However the requirement for many sites to provide a mix of uses may indirectly contribute to safer places.
	<b>SP4 Countryside and Undeveloped Coast</b>	0	This policy would have no impact on crime and public safety
	<b>SP5 Local Gaps</b>	0	This policy would have no impact on crime and public safety
	<b>SP6 Local Green Space</b>	0	This policy would have no impact on crime and public safety
	<b>A1 Caravan Club</b>	0	This policy would have no impact on crime and public safety
Part 3 Development Sites	<b>A2 Land west of Fulbeck Ave</b>	0	This policy would have no impact on crime and public safety
	<b>A3 Upper Brighton Road</b>	0	This policy would have no impact on crime and public safety
	<b>A4 Decoy Farm</b>	0	This policy would have no impact on crime and public safety
	<b>A5 Teville Gate</b>	+	This policy would have a positive effect on crime and public safety as redevelopment will provide high quality public realm with improved cycle and pedestrian links from the station to town centre.
	<b>A6 Union Place</b>	0	This policy would have no impact on crime and public safety
	<b>A7 Grafton</b>	0	This policy would have no impact on crime and public
		0	



Part 4 Core Policies			safety
	<b>A8 Civic Centre Car Park</b>	0	This policy would have no impact on crime and public safety
	<b>AOC1 Centenary House</b>	0	This policy would have no impact on crime and public safety
	<b>AOC2 British Gas Site, Lyndhurst Rd</b>	0	This policy would have no impact on crime and public safety
	<b>AOC3 Stagecoach, Marine Parade</b>	0	This policy would have no impact on crime and public safety
	<b>AOC4 Worthing Leisure Centre</b>	0	This policy would have no impact on crime and public safety
	<b>AOC5 HMRC Offices, Barrington Rd</b>	0	This policy would have no impact on crime and public safety
	<b>AOC6 Martlets Way</b>	0	This policy would have no impact on crime and public safety
	<b>OS1 Land east of Titnore Lane</b>	0	This policy would have no impact on crime and public safety
	<b>OS2 Land north of Beeches Ave</b>	0	This policy would have no impact on crime and public safety
	<b>OS3 Worthing United Football Club</b>	0	This policy would have no impact on crime and public safety
	<b>CP1 Housing Mix &amp; Quality</b>	0	This policy will have no impact on this objective
	<b>CP2 Density</b>	0	This policy will have no impact on this objective
	<b>CP3 Affordable Housing</b>	0	This policy will have no impact on this objective
	<b>CP4 Gypsy &amp; Travellers and Travelling Showpeople</b>	0	This policy will have no impact on this objective
Part 4 Core Policies	<b>CP5 Quality of the Built Environment</b>	+	This policy requires that developments should incorporate the principles of securing safety and reducing crime through design to create a safe and secure environment.
	<b>CP6 Public Realm</b>	+	The policy states that proposals must ensure that the public realm is safe, accessible and inclusive
	<b>CP7 Healthy Communities</b>	/	The policy recognises crime as a contributor to poor health and aims to mitigate the risks associated with it.
	<b>CP8 Open Space, Recreation and Leisure</b>	?	It is unclear whether there would be an impact, open space can sometimes be associated with anti-social behaviour
	<b>CP9 Planning for Sustainable Communities / Community Facilities</b>	0	This policy will have no impact on this objective
	<b>CP10 Delivering Infrastructure</b>	0	This policy will have no impact on this objective
	<b>CP11 Economic Growth and Skills</b>	+	Improving skills and training and providing additional local jobs may reduce local unemployment rates which could subsequently reduce local crime.
	<b>CP12 Protecting and Enhancing Existing Employment Sites</b>	0	This policy will have no impact on this objective
	<b>CP13 The Visitor Economy</b>	0	This policy will have no impact on this objective
	<b>CP14 Retail Policies</b>	0	This policy will have no impact on this objective
	<b>CP15 A Strategic Approach to the Historic Environment</b>	0	This policy will have no impact on this objective
	<b>CP16 The Historic Environment</b>	0	This policy will have no impact on this objective



	<b>CP17 Sustainable Design</b>	0	This policy will have no impact on this objective
	<b>CP18 Energy</b>	0	This policy will have no impact on this objective
	<b>CP19 Biodiversity</b>	0	This policy will have no impact on this objective
	<b>CP20 Green Infrastructure</b>	0	This policy will have no impact on this objective
	<b>CP21 Flood Risk and Sustainable Drainage</b>	0	This policy will have no impact on this objective
	<b>CP22 Water Quality and Protection</b>	0	This policy will have no impact on this objective
	<b>CP23 Pollution</b>	0	This policy will have no impact on this objective
	<b>CP24 Transport and Connectivity</b>	0	This policy will have no impact on this objective
	<b>CP25 Digital Infrastructure</b>	0	This policy will have no impact on this objective

Draft Local Plan		Objective 11. Housing	
Part 2 Spatial Strategy	<b>SP2 Spatial Strategy</b>	+	This policy promotes a variety of ways of managing development. It promotes housing delivery by seeking to increase the rate of housing delivery from small sites.
	<b>SP3 Development Sites</b>	+	The delivery of the amounts of new housing specified will go some way to meet local need. However it is acknowledged that the requirements of this policy fall short of meeting the full local housing need.
	<b>SP4 Countryside and Undeveloped Coast</b>	-	This policy would restrict delivery of housing in areas designated as countryside
	<b>SP5 Local Gaps</b>	--	This policy would restrict the delivery of housing on some of the remaining sites capable of providing significant numbers
	<b>SP6 Local Green Space</b>	--	This policy affords these sites a level of protection akin to green belt therefore restricting the ability of these sites to contribute to the delivery of housing
Part 3 Development Sites	<b>A1 Caravan Club</b>	++	The allocation of this site for housing would have a very positive effect in helping to meet this objective.
	<b>A2 Land west of Fulbeck Ave</b>	++	The allocation of this site for housing would have a very positive effect in helping to meet this objective.
	<b>A3 Upper Brighton Road</b>	++	The allocation of this site for housing would have a very positive effect in helping to meet this objective.
	<b>A4 Decoy Farm</b>	0	This site is not suitable for housing so the policy will have no impact on this objective.
	<b>A5 Teville Gate</b>	++	The allocation of this site for mixed-uses (including a significant level of housing) housing would have a very positive effect in helping to meet this objective.
	<b>A6 Union Place</b>	++	The allocation of this site for mixed-uses (including a significant level of housing) would have a very positive effect in helping to meet this objective.
	<b>A7 Grafton</b>	++	The allocation of this site for mixed-uses (including a significant level of housing) would have a very positive effect in helping to meet this objective.
	<b>A8 Civic Centre Car Park</b>	++	The allocation of this site for mixed-uses (including a level of housing) would have a very positive effect in helping to meet this objective.

