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## WORTHING LOCAL PLAN 2020- 2036

# MAP EXTRACT

SUBMISSION DRAFT

January 2021



WORTHING BOROUGH  
COUNCIL

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## INTRODUCTION

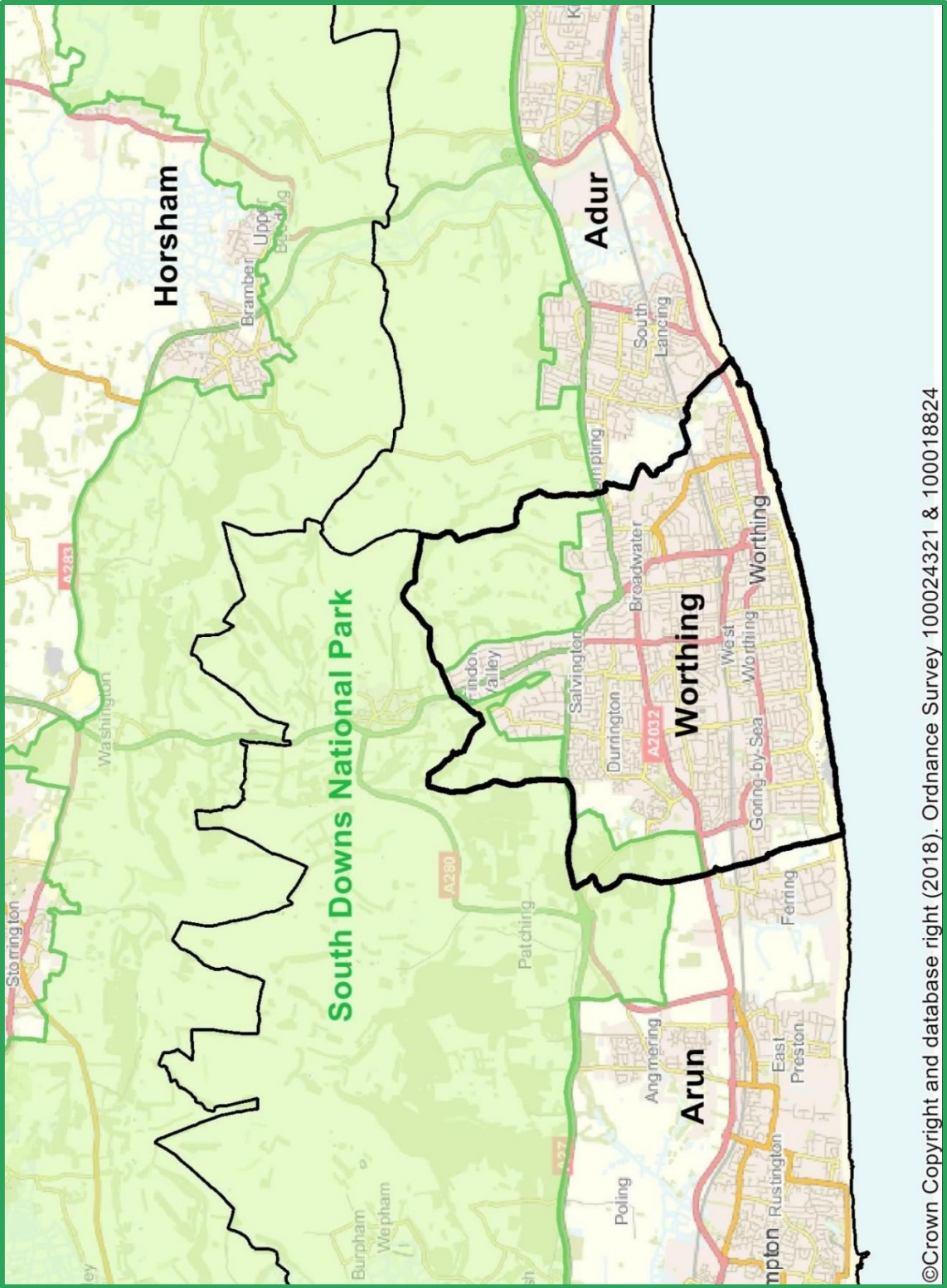
This document has been published alongside the Worthing Local Plan Submission Draft which is published for **Regulation 19 consultation between 26<sup>th</sup> January and 23<sup>rd</sup> March 2021**. It includes all relevant map extracts to clearly set out all proposed site allocations and other changes to boundaries and designations. Comments are invited on these extracts as part of the Regulation 19 Publication stage.

Prior to the formal Submission of the Worthing Local Plan for Examination the Council will update the Borough's Proposals Map and Town Centre Inset. This will capture all the extracts set out in this document and the changes that will be made to the existing Proposals Map (Worthing Core Strategy 2011). Appendix A to this paper sets out a table that mapping layers that will be taken forward from the Core Strategy Proposals Maps and the elements that have been superseded / removed.

In addition to the map extracts set out in this document the Local Plan also includes the following graphics:

- Context Map - Page 17 (of the Worthing Local Plan Submission Draft)
- Land Availability Map - Pages 24 & 25
- Town Centre Graphic - Pages 56 & 57
- Location of Site Allocations - Pages 70 & 71

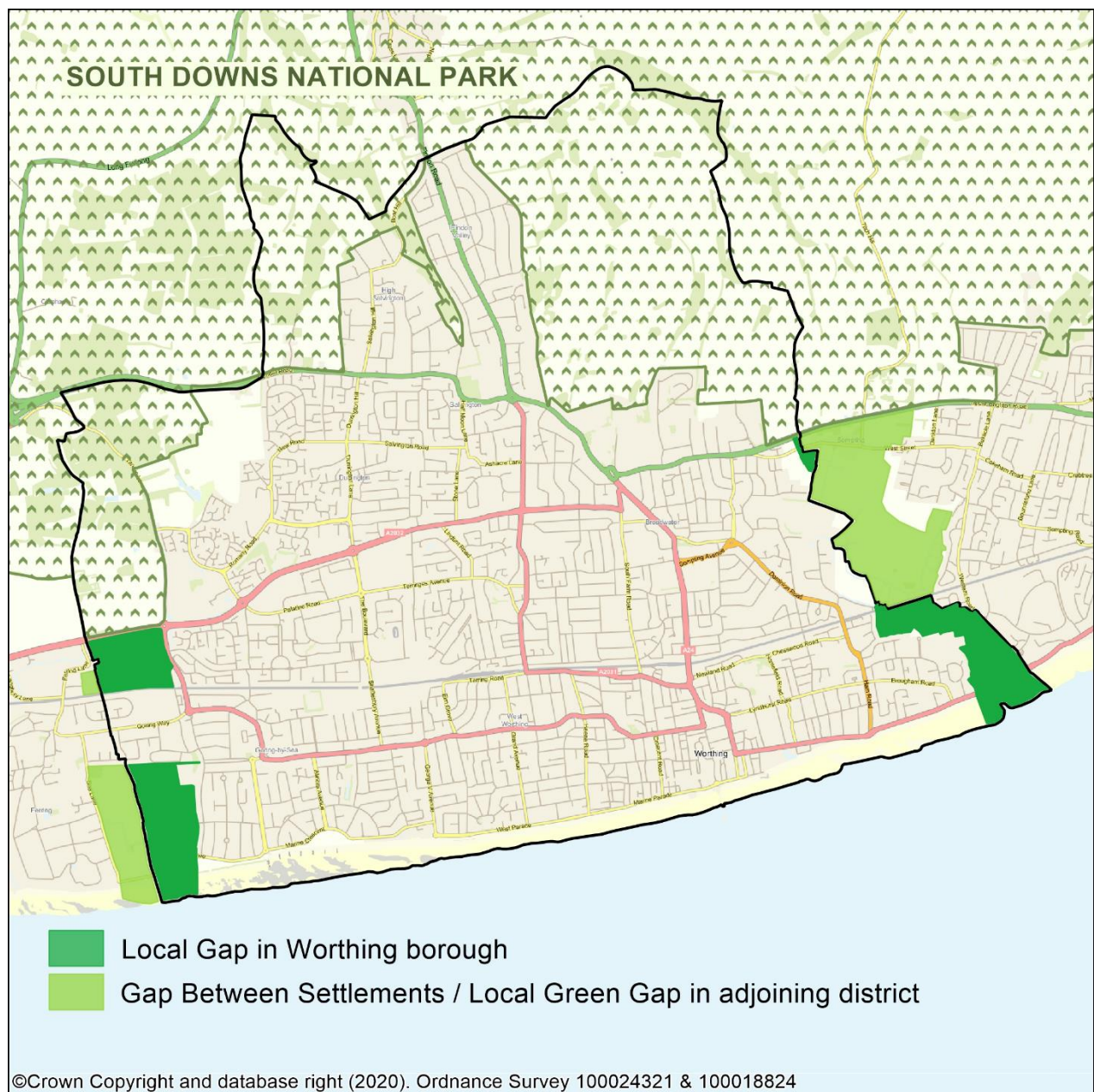
Local Plan Area



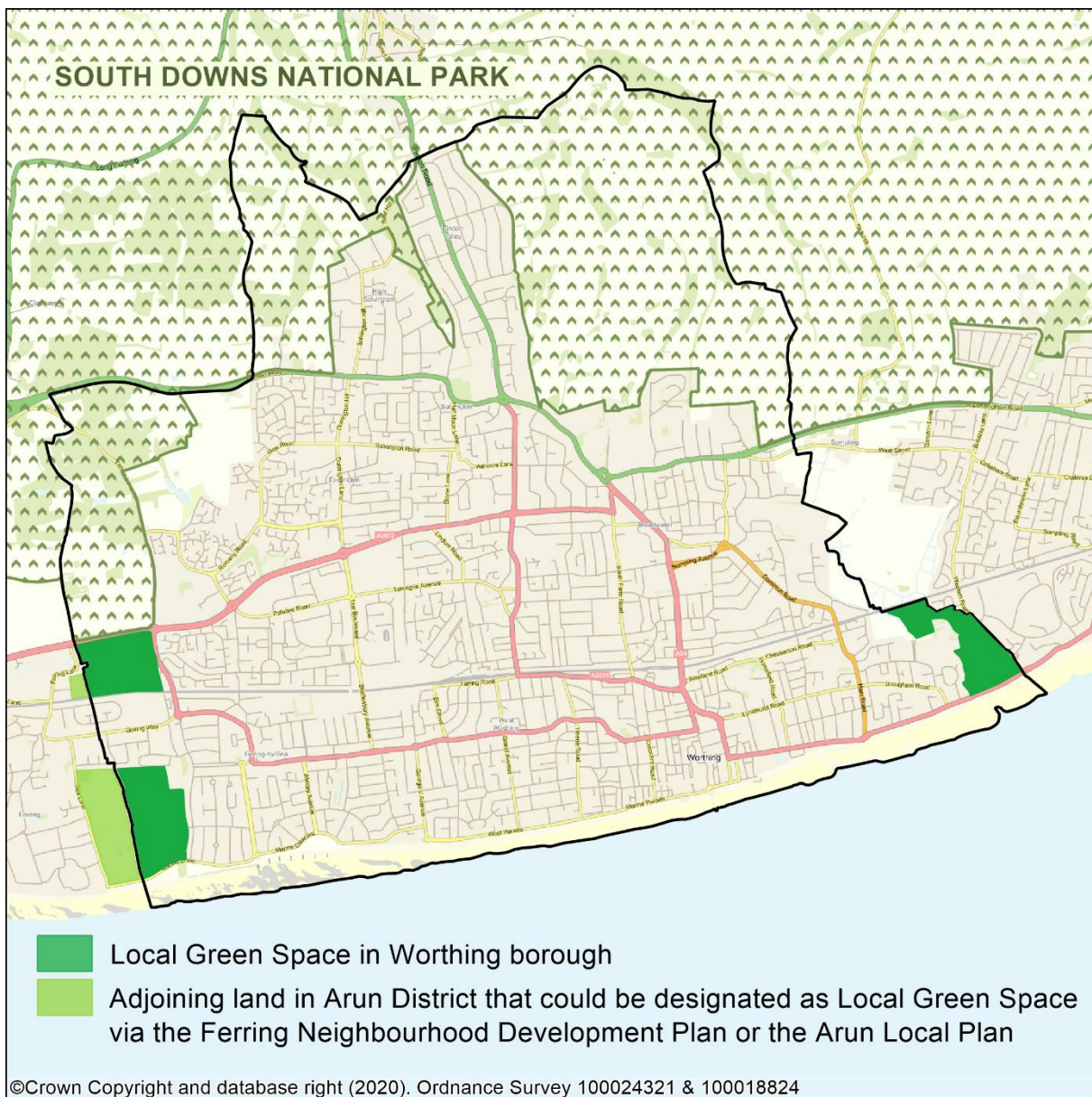


## Local Green Gaps

Location of Local Green Gaps in Worthing borough, and of gaps in Arun and Adur districts that contribute to the gaps' function of separating settlements to protect identity and character



