



WORTHING LOCAL PLAN 2020- 2036

Review of the Worthing Core Strategy (2011) & saved policies from the Worthing Local Plan (2003) against policies included within the Submission Draft Worthing Local Plan

August 2021



**WORTHING BOROUGH
COUNCIL**

Introduction

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

When adopted, the new WLP will supersede the Core Strategy and all saved policies. The table overleaf provides a summary of this process and indicates where the 'saved' policies from the Worthing Local Plan 2003 are no longer required or have been taken forward or incorporated as 'new' policies within the WLP. This iteration provides an update of this assessment against the Submission Draft Worthing Local Plan (SDWLP) and reflects any changes between the previous assessment that was undertaken at the Draft Worthing Local Plan stage. Each policy is colour coded as follows:

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

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Review of Core Strategy and Saved Worthing Local Plan 2003 Policies

Summary

The Worthing Core Strategy (CS) was adopted in April 2011. It formed the key part of the Local Development Framework and, along with a number of saved policies from the Worthing Local Plan 2003, it aimed to help guide planning and development in the borough up to 2026. However, the Council has now progressed a new Local Plan that, when adopted, will supersede the Worthing Core Strategy and all the policies it contains. A key difference between the Core Strategy and emerging Local Plan is the introduction of strategic level policies (chapters 2 & 3) that set the strategy for the key issues followed by a suite of more detailed site allocations (chapter 4) and development management style policies (chapter 5). The tables below help to explain how existing Core Strategy policies are, where appropriate, being taken forward in the new Local Plan.

CS Policy Number	CS Policy Name	Comments	Submission Draft Worthing Local Plan (SDWLP)
1	West Durrington	Consent for 700 dwellings granted in 2012. Reserved matters for 254 dwellings approved in 2014. Further reserved matters for the subsequent phases approved in Sept 2016. Construction is nearly complete. Given that planning permission has been granted and that the development is close to completion this site is not taken forward in the SDWLP. A further parcel of land referred to in the CS under Policy 1 was the potential future development area (PFDA). It was considered that the additional area could have the potential to deliver about 375 dwellings and it was identified as land that could have the potential to be released early should it be required. Subsequently, it was included as a potential site within the Worthing Local Plan Issues and Options document. Given the significant changes to assessing housing needs, which in part prompted the review of the local plan, the Council took a positive approach and brought forward this site in advance of the new local plan. The PFDA site has planning permission and construction has commenced.	Construction of the main area allocated within the Core Strategy is nearing completion. Construction has commenced on the land that was identified as the 'Potential Future Development Area'. No need to allocate or identify in WLP.

2	Areas of Change (AOC)	Areas of Change were the key development sites within the borough that were identified in the Core Strategy. The Plan encouraged change and regeneration in these areas. As set out in the table below (page 6), some of these sites have now been redeveloped and others will be taken forward in the new Local Plan.	Sites that were included as AOCs in the Core Strategy have either been developed or have been taken forward in SDWLP allocations.
3	Providing for a Diverse and Sustainable Economy	Policy sought to ensure that the right conditions were in place to support sustainable economic growth. Key thrust of the policy has been forward but has been updated to reflect national and corporate objectives and the findings of the Economic Research and Employment Land Review Study (ELR) 2020.	Key objectives of existing policy have been taken forward within SDWLP policy DM10 - Economic Growth and Skills.
4	Protecting Employment Opportunities	The policy and supporting Sustainable Economy SPD sought to protect existing employment sites. Supported by the findings of the ELR and other evidence the Council has retained this policy and the supporting SPD and has strengthened the policy position to retain much needed employment land.	Key objectives of existing policy have been taken forward within SDWLP policy DM11 - Protecting and Enhancing Existing Employment sites. The new Plan also commits to updating the SPD to ensure it reflects the most up to date policy position.
5	The Visitor Economy	The key aims of the existing policy to retain and enhance existing attractions and visitor accommodation (supported by the Sustainable Economy SPD) are still valid.	Key objectives of existing policy have been taken forward within SDWLP policy DM12 - The Visitor Economy.
6	Retail	The Core Strategy established a policy to protect and enhance the existing retail hierarchy. It is acknowledged that there have been significant changes to the use classes order and permitted development rights however it is essential to ensure that the retail hierarchy is protected to allow communities to access services locally and present a vision for town centre. Supported by the findings of the Retail and Town Centre Uses Study and other evidence the Councils position is to retain and, where possible, strengthen this policy position.	Given the importance of the town centre to both the community and the local economy the SDWLP includes a strategic spatial policy SS3 -Town centre which incorporates some of the objectives of existing policy. In addition, a more detailed development management policy is set out in DM13 - Retail and Town Centre Uses.
7	Meeting Housing Need	The Core Strategy policy identified five major development areas that would make a significant contribution towards meeting the	The overarching strategy for meeting housing needs is set out in Strategic - Spatial Policy