	<b>AOC1 Centenary House</b>	++	The identification of this site for mixed-uses (including a level of housing) would have a very positive effect in helping to meet this objective.
	<b>AOC2 British Gas Site, Lyndhurst Rd</b>	++	The identification of this site for mixed-uses (including a level of housing) would have a very positive effect in helping to meet this objective.
	<b>AOC3 Stagecoach, Marine Parade</b>	++	The identification of this site for mixed-uses (including a level of housing) would have a very positive effect in helping to meet this objective.
	<b>AOC4 Worthing Leisure Centre</b>	?	At this stage it is unclear whether housing uses will form part of any future redevelopment of this site.
	<b>AOC5 HMRC Offices, Barrington Rd</b>	++	The identification of this site for mixed-uses (including a level of housing) would have a very positive effect in helping to meet this objective.
	<b>AOC6 Martlets Way</b>	0	At this stage, this site being promoted for employment rather than residential uses so the policy will have no impact on this objective.
	<b>OS1 Land east of Titnore Lane</b>	?	At this stage it is unclear whether the identified constraints can be overcome and therefore whether there would be an impact on this housing objective.
	<b>OS2 Land north of Beeches Ave</b>	?	At this stage it is unclear whether the identified constraints can be overcome and therefore whether there would be an impact on this housing objective.
	<b>OS3 Worthing United Football Club</b>	?	At this stage it is unclear whether the identified constraints can be overcome and therefore whether there would be an impact on this housing objective.
<b>Part 4 Core Policies</b>	<b>CP1 Housing Mix &amp; Quality</b>	++	Will ensure a range of dwelling types, tenures and sizes are provided that reflect and respond to housing needs and demands.
	<b>CP2 Density</b>	++	This policy will help ensure the most efficient use of land is made maximising the delivery of housing.
	<b>CP3 Affordable Housing</b>	++	This policy will ensure that on sites of a sufficient size a proportion of affordable housing is provided to help meet local needs.
	<b>CP4 Gypsy &amp; Travellers and Travelling Showpeople</b>	+	This policy will help meet the identified need of this particular group
	<b>CP5 Quality of the Built Environment</b>	/	The policy will ensure that new housing is well designed but won't specifically support delivery of housing or assist in meeting local housing needs.
	<b>CP6 Public Realm</b>	0	This policy will have no impact on this objective
	<b>CP7 Healthy Communities</b>	+	The policy recognises the importance in providing high quality homes in supporting mental health
	<b>CP8 Open Space, Recreation and Leisure</b>	-	The need to provide new open space could restrict the amount of housing that can be delivered on a development site.
	<b>CP9 Planning for Sustainable Communities / Community Facilities</b>	0	This policy will have no impact on this objective
	<b>CP10 Delivering Infrastructure</b>	+	Adequate infrastructure provided in a timely manner will support and enable the delivery of new housing
	<b>CP11 Economic Growth and Skills</b>	+	Improving skills and training could enable local residents to gain better paid employment which could help improve access to better quality housing

	<b>CP12 Protecting and Enhancing Existing Employment Sites</b>	0	This policy will have no impact on this objective
	<b>CP13 The Visitor Economy</b>	0	This policy will have no impact on this objective
	<b>CP14 Retail Policies</b>	0	This policy will have no impact on this objective
	<b>CP15 A Strategic Approach to the Historic Environment</b>	0	This policy will have no impact on this objective
	<b>CP16 The Historic Environment</b>	0	This policy will have no impact on this objective
	<b>CP17 Sustainable Design</b>	0	This policy will have no impact on this objective
	<b>CP18 Energy</b>	0	This policy will have no impact on this objective
	<b>CP19 Biodiversity</b>	0	This policy will have no impact on this objective
	<b>CP20 Green Infrastructure</b>	0	This policy will have no impact on this objective
	<b>CP21 Flood Risk and Sustainable Drainage</b>	0	This policy will have no impact on this objective
	<b>CP22 Water Quality and Protection</b>	0	This policy will have no impact on this objective
	<b>CP23 Pollution</b>	0	This policy will have no impact on this objective
	<b>CP24 Transport and Connectivity</b>	0	This policy will have no impact on this objective
	<b>CP25 Digital Infrastructure</b>	0	This policy will have no impact on this objective

Draft Local Plan		Objective 12. Communities	
Part 2 Spatial Strategy	<b>SP2 Spatial Strategy</b>	+	The policy safeguards community facilities
	<b>SP3 Development Sites</b>	?	It is unclear what the impact of the levels of development specified in this policy will be on local communities. The infrastructure required to support development is outlined elsewhere in the Plan as are policies that promote well designed and inclusive public spaces.
	<b>SP4 Countryside and Undeveloped Coast</b>	0	This policy would have no impact on communities
	<b>SP5 Local Gaps</b>	+	This policy would help retain the identity of communities located on the edge of the town.
	<b>SP6 Local Green Space</b>	++	This policy protects individual sites identified by the local community of being of particular importance to them for a wide range of reasons.
Part 3 Development Sites	<b>A1 Caravan Club</b>	0	This policy would have no direct impact on communities
	<b>A2 Land west of Fulbeck Ave</b>	0	This policy would have no direct impact on communities
	<b>A3 Upper Brighton Road</b>	0	This policy would have no direct impact on communities
	<b>A4 Decoy Farm</b>	0	This policy would have no direct impact on communities
	<b>A5 Teville Gate</b>	0	This policy would have no direct impact on communities
	<b>A6 Union Place</b>	0	This policy would have no direct impact on communities
	<b>A7 Grafton</b>	0	This policy would have no direct impact on communities
	<b>A8 Civic Centre Car Park</b>	++	The provision of a new health hub will have a very positive impact on this objective.

	<b>AOC1 Centenary House</b>	+	The community led redevelopment of this site will have a positive impact on this objective.
	<b>AOC2 British Gas Site, Lyndhurst Rd</b>	0	This policy would have no direct impact on communities
	<b>AOC3 Stagecoach, Marine Parade</b>	0	This policy would have no direct impact on communities
	<b>AOC4 Worthing Leisure Centre</b>	++	The provision of a new sports centre and community facilities will have a very positive impact on this objective.
	<b>AOC5 HMRC Offices, Barrington Rd</b>	0	This policy would have no direct impact on communities
	<b>AOC6 Martlets Way</b>	0	This policy would have no direct impact on communities
	<b>OS1 Land east of Titnore Lane</b>	0	This policy would have no direct impact on communities
	<b>OS2 Land north of Beeches Ave</b>	0	This policy would have no direct impact on communities
	<b>OS3 Worthing United Football Club</b>	?	It is unclear at this stage what any future development would mean to the existing community facility.
	<b>CP1 Housing Mix &amp; Quality</b>	+	Will help meet the needs of everyone in the community.
<b>Part 4 Core Policies</b>	<b>CP2 Density</b>	0	This policy will have no impact on this objective
	<b>CP3 Affordable Housing</b>	0	This policy will have no impact on this objective
	<b>CP4 Gypsy &amp; Travellers and Travelling Showpeople</b>	/	This policy states that proposals for sites should not have an adverse impact on the amenities of both residents of the site and occupiers of nearby properties. it also requires that the site should be well related to local services and community facilities.
	<b>CP5 Quality of the Built Environment</b>	0	This policy will have no impact on this objective
	<b>CP6 Public Realm</b>	0	This policy will have no impact on this objective
	<b>CP7 Healthy Communities</b>	+	The policy aims to provide social connections through inclusive design and increasing opportunities for communal food growing spaces including allotments.
	<b>CP8 Open Space, Recreation and Leisure</b>	+	Resisting the loss of existing open space or sports facilities will help maintain these important local resources for communities.
	<b>CP9 Planning for Sustainable Communities / Community Facilities</b>	+	The policy protects and supports improvements to a range of community facilities where they meet the needs of local communities.
	<b>CP10 Delivering Infrastructure</b>	+	The policy will ensure that additional demands from development on local services and facilities will be provided for minimising the impact on local communities
	<b>CP11 Economic Growth and Skills</b>	+	This policy aims to address local skills shortage and support skills development and training which may improve job opportunities for local communities.
	<b>CP12 Protecting and Enhancing Existing Employment Sites</b>	0	This policy will have no impact on this objective
	<b>CP13 The Visitor Economy</b>	0	This policy will have no impact on this objective
	<b>CP14 Retail Policies</b>	+	This policy supports the role of district and local centres in meeting the day to day needs of residents and contributing to social inclusion.