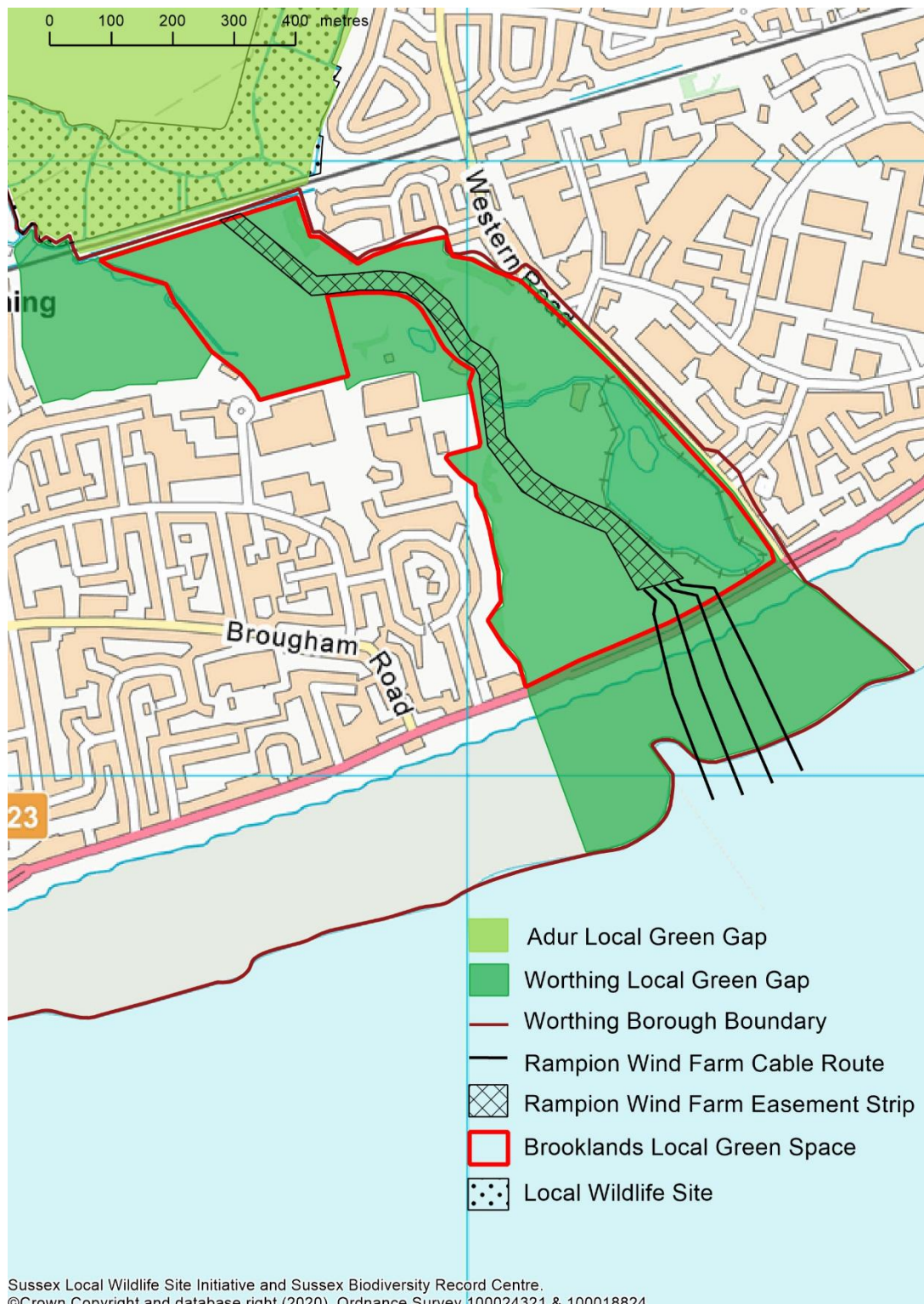
## Local Green Space in Worthing borough





## Brooklands

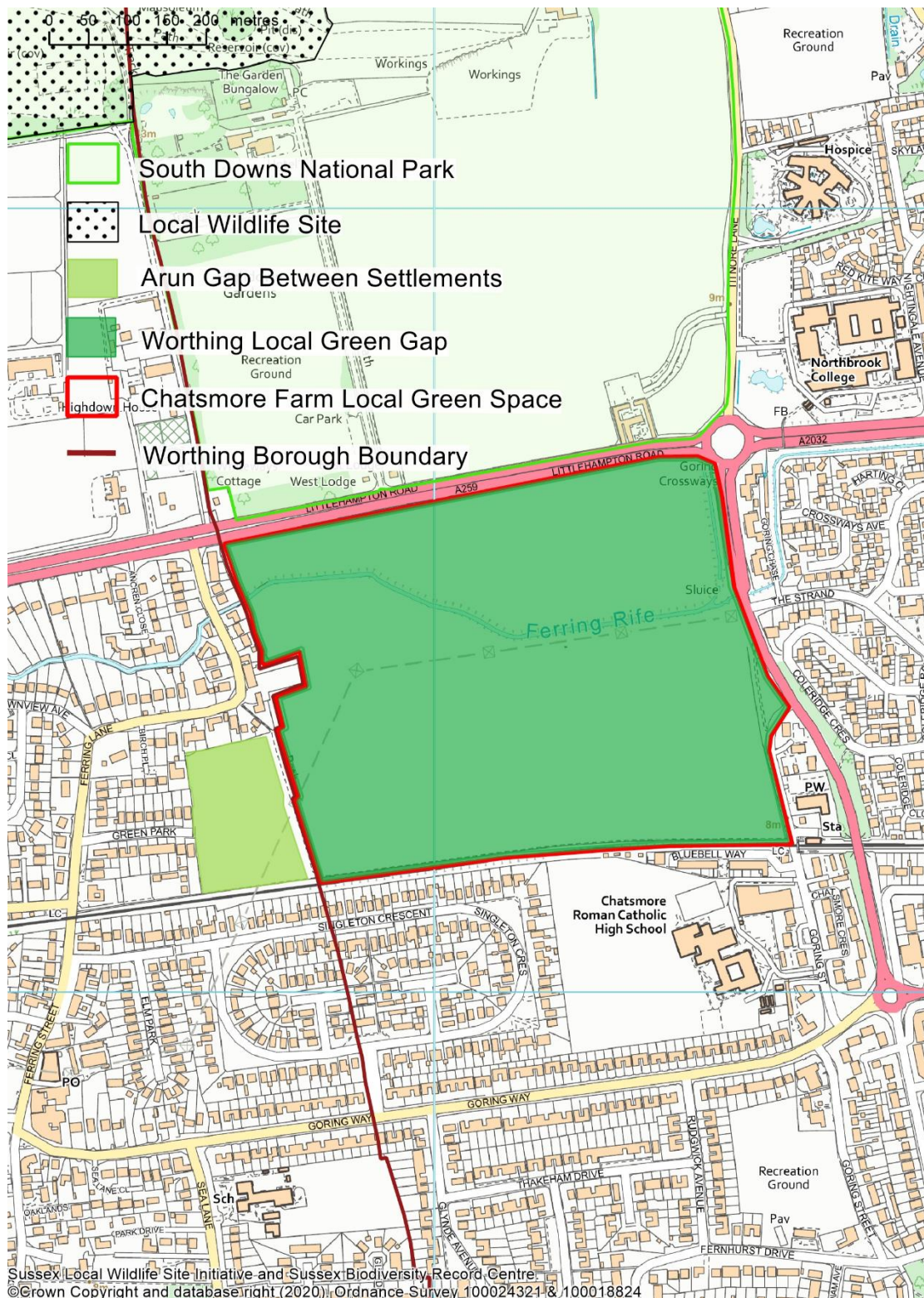
### Local Green Gap / Local Green Space





# Chastmore Farm

## Local Green Gap / Local Green Space





## Goring – Ferring Gap

Local Green Space / Local Green Gap / Local Wildlife Site / Village Green



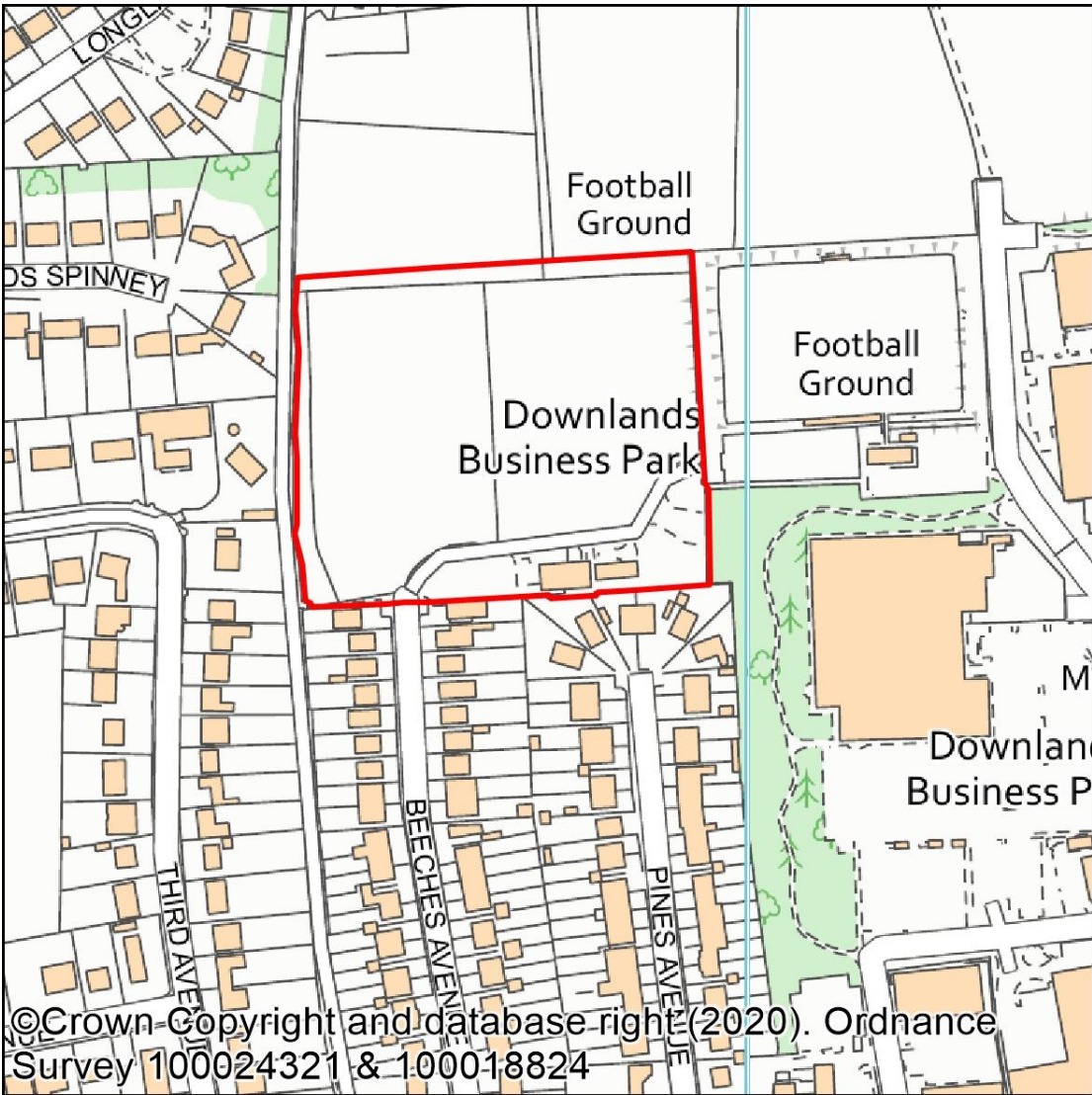
## Built Up Area Boundary

The key changes to the built up area boundary have been made to accommodate the following edge of town allocations Beeches Ave (A1) / Caravan Club (A2) / Upper Brighton Rd (A3). The revised boundaries for specific sites can be viewed in more detail on the site allocation maps that follow.