		established housing requirement of 4,000 dwelling (2006-2026). The new WLP needs to provide greater clarity as to how the housing needs of the borough will be met.	SS1 - Spatial Strategy in the SDWLP policy. The detail of the allocations that will help deliver new homes is then set out in SS2 - Development Sites.
8	Getting the Right Mix of Housing	The Core Strategy policy sought to ensure that the right type of high quality homes were provided in the right places in the borough. Given growing housing needs this is still very much a key objective. Additional work undertaken through the SHMA to understand the most up to date housing needs.	Key objectives of existing policy are taken forward within SDWLP policy DM1- Housing Mix. The new policy gives far more detail as to the needs of specific groups to reflect the updated evidence.
9	Existing Housing Stock	Given the very high levels of housing need the Core Strategy, in general, sought to retain the existing housing stock. The justification of that policy position still remains.	Key objectives of existing policy are taken forward within SDWLP policy DM1 - Housing Mix.
10	Affordable Housing	There remains a significant and growing need for affordable housing in the borough. Therefore, in line with the existing policy the WLP will seek to deliver affordable housing to help meet local needs on all but the smallest of sites (below 10 dwellings).	Key objectives of existing policy are taken forward within SDWLP policy DM3 Affordable Housing. The SHMA and Whole Plan Viability evidence support the proposed approach.
11	Protecting & Enhancing Recreation and Community Uses	Against the backdrop of growing development pressure (particularly from residential uses) it is more important than ever for the Council to protect valued community facilities and open spaces. Therefore, the WLP will reinforce the generally protectionist policy established in the Core Strategy.	Key objectives of existing policy are taken forward within SDWLP policies DM7 - Open Space, Recreation & Leisure and DM8 - Planning for Sustainable Communities / Community Facilities.
12	New Infrastructure	Core Strategy supported delivery of new infrastructure in general and required new development to deliver / contribute towards delivering infrastructure to support sustainable communities. This position will continue to be reflected in the WLP.	Key objectives of existing policy are taken forward within SDWLP policy DM9 - Delivering Infrastructure.
13	The Natural Environment and Landscape Character	Although some of the key elements of this policy will be included in the WLP there will not be a specific policy of the same name but key components will now be incorporated within a number of policies.	Key objectives of existing policy are taken forward within SDWLP. There are two Strategic level policies - SS4 - Countryside & Undeveloped Coast, SS5 - Local green gaps, SS6 - Local green spaces and a Development

			Management policy DM18 - Biodiversity.
14	Green Infrastructure	Core Strategy policy sought to improve, enhance and make more accessible areas of green infrastructure. Using up to date evidence & guidance the WLP will take forward these objectives.	Key objectives are incorporated into SDWLP policy DM19 - Green Infrastructure.
15	Flood Risk and Sustainable Water Management	Although the existing Core Strategy needs to be updated to reflect the latest guidance / SFRA / SuDS etc the key aims and requirements of the existing policy remain relevant.	Key objectives of existing policy are incorporated within SDWLP policy DM20 - Flood Risk & Sustainable Drainage
16	Built Environment & Design	Core Strategy sought to deliver high quality & sustainable design solutions that preserved & enhanced the surrounding areas and, where appropriate, improved public realm. Although the SDWLP will address all of the topic areas covered in the existing policy these will now be addressed in more detail within specific policies.	Key objectives of existing policy to be taken forward within SDWLP policies: DM5 - Quality of the Built Environment; DM6 - Public Realm; DM24 - The Historic Environment; and DM16 - Sustainable Design.
17	Sustainable Construction	Core Strategy policy sought to ensure that new development was considered and helped to reduce carbon emissions to make the town more resilient to the local impacts of climate change. Although these objectives still remain there is a need to update the policy position to reflect current guidance, particularly with regards to water efficiency.	Key objectives of existing policy are incorporated into SDWLP policy DM16 - Sustainable Design.
18	Sustainable Energy	Core Strategy policy required new developments to include a level of on-site renewable energy generation. Updates are now required to reflect the latest position on renewable energy 'targets' and to encourage the delivery of appropriate decentralised / stand-alone energy schemes.	Key objectives of existing policy are incorporated SDWLP policy DM17 - Energy.
19	Sustainable Travel	The Core Strategy policy seeks to improve connectivity and promote a more integrated and sustainable transport network. This will remain the overarching aim of the WLP policy which will be updated to make reference to the WSCC Transport Plan and other initiatives.	Key objectives of existing policy are taken forward within SDWLP policy DM15 - Sustainable Transport and Active Travel.

