



WORTHING LOCAL PLAN 2020- 2036

WBC-E-07

Matter 5 – Site Allocations

October 2021

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Matter 5 – Site Allocations

Issue 1: Whether the proposed site allocations are justified taking into account the reasonable alternatives, positively prepared in meeting the area’s development needs, effective in terms of deliverability over the plan period and consistent with national policy in enabling sustainable development?

Site Selection Methodology

Q86. Is the approach to the assessment and selection of sites, as summarised in the Council’s response to my Initial Letter, justified? Does the submitted evidence demonstrate that the sites have been selected based on a robust, consistent and objective basis? Are the reasons for selecting some sites and rejecting others clearly set out and justified?

Council’s Response:

The Council is confident that the process it went through to identify suitable sites for development are informed by clear evidence and thus in line with national planning guidance. In addition, it considers that the criteria used for the selection or rejection of a site is transparent and robust.

Evidence to support this view is summarised in more detail within [WBC-E-02 Response to IL01](#) (p.67-73) and also within the Council’s Housing Implementation Strategy ([CD/H/16](#)). These summarise the positive actions that the Council has taken to bring forward housing sites and clearly explain the Strategic Housing Land Availability Assessment (SHLAA) process of how sites were identified and then assessed. Conclusions reached on which sites are selected as allocations or (in some cases) protected through a designation have been informed using robust evidence which the Council has published and interpreted in a logical and overt manner.

The WLP explains that Council’s SHLAA has provided the main mechanism through which the quantity and suitability of land potentially available for housing development has been determined. The Sustainability Appraisal is the other key tool used as together with associated evidence studies (including biodiversity, flood risk, accessibility, landscape and infrastructure capacity) it has assessed all potential sources including edge of town sites (most of which are greenfield). The methodology for the Sustainability Appraisal included a process by which potential sites could be appraised on an objective and consistent basis.

Broadly, there are two forms of site allocated for development. The first are previously developed sites within the urban area (brownfield sites). These nine allocations present the best opportunity to deliver positive change and renewal within the existing built-up area boundary as they are already well served by sustainable transport and infrastructure.

Given the levels of development needed and the requirement to plan positively to meet housing needs, brownfield sites alone are not sufficient. Therefore, the other type of site allocated for development are those located on the edge of the town. The conclusion of the comprehensive assessment has resulted in the allocation of six sites on the edge of Worthing which will contribute towards meeting some of the borough’s development needs.

Given the high local need for housing and lack of available land all potential sites have been assessed positively and as a result all sites where the evidence suggests development is suitable have been allocated.

Omission Sites: The positive approach taken to identifying and allocating sites has continued throughout preparation of the Local Plan. Earlier versions of the Plan contained a number of Omission Sites, 2 of which (Beeches Avenue and Titnore Lane) were then included as allocations in the Submission Draft version of the Local Plan and tested as part of the SA process. The reason why the other omission site was not allocated is explained within paragraph 4.12 of the WLP.

Other sites e.g. Chatsmore Farm, Goring/Ferring Gap: The reasons for rejecting sites is justified by the supporting evidence. Whilst all sites were assessed through the site appraisal section of the Sustainability Appraisal, they were not tested as reasonable alternatives in the Sustainability Appraisal as the evidence suggested they were not suitable and/or deliverable and therefore did not represent a realistic option. However, it should be noted that where these sites are being designated for protection within the Local Plan the option to designate or not was tested as part of the Sustainability Appraisal process.

In developing its proposals for the Local Plan the Council has undertaken a number of stages of engagement. At each stage the evidence available to the Council regarding each site and the responses received has helped to shape the identified site allocations and the suitability of the site for retention in the Plan. In addition, all of the identified sites have been considered with regard to their availability and potential for development over the plan period, and the overarching deliverability of development has been tested through the Whole Plan Viability Assessment.

In conclusion, the Council considers the approach taken to site selection is justified, effective and in conformity with the principles of sustainable development as outlined in national policy.

General Site Matters

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| <p>Q87. Is the amount of development proposed for each site justified having regard to any constraints and the provision of necessary infrastructure? In this regard, are the suggested modifications under M4(a) justified and necessary for soundness?</p> |
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Council's Response:

Each site allocation (Development Requirements) provides clear detail on the expected mix and quantum of development. Whilst it is difficult to provide a precise capacity figure for each site at this stage of the process (before detailed design and massing work has been undertaken) the Plan does provide an indicative figure for each allocation which is considered to make very efficient and sustainable use of the land available. Capacity estimates have been informed and justified by a review of site opportunities / constraints, the government's objective of (in general) raising densities and examples of similar development approved and constructed elsewhere in the borough.