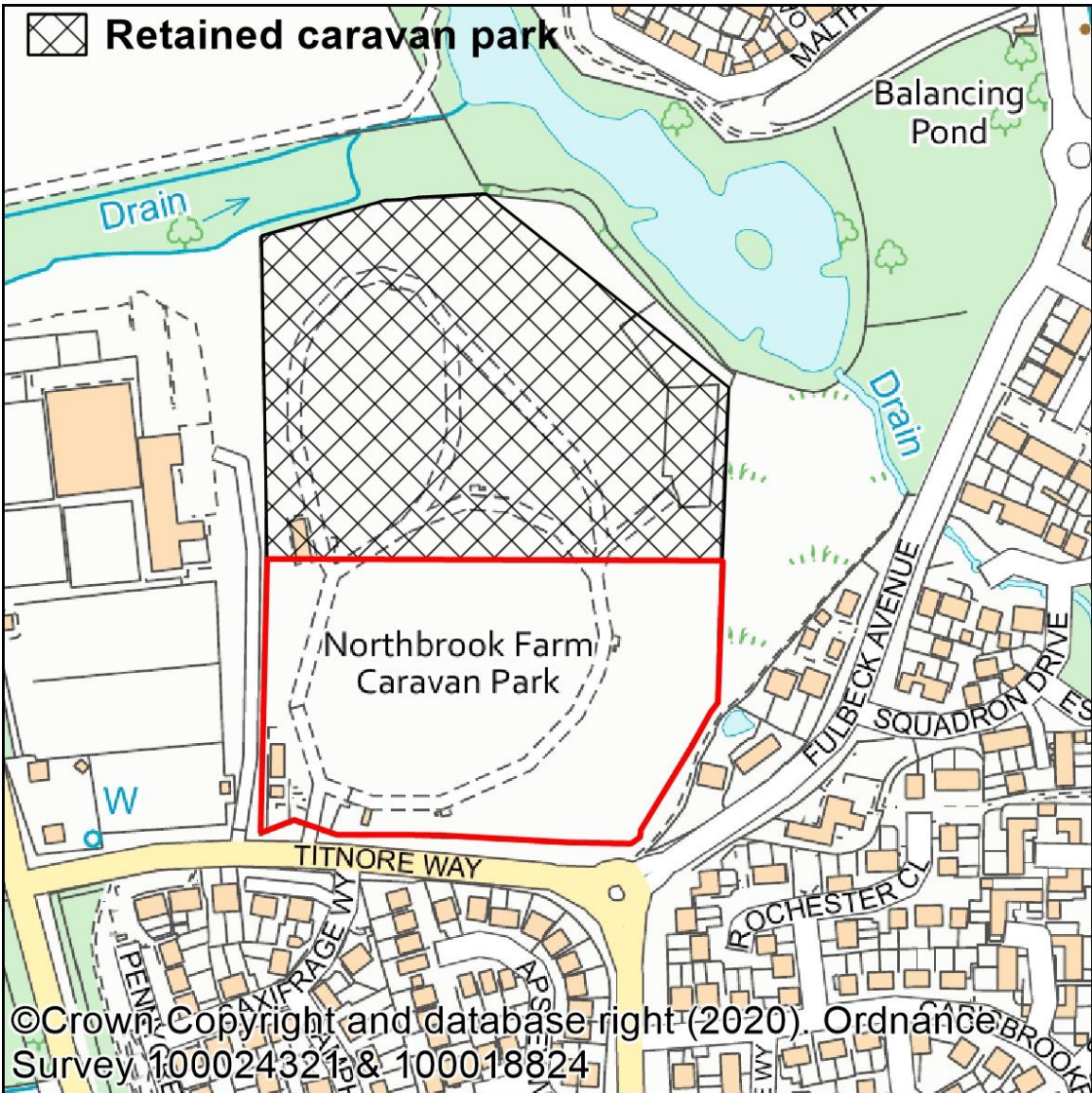




**AI: Beeches Avenue**

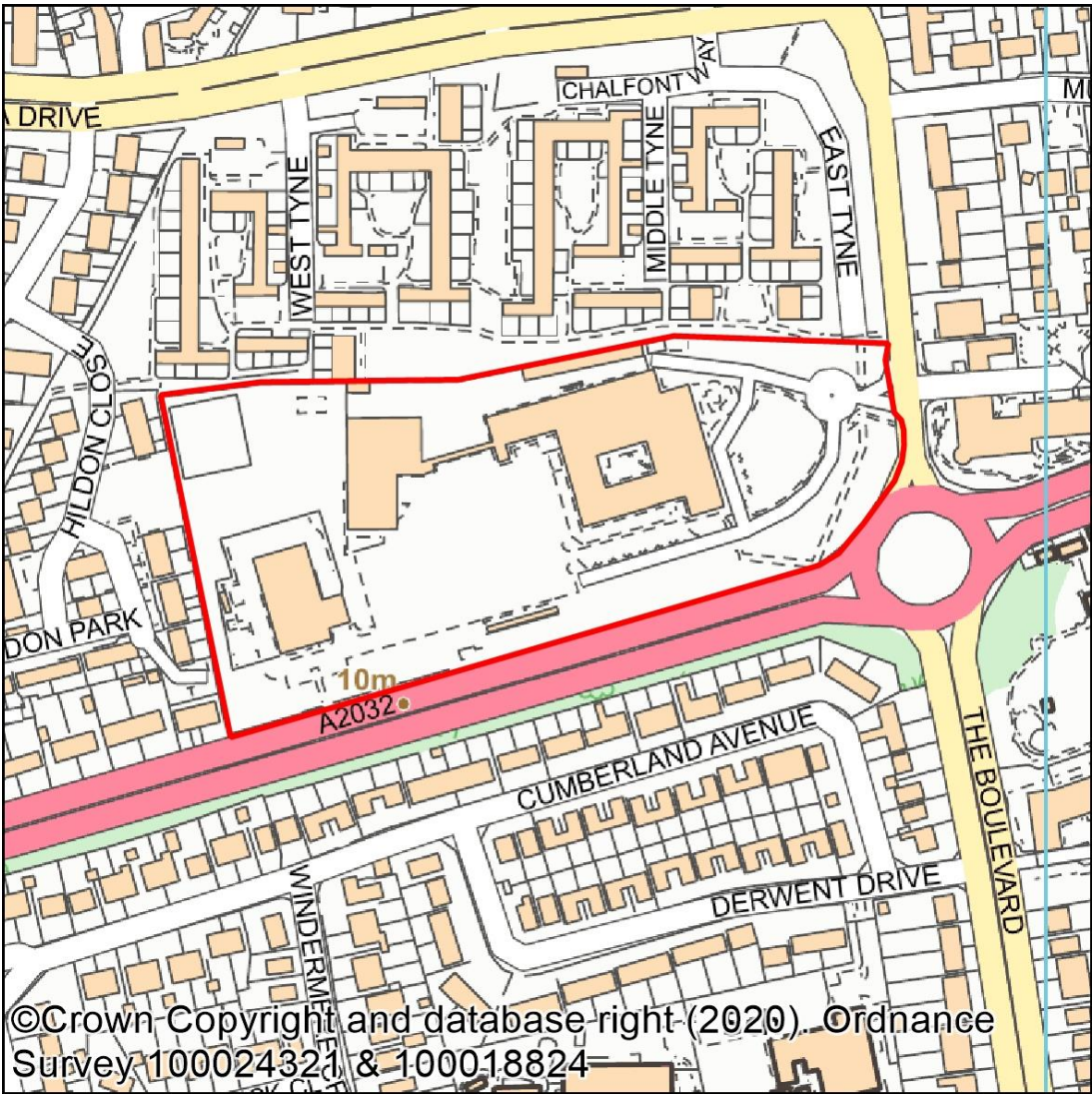


**A2: Caravan Club, Titnore Lane**

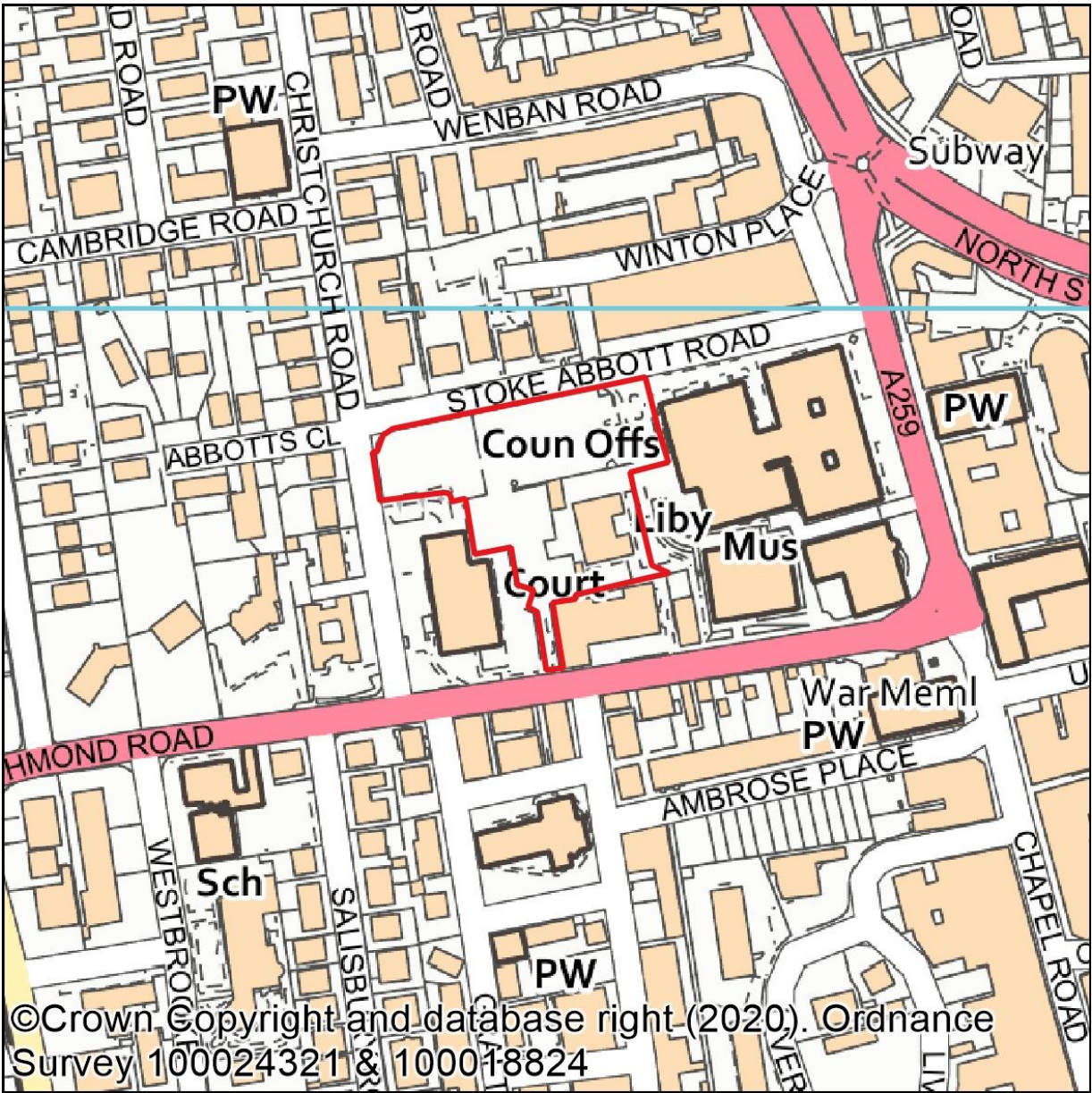




A3: Centenary House

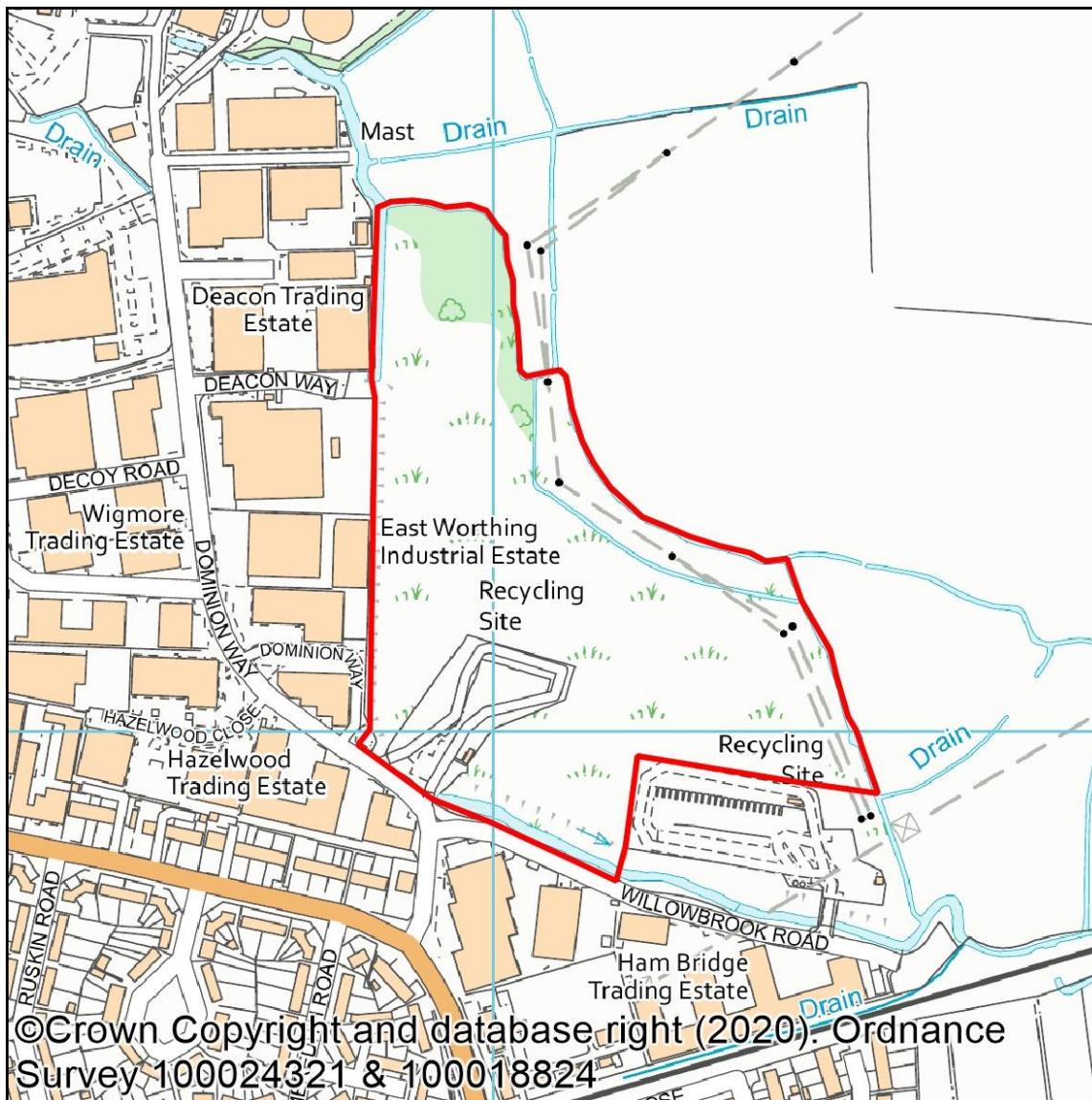


**A4: Civic Centre, Stoke Abbott Road**

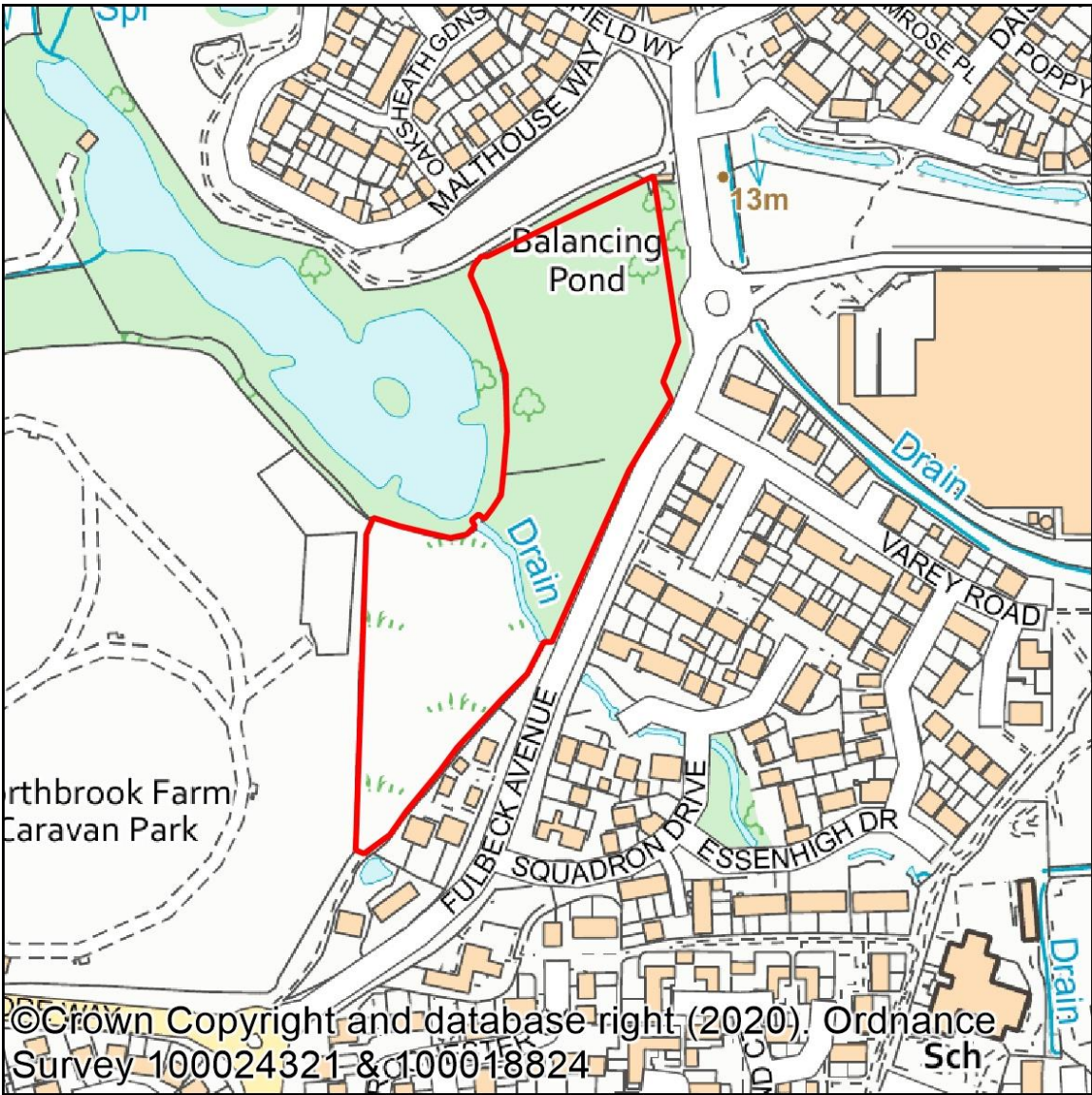