	<b>CP15 A Strategic Approach to the Historic Environment</b>	0	This policy will have no impact on this objective
	<b>CP16 The Historic Environment</b>	0	This policy will have no impact on this objective
	<b>CP17 Sustainable Design</b>	+	The introduction of water and energy efficiency measures will make properties cheaper to run, benefiting those people on lower incomes.
	<b>CP18 Energy</b>	0	This policy will have no impact on this objective
	<b>CP19 Biodiversity</b>	0	This policy will have no impact on this objective
	<b>CP20 Green Infrastructure</b>	0	This policy will have no impact on this objective
	<b>CP21 Flood Risk and Sustainable Drainage</b>	0	This policy will have no impact on this objective
	<b>CP22 Water Quality and Protection</b>	0	This policy will have no impact on this objective
	<b>CP23 Pollution</b>	0	This policy will have no impact on this objective
	<b>CP24 Transport and Connectivity</b>	0	This policy will have no impact on this objective
	<b>CP25 Digital Infrastructure</b>	+	This policy supports the provision of high quality digital infrastructure which can help enhance the provision of and access to community facilities and services

Draft Local Plan		Objective 13. Education	
Part 2 Spatial Strategy	<b>SP2 Spatial Strategy</b>	/	This policy doesn't specifically address education; however the promotion of new development may result in the need for new or expanded facilities. The policy does seek to balance the impact of growth through the protection and enhancement of local services.
	<b>SP3 Development Sites</b>	?	It is unclear what the impact of the levels of development specified in this policy will be on the provision of and accessibility to education facilities and skills or training facilities.
	<b>SP4 Countryside and Undeveloped Coast</b>	0	This policy would have no impact on education facilities
	<b>SP5 Local Gaps</b>	0	This policy would have no impact on education facilities
	<b>SP6 Local Green Space</b>	0	This policy would have no impact on education facilities
Part 3 Development Sites	<b>A1 Caravan Club</b>	0	This policy would have no direct impact on education
	<b>A2 Land west of Fulbeck Ave</b>	0	This policy would have no direct impact on education
	<b>A3 Upper Brighton Road</b>	0	This policy would have no direct impact on education
	<b>A4 Decoy Farm</b>	0	This policy would have no direct impact on education
	<b>A5 Teville Gate</b>	0	This policy would have no direct impact on education
	<b>A6 Union Place</b>	0	This policy would have no direct impact on education
	<b>A7 Grafton</b>	0	This policy would have no direct impact on education
	<b>A8 Civic Centre Car Park</b>	0	This policy would have no direct impact on education
	<b>AOC1 Centenary House</b>	0	This policy would have no direct impact on education
	<b>AOC2 British Gas Site, Lyndhurst Rd</b>	0	This policy would have no direct impact on education
	<b>AOC3 Stagecoach, Marine Parade</b>	0	This policy would have no direct impact on education

	<b>AOC4 Worthing Leisure Centre</b>	0	This policy would have no direct impact on education
	<b>AOC5 HMRC Offices, Barrington Rd</b>	0	This policy would have no direct impact on education
	<b>AOC6 Martlets Way</b>	0	This policy would have no direct impact on education
	<b>OS1 Land east of Titnore Lane</b>	0	This policy would have no direct impact on education
	<b>OS2 Land north of Beeches Ave</b>	0	This policy would have no direct impact on education
	<b>OS3 Worthing United Football Club</b>	0	This policy would have no direct impact on education
<b>Part 4 Core Policies</b>	<b>CP1 Housing Mix &amp; Quality</b>	0	This policy will have no impact on this objective
	<b>CP2 Density</b>	0	This policy will have no impact on this objective
	<b>CP3 Affordable Housing</b>	0	This policy will have no impact on this objective
	<b>CP4 Gypsy &amp; Travellers and Travelling Showpeople</b>	0	This policy will have no impact on this objective
	<b>CP5 Quality of the Built Environment</b>	0	This policy will have no impact on this objective
	<b>CP6 Public Realm</b>	0	This policy will have no impact on this objective
	<b>CP7 Healthy Communities</b>	0	This policy will have no impact on this objective
	<b>CP8 Open Space, Recreation and Leisure</b>	0	This policy will have no impact on this objective
	<b>CP9 Planning for Sustainable Communities / Community Facilities</b>	+	The policy protects and supports improvements to existing education facilities and states that the Council will work with service providers to deliver appropriate facilities in accessible locations.
	<b>CP10 Delivering Infrastructure</b>	+	The policy will support the provision of new education facilities to meet the needs of the local population.
	<b>CP11 Economic Growth and Skills</b>	+	This policy aims to support skills development and training which would have strong links with local education facilities.
	<b>CP12 Protecting and Enhancing Existing Employment Sites</b>	0	This policy will have no impact on this objective
	<b>CP13 The Visitor Economy</b>	0	This policy will have no impact on this objective
	<b>CP14 Retail Policies</b>	0	This policy will have no impact on this objective
	<b>CP15 A Strategic Approach to the Historic Environment</b>	?	The policy aims to encourage the best use of heritage assets in education. However it is unclear what the impact of this would be.
	<b>CP16 The Historic Environment</b>	0	This policy will have no impact on this objective
	<b>CP17 Sustainable Design</b>	0	This policy will have no impact on this objective
	<b>CP18 Energy</b>	0	This policy will have no impact on this objective
	<b>CP19 Biodiversity</b>	0	This policy will have no impact on this objective
	<b>CP20 Green Infrastructure</b>	0	This policy will have no impact on this objective
	<b>CP21 Flood Risk and Sustainable Drainage</b>	0	This policy will have no impact on this objective
	<b>CP22 Water Quality and Protection</b>	0	This policy will have no impact on this objective
	<b>CP23 Pollution</b>	0	This policy will have no impact on this objective
	<b>CP24 Transport and Connectivity</b>	0	This policy will have no impact on this objective
	<b>CP25 Digital Infrastructure</b>	0	This policy will have no impact on this objective



Draft Local Plan		Objective 14. Economy	
Part 2 Spatial Strategy	SP2 Spatial Strategy	/	This policy seeks to safeguard existing employment sites. Therefore although it may contribute to sustaining the local economy it won't provide space for new businesses or the expansion of existing.
	SP3 Development Sites	+	The levels of development specified in this policy include an indicative minimum amount of employment floorspace to support economic growth
	SP4 Countryside and Undeveloped Coast	-	This policy would restrict economic development within areas designated as countryside
	SP5 Local Gaps	-	This policy would restrict development including potential new employment floorspace on sites within Local Gaps
	SP6 Local Green Space	-	This policy restricts the types of development that would be considered appropriate on these sites including economic development
Part 3 Development Sites	A1 Caravan Club	/	Although the development of this site will reduce the area of the caravan club the policy seeks to protect and enhance the continued use of the northern part of the site as a Caravan Club.
	A2 Land west of Fulbeck Ave	0	The delivery of housing will provide employment opportunities in the short term. However, this policy would have no direct impact on the economy in the long term.
	A3 Upper Brighton Road	0	The delivery of housing will provide employment opportunities in the short term. However, this policy would have no direct impact on the economy in the long term.
	A4 Decoy Farm	++	The delivery of new commercial floorspace will have a very positive impact on this objective.
	A5 Teville Gate	++	The delivery of new commercial floorspace along with the provision of good infrastructure to promote economic growth will have a very positive impact on this objective.
	A6 Union Place	++	The delivery of new commercial floorspace along with improved public realm and accessibility will have a very positive impact on this objective.
	A7 Grafton	++	The delivery of new commercial floorspace along with improved public realm and accessibility will have a very positive impact on this objective.
	A8 Civic Centre Car Park	+	The delivery of a new health hub will have a positive impact on this objective.
	AOC1 Centenary House	+	The delivery of new / improved community and commercial uses will have a positive impact on this objective.
	AOC2 British Gas Site, Lyndhurst Rd	?	At this stage it is unclear whether the site will deliver a level of employment opportunities so it is uncertain what impact it will have on this objective.
	AOC3 Stagecoach, Marine Parade	+	The delivery of new leisure / cultural and commercial uses will have a positive impact on this objective.
	AOC4 Worthing Leisure Centre	?	At this stage it is unclear whether the site will deliver a level of employment opportunities so it is uncertain