Review of Core Strategy - Areas of Change

Summary

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

CS AOC Number	CS - Area of Change	Comments	Submission Draft Worthing Local Plan (SDWLP)
AOC1	Aquarena	The new pool (Splash Point) opened in summer 2013. Application (AWDM/1633/16) to provide 141 dwellings was approved and the site is nearing completion. Therefore this site will not be taken forward in the emerging Local Plan.	Development is near to completion and therefore, there is no need to allocate or identify in SDWLP.
AOC2	Marine Parade - Stagecoach Site	Core Strategy explained how the operators (Stagecoach) had an aspiration to relocate providing that a suitable location could be identified. If this can be achieved, the objective for the existing site is to provide a mixed use development that is sensitive to the heritage of the area and that helps to integrate and enhance the seafront and town centre. The bus operator is continuing to consider options for relocation and positive discussions are ongoing.	The Stagecoach site is included as a key development opportunity in the SDWLP as allocation A11 - Stagecoach, Marine Parade. The site has the potential to deliver 60+ residential units and 2000 sqm of commercial floorspace.
AOC3	Grafton Site	Core Strategy explained that this site formed a key development opportunity for both residential and commercial uses. The aspirations for this site are reflected in a number of corporate documents and a number of development options are currently being assessed prior to marketing the site development or seeking a development partner.	The Grafton site is included as a key development opportunity in the SDWLP as allocation A7-Grafton. The site has the potential to deliver 150 residential units and 2500sqms of commercial floorspace.

AOC4	Union Place South	Core Strategy explained that the site offers potential to reinvigorate this part of the town centre with the opportunity to deliver comprehensive development to include prime new retail and leisure uses, with residential above. The Council, as landowner, has entered into a land pooling agreement with government-owned specialist LCR. Initial proposals were consulted on in November 2019 to include nearly 200 homes, commercial space, a hotel, cinema extension to the Connaught Theatre, car park and public realm enhancements. The site has also attracted support from the Local Economic Partnership (LEP).	The Union Place site is included as a key development opportunity in the SDWLP as allocation A14 - Union Place. The site has the potential to deliver 150 residential units and 700sqms of leisure/commercial floorspace.
AOC5	Teville Gate	Core Strategy sought to deliver a landmark development that would create a new mixed-use neighbourhood comprising residential, retail, leisure and other commercial uses, and improved public realm. The majority of the site was purchased in 2015 by Mosaic Global Investment and a planning application submitted and approved subject to S106. However, the landowners have recently indicated their plan to sell the site citing the pandemic as the cause. The Council are considering the option of buying the site to unblock the development of the site.	Teville Gate is included as a key development opportunity in the SDWLP as allocation A12 Teville Gate. The site has the potential to deliver 250 residential units and 4000sqm of commercial floorspace.
AOC6	Newland Street Superstore Site	Most objectives were delivered during the latter stages of Core Strategy preparation. Although there is still some potential for further improvement/intensification there are currently no proposals for this. Whilst the regeneration of Teville Gate may provide an opportunity to integrate the site into the surrounding area it is not considered that this site warrants an allocation within the WLP.	A number of the original objectives for this site have been delivered and there is no need to allocate or identify in SDWLP.
AOC7	British Gas Site - Lyndhurst Road	Core Strategy identified this opportunity to redevelop the redundant gasholder and depot buildings and deliver a mixed use development. Landowners have again stated their intention to demolish the gas holder and redevelop the site.	The Gas holder site in Lyndhurst Road is included as a key development site in the SDWLP and has been allocated for residential use under policy A9 - Lyndhurst Road.
AOC8	Land adjacent to Martlets Way	Core Strategy explained that, provided access and land ownership issues could be overcome, the site presents an opportunity to	Land at Martlets Way is included as a key development site in the SDWLP for