## A5: Decoy Farm

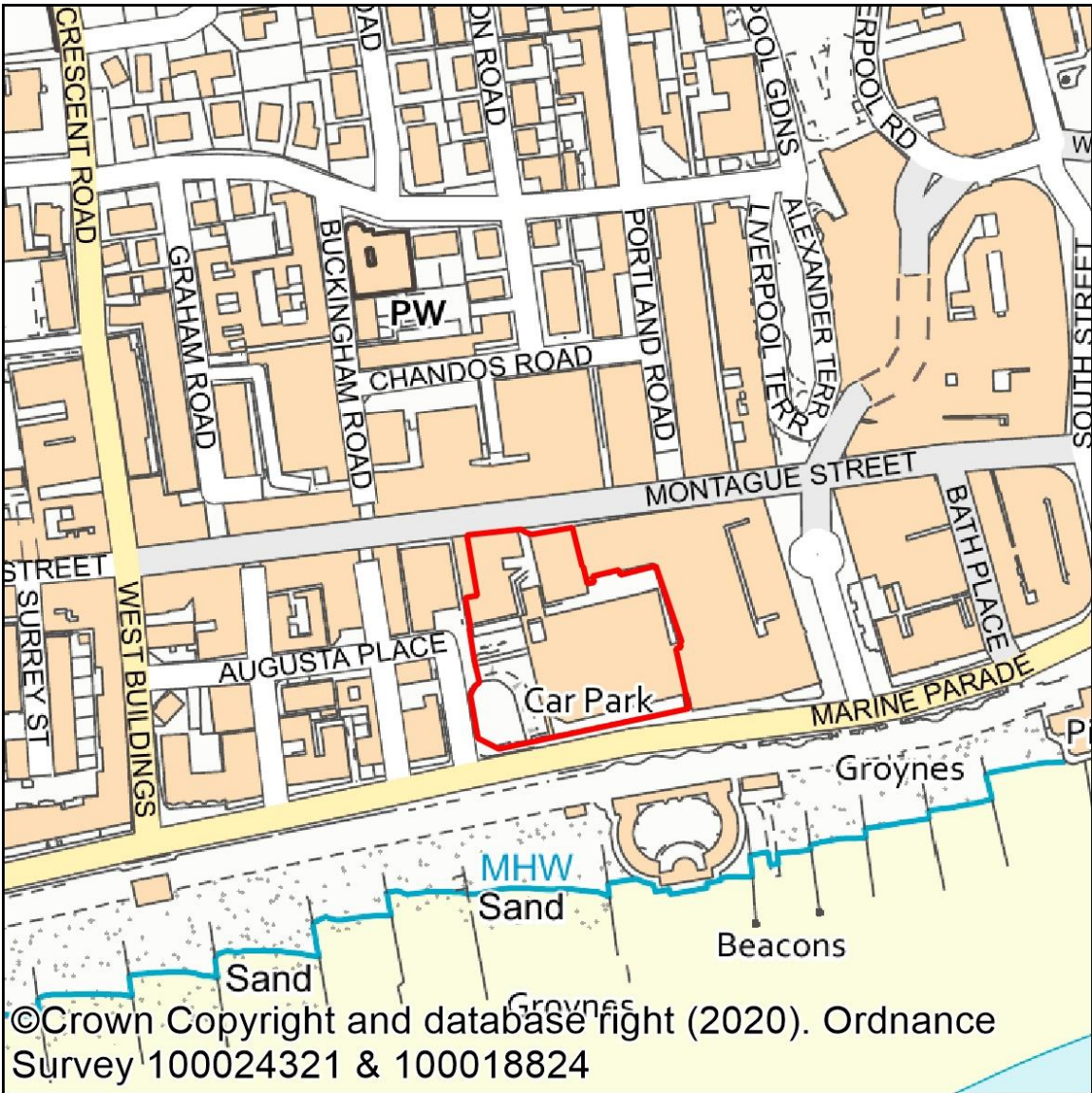


**A6: Fulbeck Avenue**





**A7: Grafton**

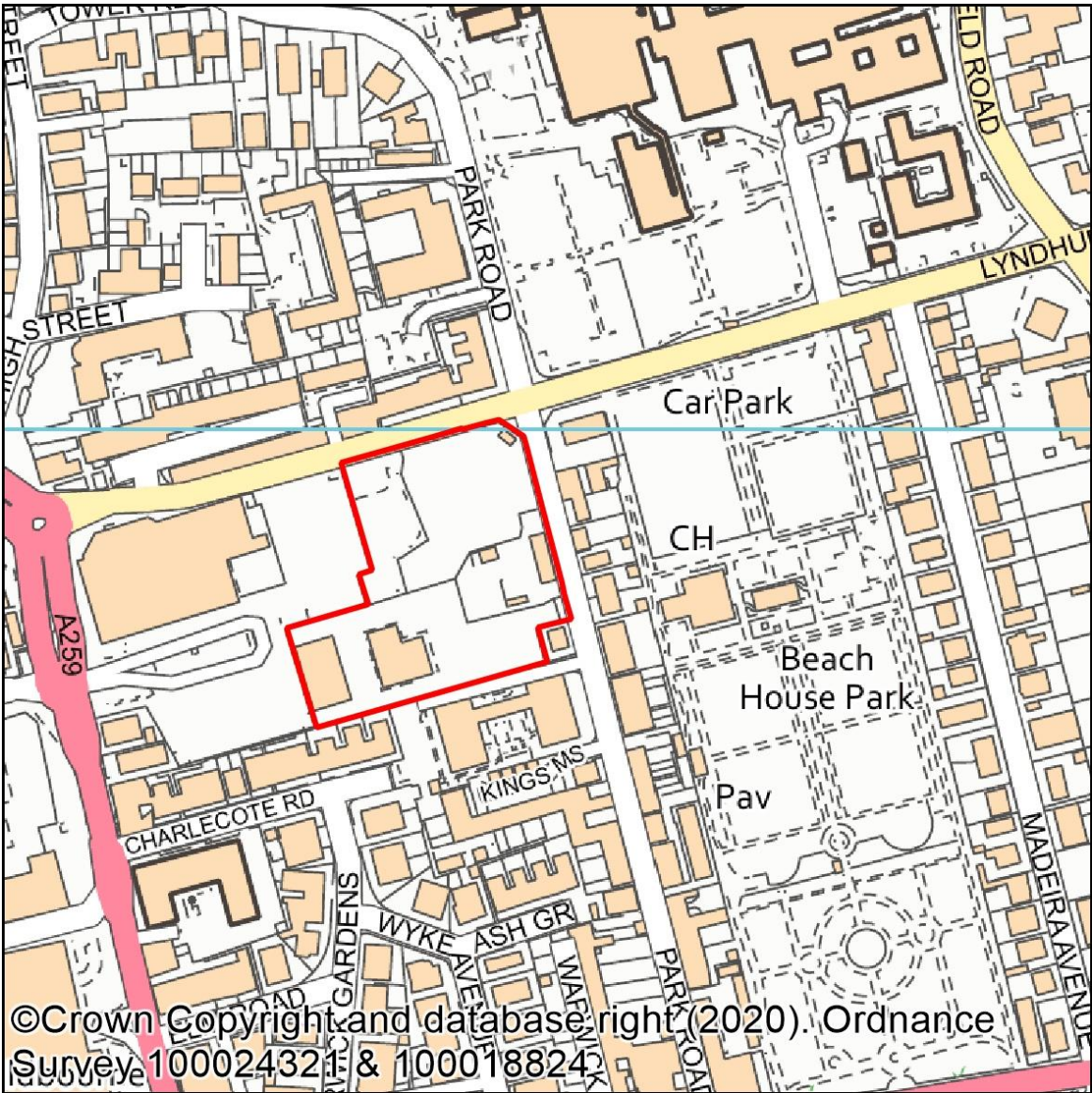


**A8: HMRC Offices Barrington Road**



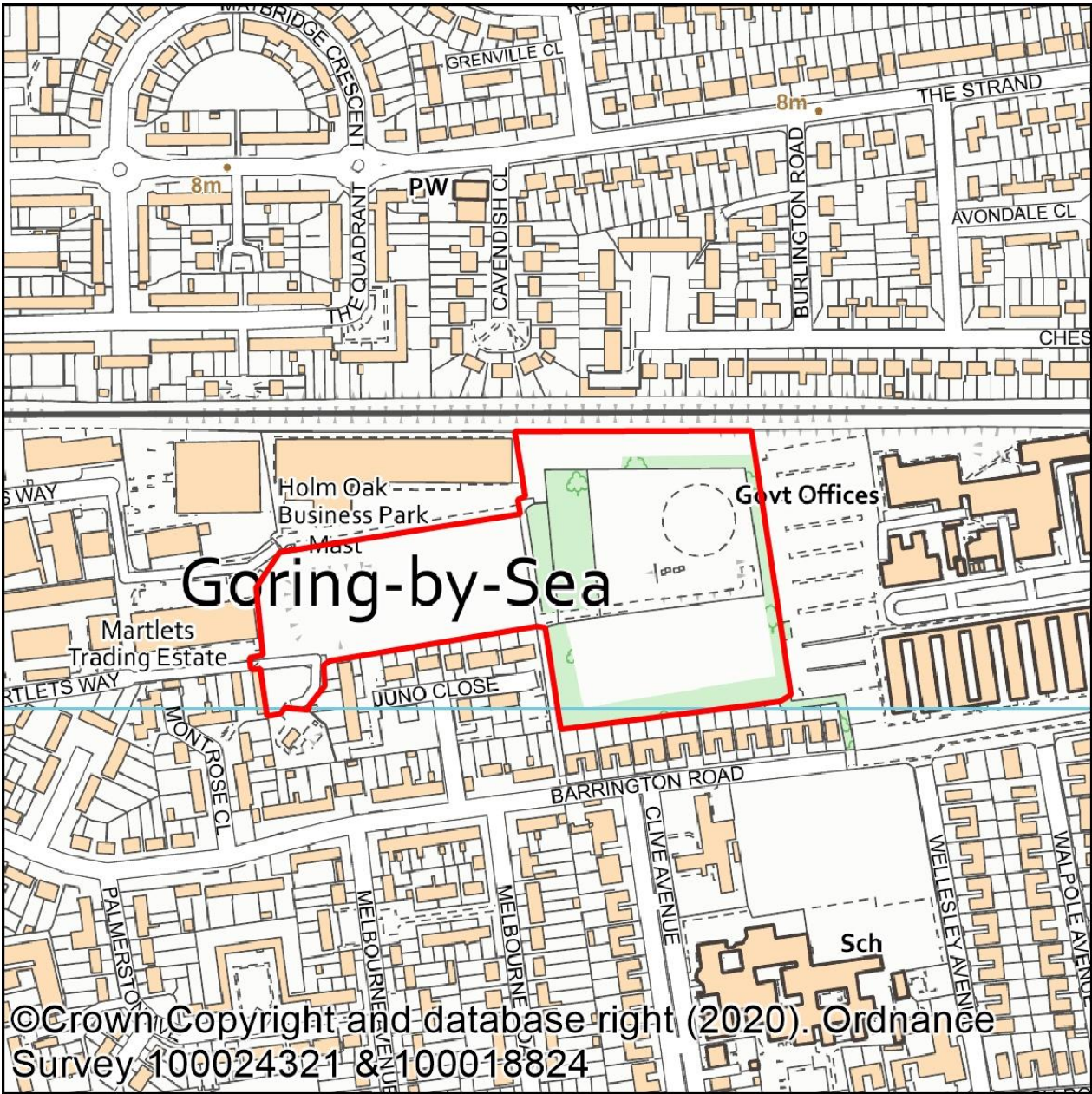


A9: Lyndhurst Road



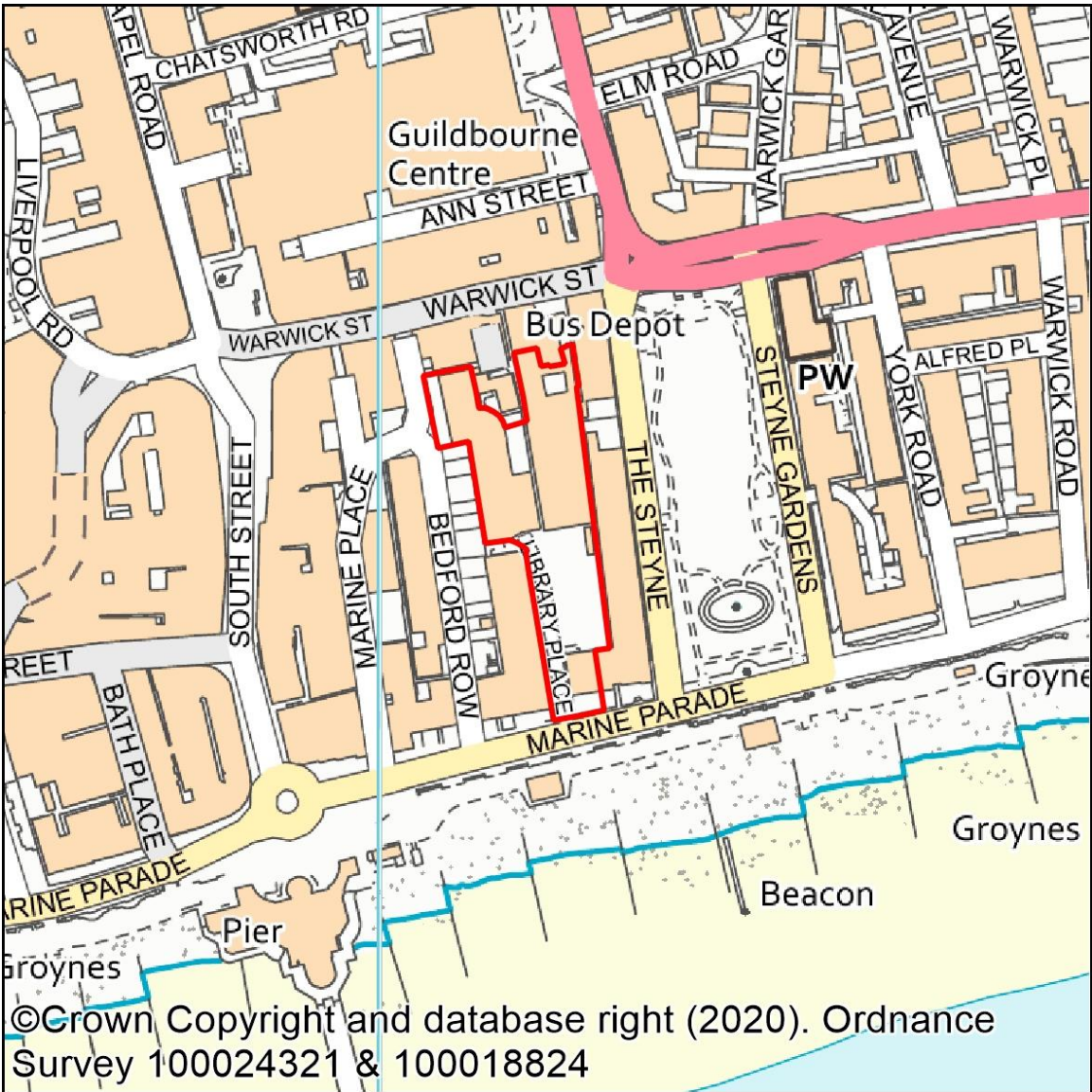


**A10: Martlets Way**

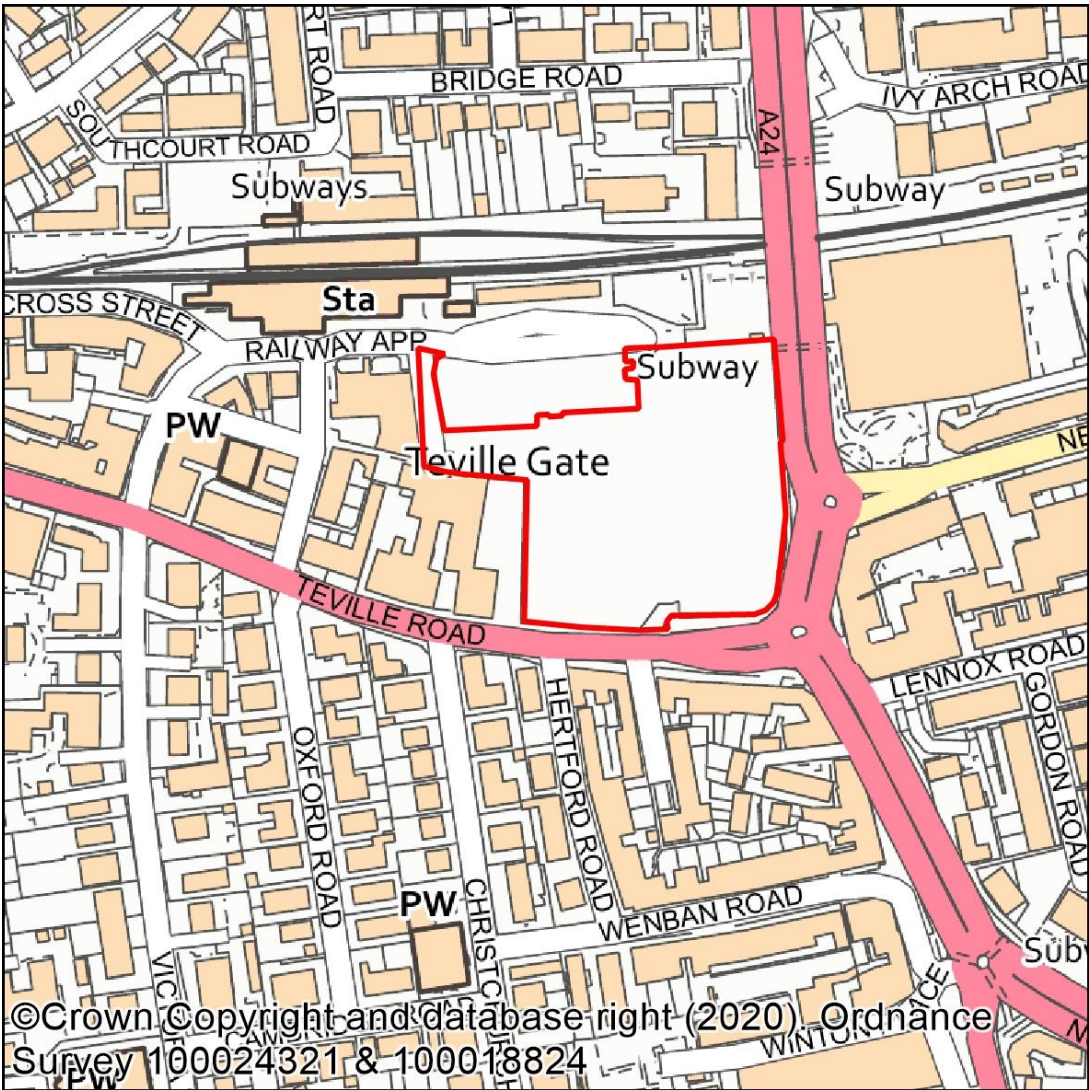