			what impact it will have on this objective.
	<b>AOC5 HMRC Offices, Barrington Rd</b>	/	Although the mixed-use redevelopment of this site will result in a reduction in the area covered by employment uses the policy will help to ensure that new employment uses are delivered that better meet the needs of modern businesses.
	<b>AOC6 Martlets Way</b>	++	The delivery of new commercial floorspace along with improved accessibility will have a very positive impact on this objective.
	<b>OS1 Land east of Titnore Lane</b>	0	The possible delivery of housing will provide employment opportunities in the short term. However, this policy would have no direct impact on the economy in the long term.
	<b>OS2 Land north of Beeches Ave</b>	-	The possible delivery of housing will provide employment opportunities in the short term. However, this policy would have no direct impact on the economy in the long term and redevelopment would be likely to require the removal / relocation of the existing car repairers.
	<b>OS3 Worthing United Football Club</b>	0	The possible delivery of housing will provide employment opportunities in the short term. However, this policy would have no direct impact on the economy in the long term.
<b>Part 4 Core Policies</b>	<b>CP1 Housing Mix &amp; Quality</b>	0	This policy will have no impact on this objective
	<b>CP2 Density</b>	0	This policy will have no impact on this objective
	<b>CP3 Affordable Housing</b>	0	This policy will have no impact on this objective
	<b>CP4 Gypsy &amp; Travellers and Travelling Showpeople</b>	0	This policy will have no impact on this objective
	<b>CP5 Quality of the Built Environment</b>	0	This policy will have no impact on this objective
	<b>CP6 Public Realm</b>	0	This policy will have no impact on this objective
	<b>CP7 Healthy Communities</b>	+	The policy recognises the link between income and health and aims to improve provision and / or access to employment.
	<b>CP8 Open Space, Recreation and Leisure</b>	0	This policy will have no impact on this objective
	<b>CP9 Planning for Sustainable Communities / Community Facilities</b>	+	Protecting and providing new community facilities and services could provide additional local jobs and help support the local workforce.
	<b>CP10 Delivering Infrastructure</b>	+	Ensuring the necessary infrastructure is in place will help support the local economy.
	<b>CP11 Economic Growth and Skills</b>	++	The policy seeks to promote economic development to enable the continued development of a strong sustainable and local economy
	<b>CP12 Protecting and Enhancing Existing Employment Sites</b>	+	The policy approach of protected employment areas will help prevent a loss of floorspace to other uses, supporting the local economy through the provision of jobs
	<b>CP13 The Visitor Economy</b>	+	The policy intends to extend the tourist season and maintain tourism facilities and accommodation. This will support tourism which is of significant importance to Worthing's local economy.

	<b>CP14 Retail Policies</b>	+	Supporting the vitality and viability of Worthing's town centres will support the tourism offer and benefit the local economy
	<b>CP15 A Strategic Approach to the Historic Environment</b>	+	The cultural offer is an important attraction for visitors, Ensuring the historic environment is protected and enhanced to a high quality will help support the tourism sector of the local economy.
	<b>CP16 The Historic Environment</b>	0	This policy will have no impact on this objective
	<b>CP17 Sustainable Design</b>	0	This policy will have no impact on this objective
	<b>CP18 Energy</b>	0	This policy will have no impact on this objective
	<b>CP19 Biodiversity</b>	0	This policy will have no impact on this objective
	<b>CP20 Green Infrastructure</b>	0	This policy will have no impact on this objective
	<b>CP21 Flood Risk and Sustainable Drainage</b>	0	This policy will have no impact on this objective
	<b>CP22 Water Quality and Protection</b>	0	This policy will have no impact on this objective
	<b>CP23 Pollution</b>	0	This policy will have no impact on this objective
	<b>CP24 Transport and Connectivity</b>	0	This policy will have no impact on this objective
	<b>CP25 Digital Infrastructure</b>	+	This policy supports the provision of high quality digital infrastructure which can help support local economic growth.

Draft Local Plan		Objective 15. Town and Local Centres	
<b>Part 2 Spatial Strategy</b>	<b>SP2 Spatial Strategy</b>	+	The policy states that the local plan will help to deliver wider regeneration objectives particularly in the town centre and seafront which will help support the vitality and viability of the town centre.
	<b>SP3 Development Sites</b>	+	The levels of development specified in this policy include an indicative minimum amount of commercial (retail and leisure) floorspace to be provided which will support the vitality and viability of the town centre.
	<b>SP4 Countryside and Undeveloped Coast</b>	0	This policy would have no impact on town or local centres
	<b>SP5 Local Gaps</b>	0	This policy would have no impact on town or local centres
	<b>SP6 Local Green Space</b>	0	This policy would have no impact on town or local centres
<b>Part 3 Development Sites</b>	<b>A1 Caravan Club</b>	0	This policy would have no impact on town or local centres
	<b>A2 Land west of Fulbeck Ave</b>	0	This policy would have no impact on town or local centres
	<b>A3 Upper Brighton Road</b>	0	This policy would have no impact on town or local centres
	<b>A4 Decoy Farm</b>	0	This policy would have no impact on town or local centres
	<b>A5 Teville Gate</b>	+	This policy would have a positive effect as improved connectivity between the station and town centre will help to meet this objective

	<b>A6 Union Place</b>	++	This policy would have a very positive impact as it will create a landmark mixed use development in the heart of the town centre. Improved public realm and the introduction of live frontages will help to meet this objective.
	<b>A7 Grafton</b>	++	This policy would have a very positive impact as it will facilitate regeneration through the creation of a high quality mixed use development that will help to create an improved link between the town centre and seafront. This will help to meet this objective.
	<b>A8 Civic Centre Car Park</b>	0	This policy would have no impact on town or local centres
	<b>AOC1 Centenary House</b>	0	This policy would have no impact on town or local centres
	<b>AOC2 British Gas Site, Lyndhurst Rd</b>	+	This policy would have a positive effect as redevelopment enhanced linkages will help to support the local centre in close proximity of this site.
	<b>AOC3 Stagecoach, Marine Parade</b>	++	This policy would have a very positive impact as regeneration will deliver a mixed use development in the heart of the town centre. Enhanced permeability and improved access will help to meet this objective.
	<b>AOC4 Worthing Leisure Centre</b>	+	This policy would have a positive effect as redevelopment and intensification of uses will help to support the local centre in close proximity of this site.
	<b>AOC5 HMRC Offices, Barrington Rd</b>	+	This policy would have a positive effect as redevelopment and intensification of uses will help to support the local centre in close proximity of this site.
	<b>AOC6 Martlets Way</b>	0	This policy would have no impact on town or local centres
	<b>OS1 Land east of Titnore Lane</b>	0	This policy would have no impact on town or local centres
	<b>OS2 Land north of Beeches Ave</b>	0	This policy would have no impact on town or local centres
	<b>OS3 Worthing United Football Club</b>	0	This policy would have no impact on town or local centres
<b>Part 4 Core Policies</b>	<b>CP1 Housing Mix &amp; Quality</b>	0	This policy will have no impact on this objective
	<b>CP2 Density</b>	0	This policy will have no impact on this objective
	<b>CP3 Affordable Housing</b>	0	This policy will have no impact on this objective
	<b>CP4 Gypsy &amp; Travellers and Travelling Showpeople</b>	0	This policy will have no impact on this objective
	<b>CP5 Quality of the Built Environment</b>	0	This policy will have no impact on this objective
	<b>CP6 Public Realm</b>	+	An enhanced public realm in the town centre is identified within the policy as an integral part of the strategic objectives for the town.
	<b>CP7 Healthy Communities</b>	0	This policy will have no impact on this objective
	<b>CP8 Open Space, Recreation and Leisure</b>	0	This policy will have no impact on this objective
	<b>CP9 Planning for Sustainable Communities / Community Facilities</b>	0	This policy will have no impact on this objective