		deliver a mix of employment and residential uses. Whilst there has been interest in bringing forward parts of the site independently, this has not been progressed and proposals for a comprehensive scheme have not been forthcoming. However, recent discussions with landowners have been more positive and the development potential of a larger area to the east may provide a further opportunity to unlock this wider area.	employment floorspace as allocation A10 - Martlets Way. The site could deliver 10,000 sqm of employment floorspace.
AOC9	The Warren - Hill Barn Lane	Following consideration of the wider community benefits, an application to change the use of the site from offices to education was approved and Worthing College moved to the site in 2013. Residential development was accepted at the Bolsover Rd site (See AOC10) and on land to the north of The Warren to help fund the new college. Housing and a new college are now in place so there is no need to take this site forward within the Local Plan.	Redevelopment as a college and construction of ancillary housing now complete so there is no need to allocate or identify in SDWLP.
AOC10	The Strand	Worthing College has now vacated the Bolsover Road site and moved to The Warren). This move was partly funded by the sale of the Bolsover Road site for housing and this development (265 residential units) is nearing completion. The former Lloyds tower has been converted to 72 flats. And the site of the former banking hall now comprises 74 flats and a Doctors' surgery. Therefore there is no need to take forward within the SDWLP.	Redevelopment of the former college site and former Lloyds site nearing completion so there is no need to allocate or identify in SDWLP.
AOC11	Northbrook College, Durrington and Broadwater Sites	Following the adoption of the Core Strategy, the College announced its investment plan. This sought to retain both sites for college use but with surplus land at both locations developed to help raise money to fund the necessary improvements. This has resulted in a number of phases of development at the Durrington Campus which has delivered 197 houses, car showroom & dementia unit. The Bohunt Academy opened at the Broadwater campus in 2016. Given the level of redevelopment there is no need to take this site forward in the emerging Local Plan.	Development of a new school on surplus land at Broadwater and the delivery of phased development at Durrington is now complete so there is no need to allocate or identify in SDWLP.
AOC12	Decoy Farm	Identified in the Core Strategy as one of the few opportunities in the borough to bring forward new employment floor-space (potentially	Decoy Farm is included as a key development site for employment uses in

		including open storage, B1, B2 and B8 industrial uses). Specialist consultants have assessed the level of contamination and a strategy to address it has been developed. Work is now underway to address this issue. The site has been identified as a strategically important site for boosting employment opportunities and economic performance in the sub region in the Coastal West Sussex Strategic Economic Plan (2016) and the Growth Deal with West Sussex County Council (2017).	the SDWLP and is allocated under policy A5 - Decoy Farm. The site was expected to deliver approximately 18,000sqms of employment land but this has subsequently been revised down to 14,000sqms and is a proposed local plan modification - Ref M13.
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Review of 'Saved' Local Plan Policies

Summary

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

WLP Policy Number	Name of Saved Policies from WLP 2003	Comments	Submission Draft Worthing Local Plan (SDWLP)
RES7	<u>Control of Polluting Development</u>	Key aims of existing policy now incorporated within a single policy merged with contaminated land.	Objectives of existing policy now incorporated within SDWLP policy DM22 - Pollution. A separate policy deals with issues of water quality DM21- Water Quality and Protection.
RES9	<u>Contaminated Land</u>	Key aims of existing policy now incorporated within a single policy merged with pollution.	Objectives of existing policy now incorporated within SDWLP policy DM22 - Pollution.
CT3	<u>Protection and Enhancement of Seafront Area</u>	Key aims of existing policy have been reflected within Seafront Strategy, the Public Realm improvement project and site specific proposals along the seafront.	Objectives of existing policy now incorporated within the SDWLP strategic spatial policy SS4 - Countryside and Undeveloped Coas' and the development management policy DM6 - Public Realm.