**All: Stagecoach, Marine Parade**

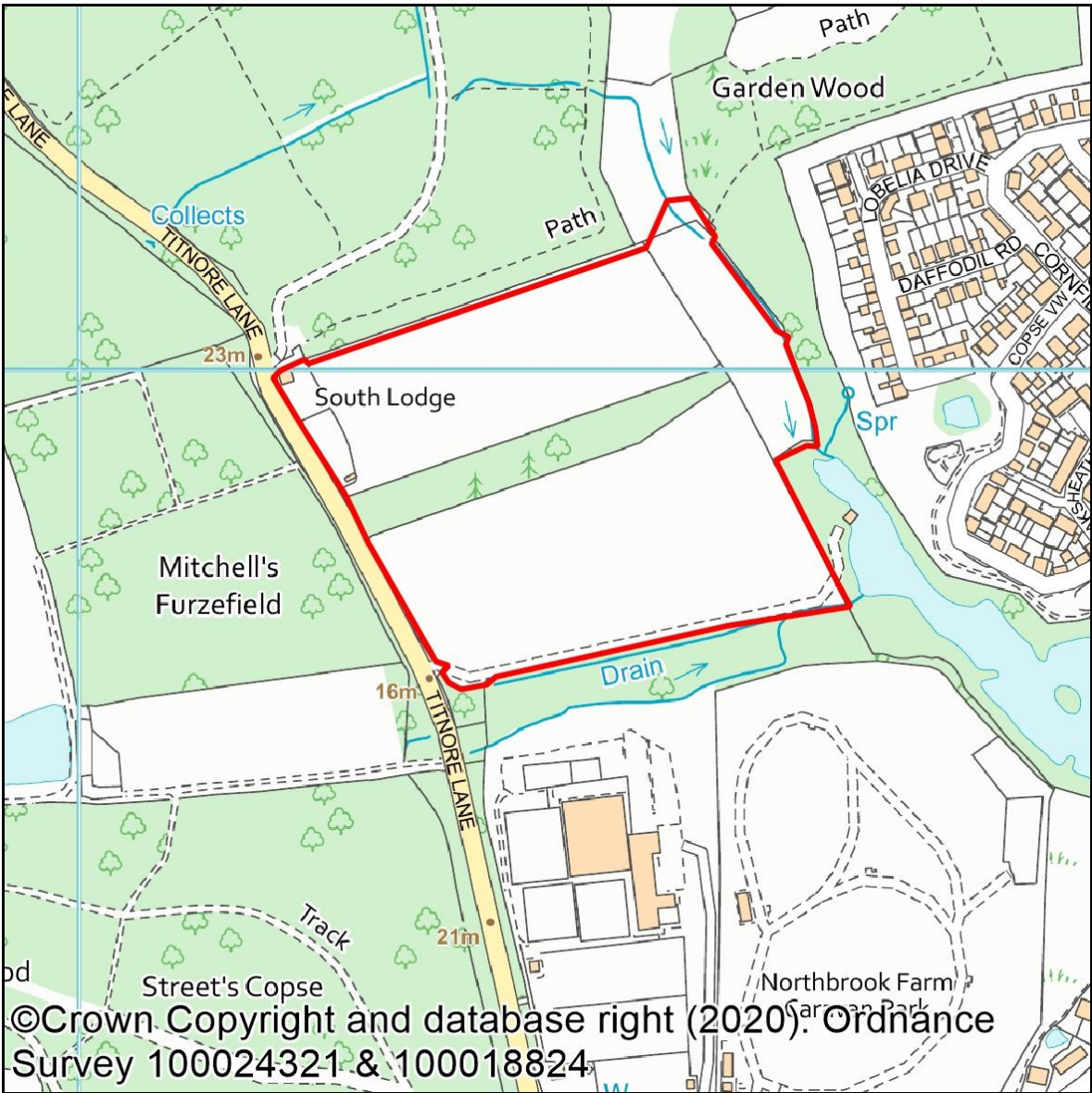


**A12: Teville Gate**

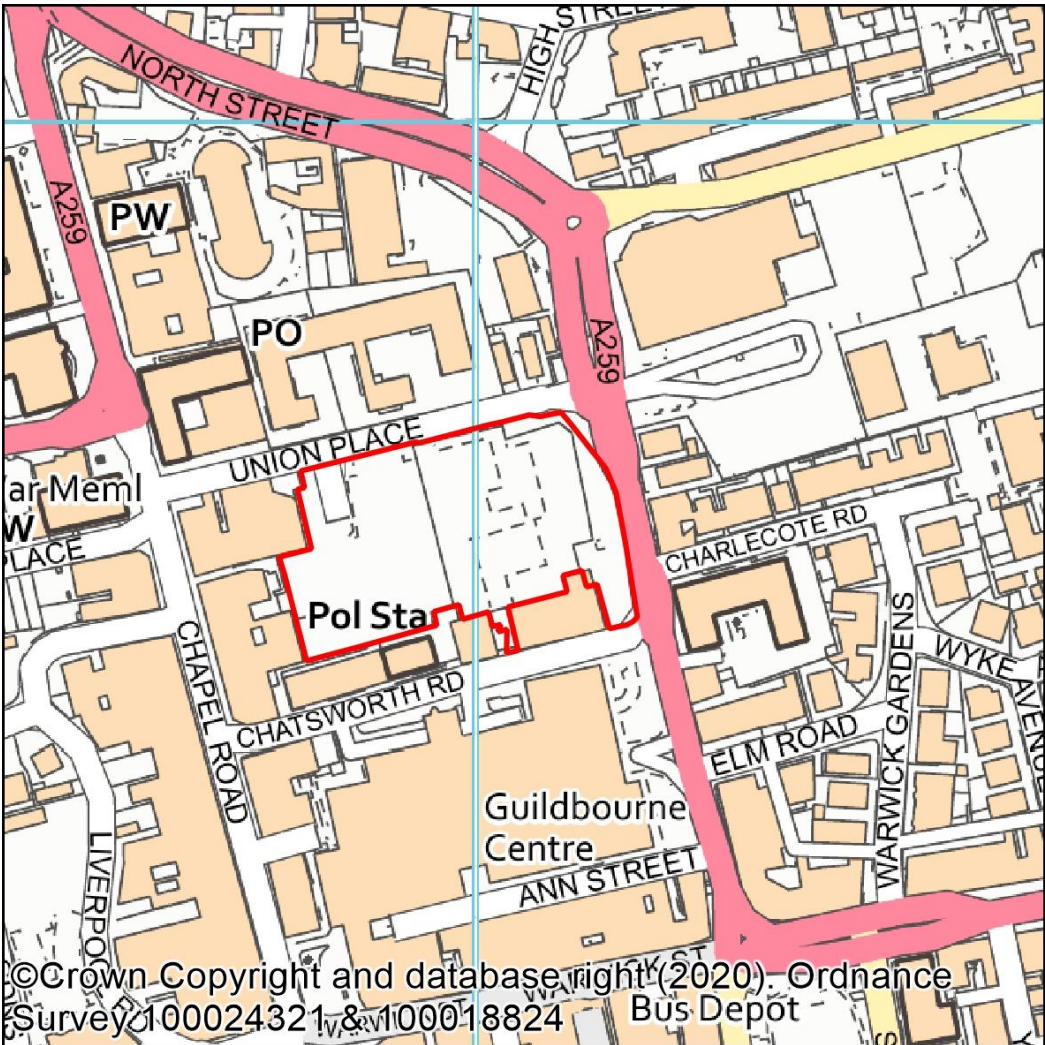




**A13: Titnore Lane**

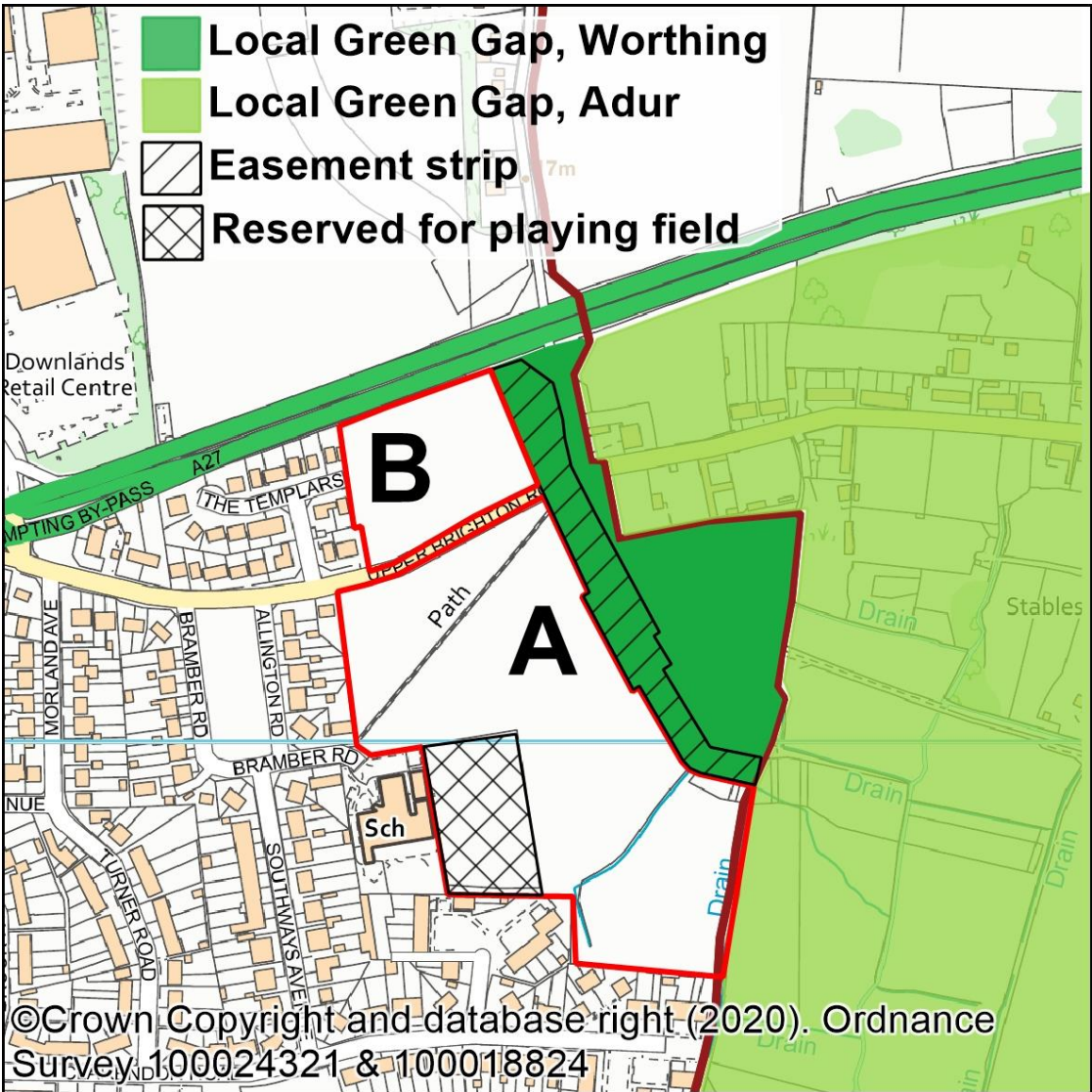


**A14: Union Place**





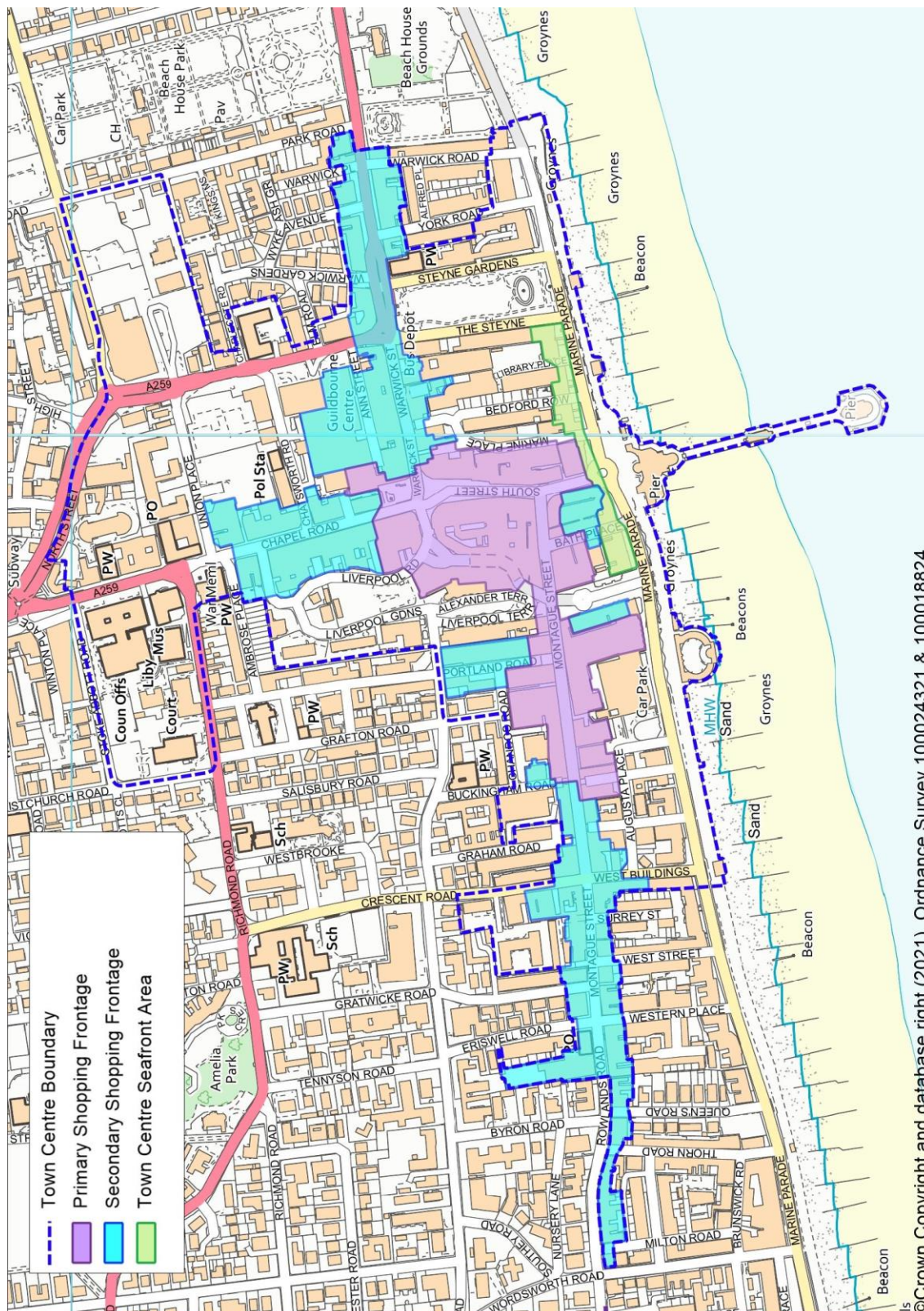
**A15: Upper Brighton Road**





## Town Centre Retail – Primary Shopping Area

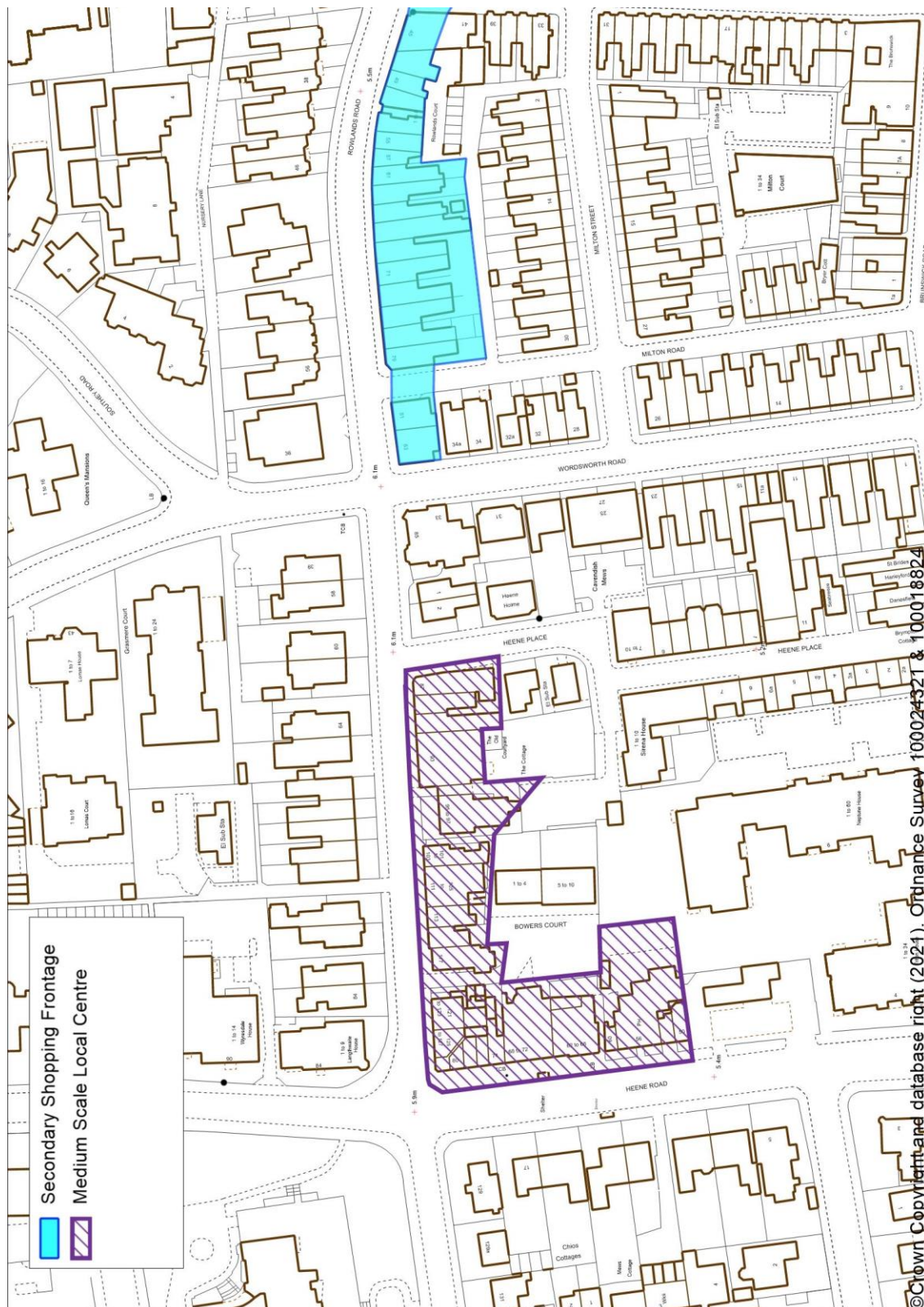