	<b>CP10 Delivering Infrastructure</b>	+	The provision of new infrastructure could help support the vitality and viability of Local Centres, especially in terms of health facilities. In addition adequate or improved public transport infrastructure could help people to access the town centre, increasing visitor numbers.
	<b>CP11 Economic Growth and Skills</b>	+	The policy promotes a town centre first approach to new office space and supports the development of tourism, leisure, sporting and creative industries particularly in the town centre.
	<b>CP12 Protecting and Enhancing Existing Employment Sites</b>	+	A number of protected key office locations are located within or near to the Town Centre these will help maintain visitor numbers within the Town Centre supporting its vibrancy
	<b>CP13 The Visitor Economy</b>	+	Supporting the tourism sector will benefit the town centre by increasing visitor numbers and improving wider town centre uses such as theatres and other cultural uses.
	<b>CP14 Retail Policies</b>	++	Protecting and enhancing the hierarchy of Worthing's town centres and seeking to meet the identified floorspace needs for retail and other town uses will support the vitality and viability of the town centre, district and local centres.
	<b>CP15 A Strategic Approach to the Historic Environment</b>	0	This policy will have no impact on this objective
	<b>CP16 The Historic Environment</b>	0	This policy will have no impact on this objective
	<b>CP17 Sustainable Design</b>	0	This policy will have no impact on this objective
	<b>CP18 Energy</b>	0	This policy will have no impact on this objective
	<b>CP19 Biodiversity</b>	0	This policy will have no impact on this objective
	<b>CP20 Green Infrastructure</b>	0	This policy will have no impact on this objective
	<b>CP21 Flood Risk and Sustainable Drainage</b>	0	This policy will have no impact on this objective
	<b>CP22 Water Quality and Protection</b>	0	This policy will have no impact on this objective
	<b>CP23 Pollution</b>	0	This policy will have no impact on this objective
	<b>CP24 Transport and Connectivity</b>	+	This policy aims to ensure new development is located in sustainable locations with good access to shops and key services which will help support the town and local centres.
	<b>CP25 Digital Infrastructure</b>	0	This policy will have no impact on this objective

Draft Local Plan		Objective 16. Travel and Access	
Part 2 Spatial Strategy	<b>SP2 Spatial Strategy</b>	?	It is unclear what the impact of this policy will have on access to sustainable modes of transport.
	<b>SP3 Development Sites</b>	?	It is unclear what the levels of development specified in this policy will have on access to sustainable modes of transport.
	<b>SP4 Countryside and Undeveloped Coast</b>	+	This policy would enhance pedestrian, cycle and equestrian access
	<b>SP5 Local Gaps</b>	0	This policy would have no impact on access to sustainable modes of transport.

	<b>SP6 Local Green Space</b>	0	This policy would have no impact on access to sustainable modes of transport.
<b>Part 3 Development Sites</b>	<b>A1 Caravan Club</b>	+	This policy would enhance pedestrian access through the provision of a new footway adjacent to the southern boundary.
	<b>A2 Land west of Fulbeck Ave</b>	0	This policy would have no impact on access to sustainable modes of transport.
	<b>A3 Upper Brighton Road</b>	+	The enhancement of footpath (3135) will help to enhance pedestrian access and help to achieve the objective.
	<b>A4 Decoy Farm</b>	0	This policy would have no impact on access to sustainable modes of transport.
	<b>A5 Teville Gate</b>	+	The provision of high quality public realm with cycle and pedestrian links from the station to the town centre will enhance pedestrian and cycle access.
	<b>A6 Union Place</b>	?	At this stage it is unclear what impact the development will have on access to sustainable modes of transport.
	<b>A7 Grafton</b>	+	A new route from the seafront to the primary shopping area would enhance pedestrian access.
	<b>A8 Civic Centre Car Park</b>	0	This policy would have no impact on access to sustainable modes of transport.
	<b>AOC1 Centenary House</b>	0	This policy would have no impact on access to sustainable modes of transport.
	<b>AOC2 British Gas Site, Lyndhurst Rd</b>	+	The provision of an attractive and accessible pedestrian link to the High Street will encourage greater movement by sustainable means.
	<b>AOC3 Stagecoach, Marine Parade</b>	0	This policy would have no impact on access to sustainable modes of transport.
	<b>AOC4 Worthing Leisure Centre</b>	0	This policy would have no impact on access to sustainable modes of transport.
	<b>AOC5 HMRC Offices, Barrington Rd</b>	+	An improved access to Durrington station will encourage greater movement by rail.
	<b>AOC6 Martlets Way</b>	+	The promotion of a travel plan to improve the accessibility and sustainability of the site will help to meet this objective.
	<b>OS1 Land east of Titnore Lane</b>	?	At this stage it is unclear what impact the development will have on access to sustainable modes of transport.
	<b>OS2 Land north of Beeches Ave</b>	?	At this stage it is unclear what impact the development will have on access to sustainable modes of transport.
	<b>OS3 Worthing United Football Club</b>	?	At this stage it is unclear what impact the development will have on access to sustainable modes of transport.
<b>Part 4 Core Policies</b>	<b>CP1 Housing Mix &amp; Quality</b>	0	This policy will have no impact on this objective
	<b>CP2 Density</b>	+	This policy recommends a higher minimum density near public transport hubs
	<b>CP3 Affordable Housing</b>	0	This policy will have no impact on this objective
	<b>CP4 Gypsy &amp; Travellers and Travelling Showpeople</b>	+	This policy requires proposals for sites to be located in a way that local services and facilities can be accessed by foot, cycle, and public transport as well as by car.

	<b>CP5 Quality of the Built Environment</b>	+	This policy states that all new development should include a layout and design that create safe conditions for access, egress and active travel between all locations and provide good links to integrated public transport.
	<b>CP6 Public Realm</b>	+	Policy encourages opportunities to improve the public realm through integrated sustainable transport schemes.
	<b>CP7 Healthy Communities</b>	+	The policy seeks improvements in the enhancement and accessibility of safe active travel routes to enable exercise and physical activity as part of everyday life.
	<b>CP8 Open Space, Recreation and Leisure</b>	+	Open space can help support routes for active travel such as walking and cycling
	<b>CP9 Planning for Sustainable Communities / Community Facilities</b>	+	Community facilities and services that are located locally to the communities they serve could help reduce the need to travel.
	<b>CP10 Delivering Infrastructure</b>	+	Ensuring the necessary infrastructure is in place could help improve access to public transport.
	<b>CP11 Economic Growth and Skills</b>	+	The policy supports the improvement of digital infrastructure which may reduce the need for people to travel. In addition improving the likelihood of local employment could reduce the need to commute either through new jobs being provided locally or by reducing any skill shortages.
	<b>CP12 Protecting and Enhancing Existing Employment Sites</b>	+	The policy approach of protected employment areas will help ensure there is a steady supply of jobs within the local area, reducing the need for commuting.
	<b>CP13 The Visitor Economy</b>	0	This policy will have no impact on this objective
	<b>CP14 Retail Policies</b>	+	Protecting and enhancing the hierarchy of town centres will enable local residents' better access to goods and services without the need to travel.
	<b>CP15 A Strategic Approach to the Historic Environment</b>	0	This policy will have no impact on this objective
	<b>CP16 The Historic Environment</b>	0	This policy will have no impact on this objective
	<b>CP17 Sustainable Design</b>	0	This policy will have no impact on this objective
	<b>CP18 Energy</b>	0	This policy will have no impact on this objective
	<b>CP19 Biodiversity</b>	0	This policy will have no impact on this objective
	<b>CP20 Green Infrastructure</b>	+	The creation of an integrated network of green infrastructure may indirectly create new routes for active travel.
	<b>CP21 Flood Risk and Sustainable Drainage</b>	0	This policy will have no impact on this objective
	<b>CP22 Water Quality and Protection</b>	0	This policy will have no impact on this objective
	<b>CP23 Pollution</b>	0	This policy will have no impact on this objective
	<b>CP24 Transport and Connectivity</b>	++	This policy aims to achieve a rebalancing of transport in favour of sustainable modes.
	<b>CP25 Digital Infrastructure</b>	0	This policy will have no impact on this objective



