

WORTHING DRAFT LOCAL PLAN OCTOBER 2018 – SPATIAL STRATEGY

Part 2 of the Plan has spatial policies (SP) that provide an overarching guide to future development in Worthing. It specifies a number of sites for housing, commercial and community / leisure uses. These are then taken forward in Part 4 of the Plan which gives more detail on how the areas should be developed or protected.

What You Told Us

You said that

- Housing should not be given a higher priority than other development needs (such as employment, community and leisure use)
- Any increase in housing density should not adversely affect the townscape or existing occupiers, and must have adequate infrastructure. There were mixed views as to whether (and where) high rise developments could be acceptable.
- Areas of Change provide the best chance for development and regeneration opportunities
- Greenfield sites should generally be protected, especially when brownfield options have yet to be exhausted. The gaps between settlements (especially between Goring and Ferring) should not be developed.

The Local Plan / Council should:

- Deliver a mix of uses including housing, employment and leisure to provide balanced and sustainable communities
- Make better use of existing housing stock, provide affordable housing to meet local needs, and deliver Lifetime Homes that are adaptable to changing lifestyle and an aging population
- Prioritise brownfield development, and protect key greenfield sites that are special to the community they serve and/or are environmentally sensitive.

What The Evidence Says

National Policy (the NPPF) seeks 'sustainable development' and requires all Councils to take a positive approach that reflects a 'presumption in favour' of sustainable development.

The most significant constraining factor for development is land availability – Worthing is tightly constrained with little scope to grow beyond the current built up area without merging into neighbouring settlements or damaging the borough's character and environment.

Following the Government's approach to calculating housing need, Worthing would need to provide 12,801 dwellings to meet all its housing need up to 2033. There is not enough land to do this.

In line with the NPPF, the Council has planned positively to meet as much housing need as possible in a sustainable way. This equates to 4,182 dwellings up to 2033, a minimum of 50,000 square metres of employment floorspace, and 11,957 square metres of commercial (retail and leisure) floorspace.



(key overleaf)

What The Local Plan Is Proposing To Do

- Achieve the right balance between planning positively to meet the town's development needs and protecting / enhancing valued environments and spaces
- SP1 sets out a presumption in favour of sustainable development
- SP2 provides the overarching spatial strategy by:
 - assuming development within the Built Up Area Boundary will generally be permitted (subject to conforming with other policies in the Local Plan)
 - providing for the allocation of edge of town sites and areas of change
 - providing for the protection of valued open spaces and landscapes
- SP3 specifies 8 allocated sites and 6 Areas of Change that can deliver 4,182 dwellings and a minimum of 50,000 square meters employment floorspace and 11,957 square metres of retail and leisure floorspace
- SP4 to SP6 protect the Countryside and Undeveloped Coast, designate Local Green Gaps (separating settlements), and designate three Local Green Spaces.

There are a number of ways you can find out more about the Draft Local Plan.

You can visit the Council website or find hard copies of the documents at your local library. There is also an opportunity to come along to a 'drop in' session where you can find more information about the proposals and have a chance to ask questions.

Please visit our draft Local Plan page for more information about these dates and times for the consultation events: www.adur-worthing.gov.uk/worthing-local-plan

You can also keep up to date by following the Council's Facebook and Twitter pages at:

Facebook: www.facebook.com/AdurWorthingCouncils

Twitter: <https://twitter.com/adurandWorthing>

 Protected Areas

 Allocations

 Areas of Change

 Omission sites

(see map overleaf)

Find Out More

You can read the spatial strategy and the full Draft Local Plan on our website:

www.adur-worthing.gov.uk/worthing-local-plan

Have Your Say

Do you agree with the proposed approach?

Please give us your views by 5pm on Wednesday 12th December 2018. You can find details of how to comment and also information about consultation events by visiting the draft Local Plan Page at:

www.adur-worthing.gov.uk/worthing-local-plan