The maps on the following 4 pages illustrate the main changes that have been made to retail boundaries (the specific changes formed part of the consultation on the Draft Local Plan in 2018). In addition, the terminology relating to all retail boundaries has been changed to respond to national guidance and the recommendations of the Worthing Retail & Town Centre Uses Study.





## Rowlands Road – Medium Scale Local Centre

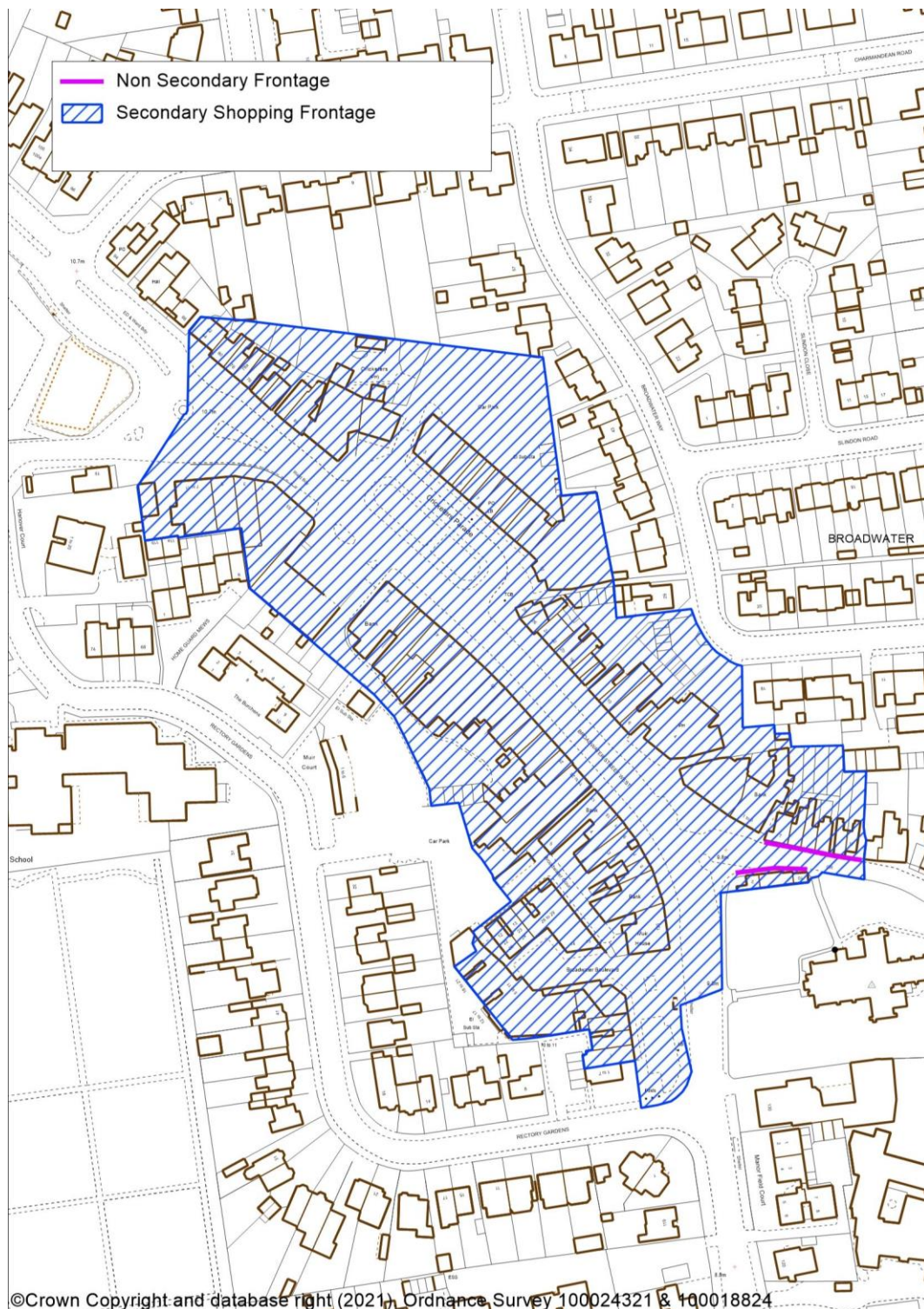
In line with the recommendations set out in the Worthing Retail & Town Centre Uses Study the boundary has been revised to reduce the size of this centre. The reduced size of this centre better reflects the function of a Medium Scale Local Centre.