## **APPENDIX E: HABITATS REGULATIONS ASSESSMENT SCREENING**

### **Introduction**

This report has been prepared as part of the Habitats Regulations Assessment (HRA) for the draft Worthing Local Plan 2016 - 2033 (WLP). The report accompanies publication of the Regulation 18 Worthing Local Plan and forms part of the evidence upon which it is based.

The purpose of this report is to provide an initial screening stage assessment as to whether there might be any aspects of the emerging Worthing Local Plan that would have the potential to cause a likely significant effect on internationally important wildlife sites either in isolation or in combination with other plans and projects, and to establish whether a full Habitat Regulations Assessment is required of the Worthing Local Plan.

In addition, the Council has prepared a draft Sustainability Appraisal report (that incorporates the requirements of the Strategic Environmental Assessment Directive) referred to as an Integrated Impact Assessment as it also incorporates a Health and Equality Impact Assessment. The draft Sustainability Appraisal is informed by a Scoping Report which outlines the relevant environmental baseline data. It is recommended that this screening statement is read in conjunction with the Draft Integrated Impact Assessment Report

### **Draft Worthing Local Plan**

The Draft Local Plan will set the planning strategy for the borough and address housing and employment needs up until 2033. The plan sets out proposed strategic and development management policies, development allocations and actions to meet the environmental, social and economic challenges facing the borough. The area covered by the Local Plan is the part of the borough that is located outside of the South Downs National Park. When adopted, the Local Plan will provide a strategy for the distribution, scale and form of development and supporting infrastructure, a set of proposals to deliver the strategy, policies against which to assess planning applications, and proposals for monitoring the successful implementation of the plan. Once adopted, the Local Plan will replace the existing Worthing Core Strategy (2011) and saved policies.

### **Habitats Regulations Assessment**

The European Union (EU) Habitats Directive protects certain species of plants and animals which are particularly vulnerable.

The Conservation of Habitats and Species Regulations 2017 (as amended), commonly referred to as the 'Habitats Regulations' transpose two pieces of European law – Directive 2009/147/EC on the conservation of wild birds (the Birds Directive) and Directive 92/43/EEC on the conservation of natural habitats and of wild fauna (the Habitats Directive) – into domestic law.

Article 6(3) of the Habitats Directive sets out:

*“Any plan or project not directly connected with or necessary to the management of the [European] site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site’s conservation objectives. In light of the conclusions of the assessment of the implications for the site and subject to the provisions of paragraph 4, the competent national authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public.”*

The sites covered by this legislation include Special Protection Areas (SPAs) classified under the EU Birds Directive and Special Areas of Conservation (SACs), designated under the EU Habitats Directive, European Offshore Marine Sites (EMS) and sites on the Ramsar List of Wetlands of International Importance, also known as Natura 2000 sites.



A number of areas of internationally important wetland habitat are recognised under the Ramsar Convention. Ramsar sites are listed for particular wetland habitats and, in the UK, overlap SPA classifications and SAC designations. The criteria for listing a site as a Ramsar site are different to those used for SPAs and SACs, but the Ramsar criteria are of equal importance for the ecological functioning and integrity of the relevant site. National guidance requires that Ramsar sites are also assessed within HRA of plans.

The Revised National Planning Policy Framework (2018) recognises that protection should also be afforded to 'Potential' or 'Possible' SACs (pSACs), 'Candidate' SACs (cSACs) and 'Potential' SPAs (pSPAs) (i.e. sites that have yet to be formally classified as SPAs or designated as SACs but are proposed as such) are also considered as European sites. However, there are no such pSACs, cSACs or pSPAs within or adjacent to Worthing Borough.

### **Habitat Regulations Assessment Screening**

The first stage of the HRA process involves an assessment or screening of whether the Plan is likely to have a significant effect on one or more European sites either alone or in combination. The objective is to 'screen out' those plans and projects that can, without detailed appraisal, be said to be unlikely to result in significant adverse effects upon European sites.

If it can be demonstrated that likely significant effects will not occur, no further assessment is required. That is the purpose of this report. If significant effects cannot be ruled out as unlikely, these impacts would be considered further in an Appropriate Assessment and avoidance and mitigation approaches recommended.

The recent Sweetman II / People Over Wind European Court of Justice ruling has determined that, contrary to earlier UK court judgements, mitigation measures should not be taken into account in assessing likely significant effects. Mitigation should instead only be taken into account at the 'appropriate assessment stage'. Appropriate assessment is not a technical term; it simply means 'an assessment that is appropriate' for the plan or project in question. This screening is a screening for likely significant effects, and therefore, in accordance with the judgement, does not take into account any potential mitigation.

### *Screening Methodology*

The Habitat Regulations do not prescribe a particular methodology for carrying out the assessment of plans, or how to report the outcomes of such assessments. The process of HRA is based on the application of the precautionary principle and therefore requires those undertaking the exercise to demonstrate that the plan will not have a significant impact on the European Site's conservation objectives. Evidence should be presented to allow a determination of whether the impacts of a land use plan against the conservation objectives of a European Site would adversely affect the integrity of that site. Where effects are considered uncertain, the potential for adverse impacts should be assumed.

Table 1 sets out the steps involved in screening a Habitat Regulations Assessment

<b>Step</b>	<b>Action</b>
1.	Make a decision as to whether there is any mechanism by which the plan can affect any European site by altering its environmental conditions, focussing on those sites within the administrative boundary or which may be linked to development within the boundary by a pathway
2.	Determine the reasons for the European designation of these sites.
3.	Explore the environmental conditions required to maintain the integrity of the selected sites and become familiar with the current trends in these environmental processes.

4.	Gain a full understanding of the plan and its policies and consider each policy within the context of the environmental processes – could the policy lead to an impact on any identified process?
5.	Decide if the identified impact is likely to lead to a significant effect.
6.	Identify other plans and projects that might affect these sites in combination with the Plan and decide whether there is likely to be a significant effect “in combination”. In practice ‘in combination’ assessments are only really necessary if the plan element in question has been screened out when considered in isolation.
7.	If Likely Significant Effects have been identified, the HRA must progress to AA Task 2 (Appropriate Assessment), which will involve consideration of mitigation and avoidance measures.

### Impact Pathway Screening

This stage considers those European sites that could potentially be affected by Worthing Local Plan through a known ‘pathway’ i.e. the site could be linked to development proposed within the Local Plan and therefore a change of activity arising from development could affect the site. However, this has to be proportionate to the geographical scope of the Plan area. The map at the end of this document shows the location of relevant European Sites.

There are no European sites that lie wholly or partly within the Worthing borough.