CT5	<u>Sea Place /Eirene Road Site</u>	Development now complete	Policy no longer required - not taken forward in SDWLP
BE25	<u>Environment Areas of Special Character</u>	It is acknowledged that update of existing evidence will be required to inform policy in Submission Following adoption of the new WLP.	Key aims of existing policy now incorporated within SDWLP policies - DM23 - Strategic Approach to the Historic Environment and DM24 - The Historic Environment.
TR4	<u>Development at Railway Stations</u>	WLP 'Transport & Connectivity' policy will include the need to: <i>Encourage improvements to existing rail services, new or enhanced connections or interchanges between bus and rail services, and improvements to the quality and quantity of car and cycle parking at railway stations;</i>	Specific policy no longer required as objectives are now incorporated within SDWLP policy - DM15 - Sustainable Transport & Active Travel.
TR9	<u>Parking Requirements for Development</u>	WLP 'Transport & Connectivity' policy will: <i>Require new development to provide for an appropriate level of cycle and car parking that takes into consideration the impact of development upon on-street parking and accords with West Sussex County Council standards / guidance.</i>	Specific policy no longer required as objectives are now incorporated within SDWLP policy - DM15 - .Sustainable Transport & Active Travel.
H16	<u>Domestic Extensions and Alterations</u>	Key aims of existing policy now incorporated within a single 'quality of the built environment' policy.	Objectives of existing policy now incorporated within SDWLP policy DM5 - Quality of the Built Environment.
H18	<u>Residential Amenity</u>	Key aims of existing policy now incorporated within a single 'quality of the built environment' policy.	Objectives of existing policy now incorporated within SDWLP policy DM5 - Quality of the Built Environment.
LR4	<u>Brooklands</u>	In line with the 'saved' Local Plan a policy will be required for the protection and enhancement of Brooklands. This links to an ongoing improvement plan.	Objectives of existing policy now incorporated within SDWLP strategic spatial policies SS4 - Countryside and Undeveloped Coast , SS5 - Local Green Gaps and SS6 - Local Green Spaces.
SC8	<u>Day Nurseries and</u>	Key aims of existing policy now incorporated within a single policy	Objectives of existing policy now

	<u>Creches</u>	merged with other community uses policy.	incorporated within SDWLP policy DM8 - Planning for Sustainable Communities/Community Facilities.
S8	<u>Ground Floor Uses, Secondary Area, Central Shopping Area</u>	Key aims of existing policy now incorporated within a single policy - retail consultants have confirmed that in general the current approach is still valid but have recommended some amendments to thresholds and frontages.	Objectives of existing policy now incorporated within SDWLP policy DM13 - Retail and Town Centre Uses.
S10	<u>Ground Floor Uses, Secondary Area, Central Shopping Area</u>	Key aims of existing policy now incorporated within a single policy - retail consultants have confirmed that in general the current approach is still valid but have recommended some amendments to thresholds and frontages.	Objectives of existing policy now incorporated within SDWLP policy DM13 - Retail and Town Centre Uses.
S11	<u>Ground Floor Uses Core Areas District and neighbourhood Centres</u>	Key aims of existing policy now incorporated within a single policy - retail consultants have confirmed that in general the current approach is still valid but have recommended some amendments to thresholds and frontages.	Objectives of existing policy now incorporated within SDWLP policy DM13 - Retail and Town Centre Uses.
S12	<u>Ground floor uses, in non core areas district and neighbourhood centres</u>	Key aims of existing policy now incorporated within a single policy - retail consultants have confirmed that in general the current approach is still valid but have recommended some amendments to thresholds and frontages.	Objectives of existing policy now incorporated within SDWLP policy DM13 - Retail and Town Centre Uses.
S13	<u>Ground Floor Uses, Local Shopping Parades</u>	Key aims of existing policy now incorporated within a single policy - retail consultants have confirmed that in general the current approach is still valid but have recommended some amendments to thresholds and frontages.	Objectives of existing policy now incorporated within SDWLP policy DM13 - Retail and Town Centre Uses.

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