## Broadwater - District Centre

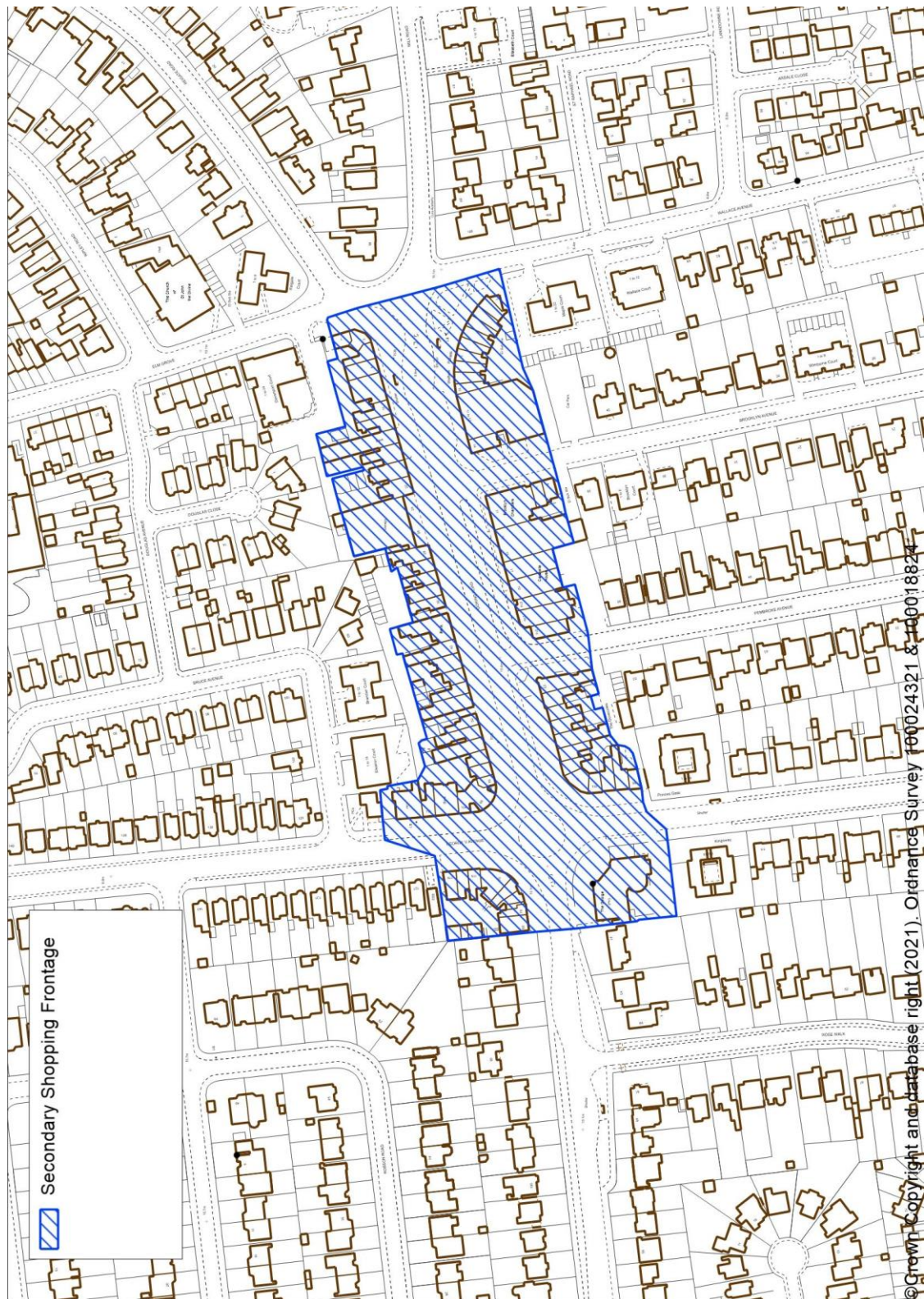
In line with the recommendations set out in the Worthing Retail & Town Centre Uses Study and changes to terminology in national policy this centres boundary and the frontages within it have been revised. The frontages within this centre are in the main defined as 'Secondary Shopping Frontage' with only a small element of 'Non Secondary Frontage'.





## Goring – District Centre

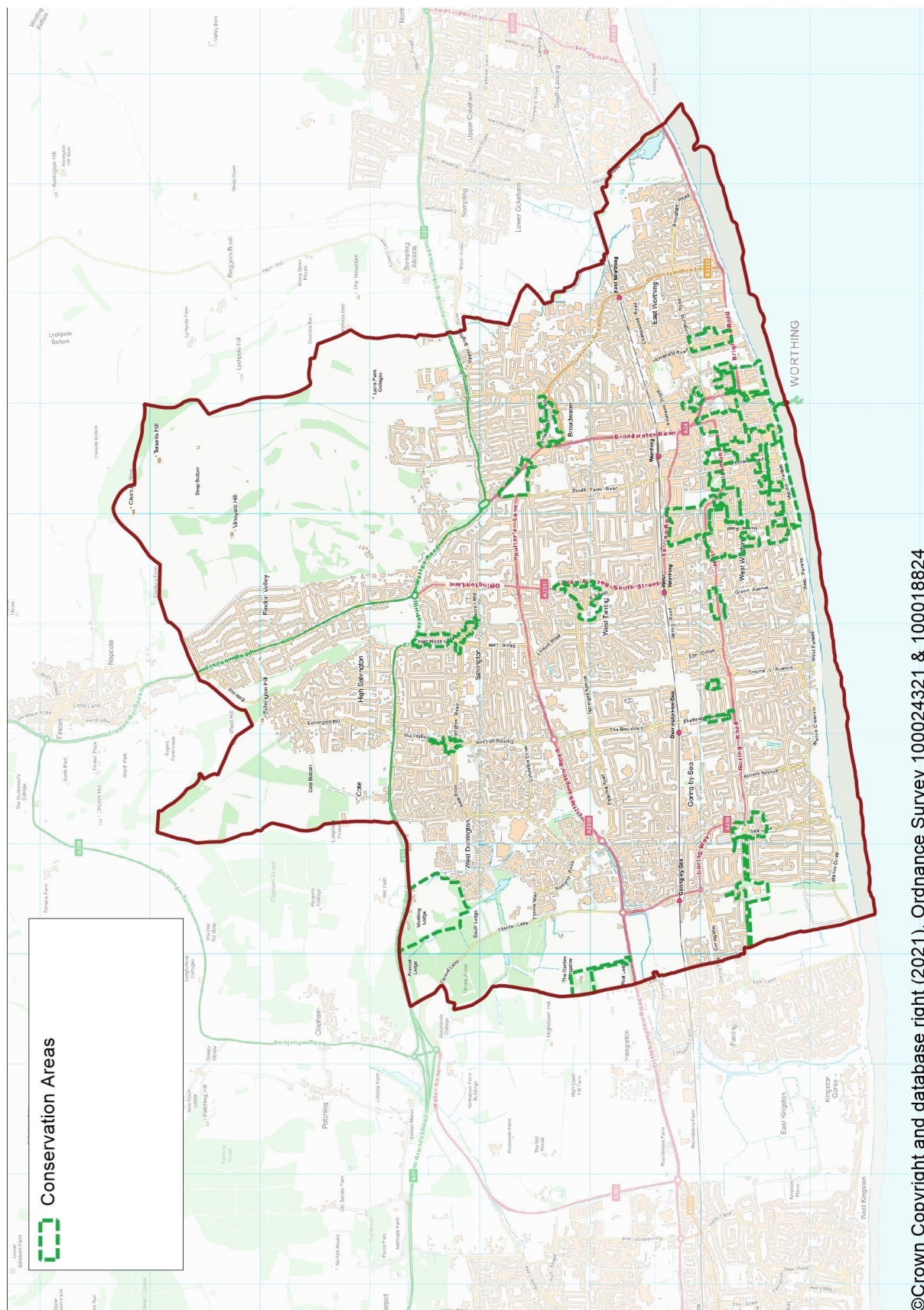
In line with the recommendations set out in the Worthing Retail & Town Centre Uses Study and changes to terminology in national policy whilst this centres boundary remains the same the frontages within it have been revised. All the frontages within this centre are now defined as 'Secondary Shopping Frontages'.





## Conservation Areas

Since the publication of the Core Strategy Proposals Maps there has been one amendment to the Castle Goring Conservation Area (located in the National Park)



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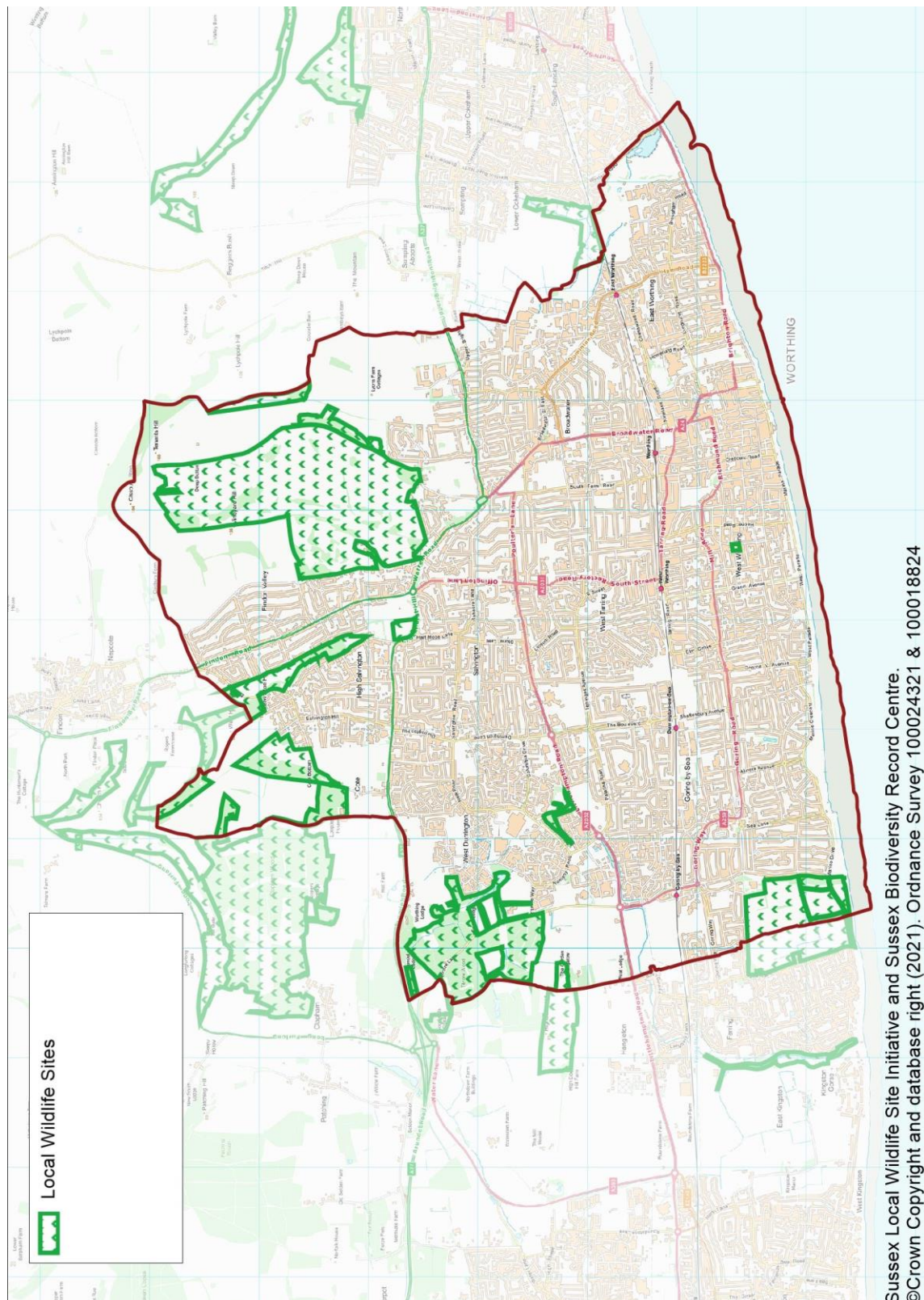
Regulation 19 | Map Extract Supporting Document





## Local Wildlife Sites

Local Wildlife Sites (LWS) were included on the Core Strategy Proposal maps but illustrated under their previous name - Sites of Nature Conservation Importance (SNCIs). In 2020 a new LWS was designated at the Goring-Ferring Gap – this is included below and also shown in more detail on page 8 above.





## APPENDIX A

At Submission the Council will prepare and publish a full version of the Proposals Map (and associated Town Centre Inset) which will incorporate the main mapping amendments set out in this document. In addition to the main changes that will be made to the current Core Strategy Proposals Map the tables below provide further clarity on which elements remain and which have been superseded, deleted or replaced.

Elements currently shown on Core Strategy Proposals Map that are to be retained (with no changes required)	
Borough Boundary	Town Centre Boundary
South Downs National Park	Key Office Locations
Key Industrial Estates and Business Parks	Scheduled Ancient Monument
Sites of Special Scientific Interest	Highdown Gardens
Railway Stations	Environmental Areas of Special Character

Elements currently shown on Core Strategy Proposals Map that are no longer required	
Change	Reason
Land Outside the Build Up Area Boundary	These areas are now captured by Local Green Gap and Local Green Space designations
West Durrington Strategic Development Area	Development has been completed
West Durrington Potential Future Development Area	Development has planning permission and construction has commenced
Areas of Change	Apart from one site (Newlands St) all identified AOCs are either completed or are being taken forward as Allocations.
Retail designations (in addition to the changes set out within the extracts above)	Designations remain but terminology changed to reflect national guidance and Retail & Town Centre Uses Study.
Sites of Nature Conservation Importance (SNICs)	These have now been replaced with Local Wildlife Sites (LWSs)
Brooklands Recreation Area	This is now Local Green Gap and Local Green Space

**Worthing Borough Council**  
**Planning Policy**  
**Portland House**  
**44, Richmond Road**  
**Worthing**  
**West Sussex**  
**BN11 1HS**



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