The relevant European sites within a 15km radius from Worthing's boundary are:

- a) Arun Valley SPA (in Horsham District Council)
- b) Duncton and Bignor Escarpment SAC (in Chichester District Council)

In addition, Castle Hill SAC lies over 20km away. Whilst it is of some distance from the borough boundary, for completeness purposes, it is considered appropriate to assess the site.

Also, Ashdown Forest SAC and SPA lies over 35km away. Given that Ashdown Forest has become increasingly sensitive due to increased recreation activities and air quality impacts and the recent high court judgement, it is also appropriate to assess this site.

The following section provides a brief overview of the sites and identifies particular vulnerabilities.

#### a) *Arun Valley SPA – Special Protection Area for Birds*

The Arun Valley SPA and Ramsar consists of three component Sites of Special Scientific Interest: Amberley Wild Brooks SSSI, Pulborough Brooks SSSI and Waltham Brooks SSSI. Together these sites comprise an area of wet meadows on the floodplain of the River Arun between Pulborough and Amberley.

The area is designated as an SPA under the Birds Directive to be an SPA as it is an internationally important area for 20,000+ waterfowl including wintering population of tundra swan. Used regularly by more than 1% of GB's population of Annex I species Bewick's swan (*Cygnus columbianus bewickii*). The neutral wet grassland ditches support rich aquatic flora and invertebrate fauna. The area is of outstanding ornithological importance notably for wintering wildfowl and breeding waders.

The Arun Valley in West Sussex is located just north of the South Downs escarpment about 15 km inland from the south coast of England. It consists of low-lying grazing marsh, largely on alluvial soils, but with an area of peat derived from a relict raised bog. Variation in soils and water supply lead to a wide range of ecological conditions and hence a rich flora and fauna. Southern parts of the Arun Valley are fed by calcareous springs, while to the north, where the underlying geology is Greensand, the water is more acidic. The history of management of fields, and their water levels, determines the

plant communities present, with drier fields dominated by meadow grasses, Crested Dog's-tail *Cynosurus cristatus* and Perennial Rye-grass *Lolium perenne*. In wetter areas, rushes, sedges and Tufted Hair-grass *Deschampsia cespitosa* are more frequent. Ungrazed fields have developed into fen, scrub or woodland. Fen areas consist of Common Reed *Phragmites australis*, Reed Sweet-grass *Glyceria maxima* and Greater Tussock-sedge *Carex paniculata*, often with scattered elder *Sambucus* sp. and willow scrub. On firmer ground, there is Alder *Alnus glutinosa*, Willow *Salix* sp., Birch *Betula* sp., and willow, with Oak *Quercus robur* and Hazel *Corylus avellana* woodland on the driest ground. The ditches and margins between grazing marsh fields have an outstanding aquatic flora and invertebrate fauna. The Arun Valley supports important numbers of wintering waterbirds, which feed in the wetter, low-lying fields and along ditches.

#### *b) Duncton and Bignor Escarpment – Special Area of Conservation*

Asperulo-Fagetum beech forests occur here on steep scarp slopes and on more gently-sloping hillsides in mosaic with ash *Fraxinus excelsior* woodland, scrub and grassland. Much of the beech woodland is high forest but with some old pollards. Rare plants present include the white hellebore *Cephalanthera damasonium*, yellow bird's nest *Monotropa hypopitys* and green hellebore *Helleborus viridis*. The woods also have a rich mollusc fauna.

#### *Castle Hill SAC - Special Area of Conservation*

This site comprises of semi-natural dry grasslands and scrubland facies on calcareous substrates (*Festuco-Brometalia*). The site hosts the priority habitat type "orchid rich sites". Chalk grassland with a mosaic of calcareous semi-natural dry grassland communities. Important assemblage of rare and scarce species including early spider orchid (*Ophrys sphegodes*) (one of the largest colonies in the UK), burnt orchid (*Orchis ustulata*) and early gentian (*Gentianella anglica*).

#### *Ashdown Forest SAC, SPA & SSSI*

Ashdown Forest is one of the largest single continuous blocks of lowland heath (both dry and wet heath) in South East England. The site was designated in 2005 for a number of reasons, including the SAC's extensive areas of lowland heath, which is vulnerable to nitrogen dioxide pollution from motor vehicles. The SAC covers 2,729 hectares which lies wholly within Wealden District Council with two major roads passing through or close to the SAC (A22 and the A26). Any new development may have an effect on the SAC with regards to an increase in traffic that may result from such development. This is on the basis that excess nitrogen or an increase in nitrogen from more cars on the road or an increase in car journeys across the forest may result in damage to the protected species or a net decrease of species or habitat cover.

A recent high court judgement *Wealden District Council v. Secretary of State for Communities and Local Government, Lewes District Council and South Downs National Park Authority* [2017] EWHC 351 (Admin) saw part of Lewes Joint Core Strategy being quashed. The challenge was on the basis that neighbouring authorities Lewes District Council and South Downs National Park Authority had acted unlawfully in concluding, on advice from Natural England, that the Joint Core Strategy would not be likely to have a significant effect on the Ashdown Forest Special Area of Conservation, in combination with the Wealden Core Strategy, pursuant to the Habitats Regulations.

The judgement found "*that if relevant data and findings are properly amalgamated, as they should be, the effects of increased traffic flows near the SAC would not have been ignored at the screening or scoping stage of the process.*"

Whilst not relevant to Local Plans, it would seem that the judgment considers that any future planning applications within Ashdown Forest, including sites geographically remote from Ashdown Forest, will require a consideration of the potentially cumulative ecological impacts of development on this protected forest. The judge noted – "*[this judgement] will necessarily be relevant to....whether an appropriate assessment is required for individual planning applications*".

This could result in much greater scrutiny of all planning applications in a number of West Sussex Local Planning Authorities, including Horsham Borough Council which is a neighbouring authority to Worthing Borough Council.

## Summary of the draft Worthing Local Plan

### *Vision and Strategic Objectives*

The Local Plan identifies a Vision and a series of Strategic Objectives. The Vision sets out what kind of town Worthing aspires to be by 2033. It responds to local challenges and opportunities, is evidence based and takes account of objectives identified by the community. The Strategic Objectives, that follow, link to the Vision and the three key roles (social, economic and environmental) for the planning system set out in the NPPF.

**V1.** By 2033 Worthing will be recognised as a highly desirable place to live, work and visit, continuing to attract high calibre businesses and significant inward investment that will help the town's economy to grow and improve its regional competitiveness.

**V2.** Regeneration of the town centre and seafront will have built on recent successes to unlock key development sites and deliver a vibrant and diverse retail, cultural and leisure offer for residents and visitors of all ages.

**V3.** Limited land resources will have been developed in the most efficient way to maximise the delivery of the widest range of identified needs, whilst at the same time ensuring that the borough's environment, intrinsic character and its coastal and countryside setting have been protected and enhanced.

**V4.** High quality new development will have been integrated with existing communities and opportunities taken to deliver new and improved facilities and services.

The realisation of the Vision will be dependent on successful delivery of the Local Plan and the implementation of related strategies and programmes progressed by other stakeholders and service providers. The Council has also prepared an Infrastructure Delivery Plan covering the social, physical and green infrastructure required to ensure that sustainable communities are created. This is a 'live' document that will be continually evolving. The Infrastructure Delivery Plan helps to demonstrate the deliverability of the Vision and Strategic Objectives of the Local Plan.

The Strategic Objectives are:

#### **Social**

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

#### **Economy**

- SO8** Retain and enhance key employment areas and provide a choice of employment sites to meet the needs of existing and future businesses.
- SO9** Strengthen Worthing's town centre as a location for shopping and business and enhance its role as a sub-regional centre.
- SO10** Encourage family friendly and evening economies and improve the retail, cultural and leisure offer in the town centre through the improvement of existing areas, the delivery of new developments and improved connectivity.
- SO11** Enhance the gateway approaches and key transport corridors leading into the town centre.

- SO12** Support Worthing's tourism role through the provision of additional high quality tourism facilities.
- SO13** Deliver high quality public realm and enhanced infrastructure to attract inward investment.
- SO14** Seek to improve the skills of the workforce and quality of the environment to encourage the creation of high value jobs by existing and new businesses.

#### **Environment**

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

#### ***Spatial Strategy***

The spatial strategy seeks to achieve the right balance between planning positively to meet the town's development needs (particularly for jobs, homes and community facilities) with the continuing need to protect and enhance the borough's high quality environments and open spaces within and around the town. The overarching objective is therefore to maximise appropriate development on brownfield land and add sustainable urban extensions adjacent to the existing urban area. The core principles, set out in the policy below, take account of the characteristics of the borough and provide a clear direction for development in and around the town. The spatial strategy will help to steer new development to the right locations whilst at the same time helping to protect those areas of greatest value / sensitivity.

#### ***Policies of Relevance***

**Policy SP2: Spatial Strategy** - this sets out how the delivery of new development in Worthing up until 2033 will be managed.

**Policy SP3: Development Sites** - this sets out the minimum number of dwellings to be delivered over the plan period and which sites are considered to be key to the delivery of future housing in the borough.

**Policy SP4: Countryside and Undeveloped Coast** - sets out how the countryside and undeveloped coast will be protected.

**Policy SP5: Local Green Gaps** - this policy designates four sites as Local Green Gaps which will help to avoid coalescence and preserve the separate characters and identities of different settlements by providing physical and visual breaks.

**Policy SP6: Local Green Space** - this policy designates three sites as Local Green Space which are considered to be of particular importance.

**Policy CP19: Biodiversity** - seeks to ensure that impacts arising from development on biodiversity are minimised.

#### **Implications of the Local Plan on European Sites**

In respect of the **Duncton and Bignor Escarpment SAC**, the site is 13.9 km away from Worthing boundary. The impact on the SAC would be from increased visitor numbers. The proposed scale of development within Worthing is too distant for major increases and therefore there are no realistic impact pathways present and thus unlikely to damage the feature of interest.

**Significant effects on the Duncton and Bignor Escarpment SAC are screened out. No significant impact likely.**

In respect of the **Arun Valley SPA**, the site is 8.75 km to the north-east from Worthing's boundary. It is physically separated from the main areas of development in Worthing by the South Downs AONB and some distance from these urban areas of development. The proposed scale of development within Worthing are too distant for major increases and therefore there are no realistic impact pathways present and thus unlikely to damage the feature of interest.

With regard to water resources, Worthing lies within the Adur Catchment area and not the Arun Catchment area. Water for developments in Worthing is abstracted from the Worthing Chalk Blocks and not from the Arun Valley. It is considered that the spatial approach identified within Local Plan will not have a significant impact upon the integrity of the site.

**Significant effects on the Arun Valley SPA are screened out. No significant impact likely.**

Both **Castle Hill SAC and Ashdown Forest SAC & SPA** are some significant distance away from the borough boundary. Due to the distances involved, there are no realistic impact pathways present and therefore it is very unlikely that the spatial approach identified within Local Plan will damage the features of interest.

**Significant effects on the Castle Hill SAC and Ashdown Forest SAC & SPA are screened out. No significant impact likely.**

## **Conclusion**

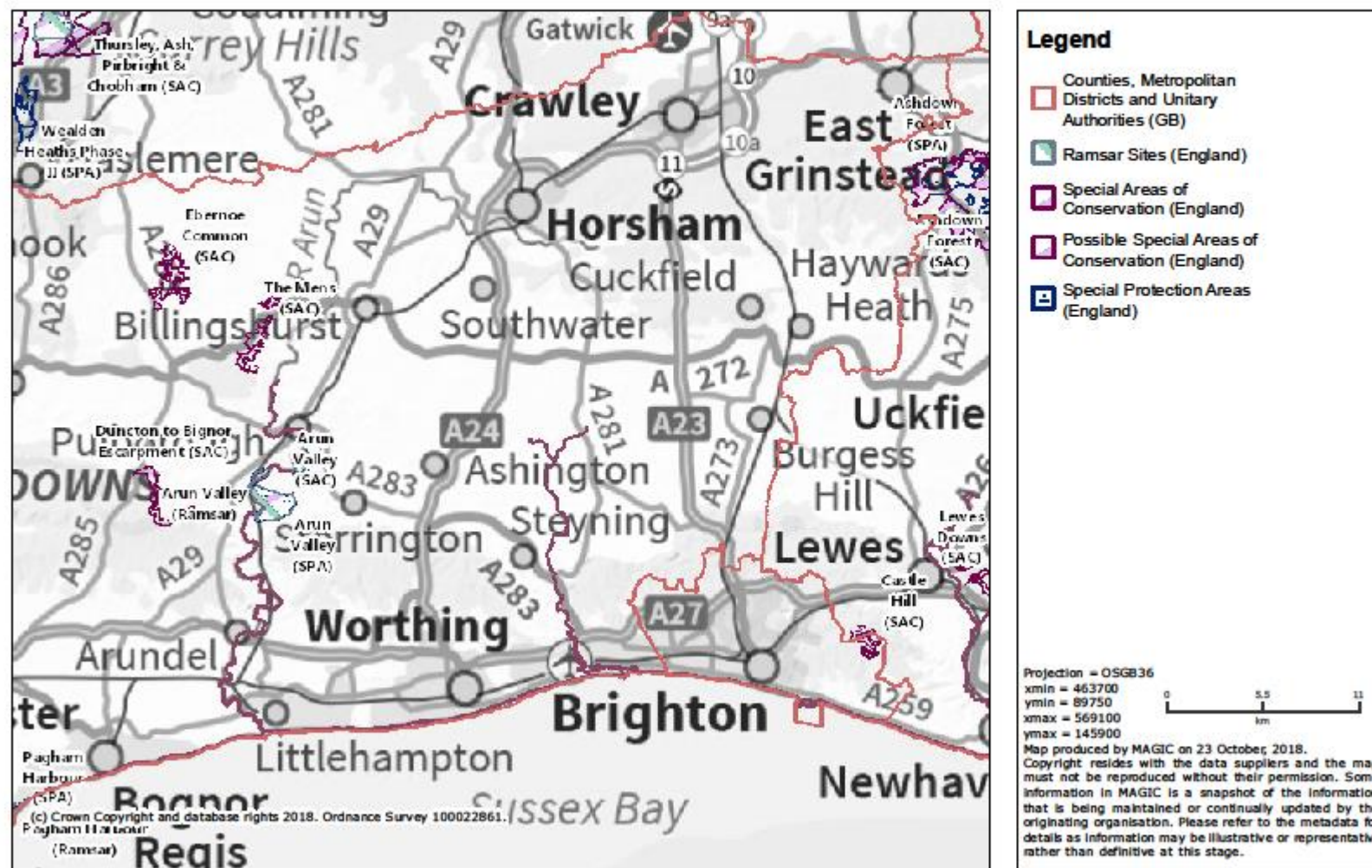
Is the potential scale or magnitude of any effects likely to be significant?

- |   |           |
|---|-----------|
| a) Alone?                                       | <b>No</b> |
| b) In combination with other plans or projects? | <b>No</b> |

This HRA screening statement has found there to be no significant adverse effects on any of the identified European sites arising from the Worthing Local Plan. Therefore the Local Plan does not require progression to the next stage of Habitat Regulations Assessment.



# MAGiC Worthing Local Plan - Relevant European Sites





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