The Council has reviewed each allocation (both individually and collectively) to understand the infrastructure needed to facilitate the delivery of each development and to support

growth. Further detail is set out in the Council's response to Q91 below and within the highlighted sections of the 'Route Mapper'.

As explained within [WBC-E-02 Response to IL01](#) (p.48 & 49) the proposed Modifications set out under M4(a) are required to ensure that the wording within the policies / allocations is consistent - this will help to ensure that the WLP is effective.

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| <p>Q88. Does the plan provide sufficient detail on form, scale, access and quantity of development for each site?</p> |
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Council's Response:

As explained above (Q87), each site allocation (Development Requirements) provides clear detail on the expected mix and quantum of development as well as setting out the main access requirements. An indication as to what the Council sees as being an appropriate quantity of development for each site has been informed by a review of site opportunities / constraints, the government's objective of (in general) raising densities and examples of similar development approved and constructed elsewhere in the borough.

Although the allocations provide a broad indication as to the type of development expected the Council has taken the approach to not be overly prescriptive within the site development principles with regards to providing detail on expected form and scale. However, the Plan should be read as a whole and in this regard it is important to note that when the site allocations come forward, they would need to be assessed against Policy DM5: Quality of the Built Environment criterion i) which refers to form and scale.

The Council proposes modification M28 (a) which sets out that the Council will progress a Supplementary Planning Document that establishes a design guide and code for Worthing that takes into account the guidance contained in the National Design Guide and the National Model Design Code. This will help to provide a local framework for creating beautiful and distinctive places that deliver a consistent and high quality standard of design. The codes that will reflect local aspirations will be informed by effective community engagement. It is considered that this approach is justified and is consistent with national guidance.

Q89.

Is there any substantive evidence to suggest the site should not be allocated based on one or more of the following factors?:

- biodiversity, in particular but not restricted to protected habitats and species;
- green infrastructure or agricultural land;
- landscape quality and character;
- heritage assets;
- strategic and local infrastructure including transport;
- the efficient operation of the transport network and/or highway safety.
- contamination, air and water quality, noise pollution, odours, land stability, groundwater and flood risk;
- open space, recreational facilities and public rights of way;
- viability and delivery.

Council's Response:

Given the very limited opportunities for development in and around Worthing and the nature of the sites in question the Council has a good understanding of site characteristics and constraints. However, to provide a more robust review of all potential opportunities the Council has put in place a wide ranging and comprehensive evidence base. These evidence base documents took into account the issues listed in Q89 and covered topics such as: transport, biodiversity, flood risk, accessibility, landscape and infrastructure capacity. All documents are available to view on the Council's website:

www.adur-worthing.gov.uk/planning-policy/worthing/worthing-background-studies-and-info/

Using existing knowledge, the up-to-date evidence base along with the sustainability process and supported by GIS mapping the Council was able to determine the quantity and suitability of land potentially available for housing development.

Broadly, this process has identified two forms of site allocated for development. The first are previously developed sites within the urban area (brownfield sites). These nine allocations present the best opportunity to deliver positive change and renewal within the existing built-up area boundary as they are already well served by sustainable transport and infrastructure. Given the levels of development needed and the requirement to plan positively to meet housing needs, brownfield sites alone are not sufficient. Therefore, the other type of site allocated for development are those located on the edge of the town. The Sustainability Appraisal together with associated evidence studies were used to assess all potential sources including edge of town sites (most of which are greenfield). The conclusion of this comprehensive assessment has resulted in the allocation of six sites on the edge of Worthing which will contribute towards meeting some of the borough's development needs.

It is relevant to note that, whilst some representations were received at Regulation 19 stage that raised questions or concerns about individual sites, there were relatively very few comments received that challenged the overarching process progressed by the Council to identify and allocate sites for development.

This process outlined above for allocating sites (particularly the sustainability appraisal) also picked up where there would be insurmountable issues with a site that mitigation would not overcome. Where development is not planned for, strong evidence has been collated and presented to justify the protection of three areas (Brooklands / Chatsmore Farm and Goring-Ferring Gap) as Local Green Gap and Local Green Space – see Topic Paper 2 – Land Outside the Build Up Area Boundary ([CD/H/17](#)).

Q90. In relation to the above, do the site-specific policies contain effective safeguards or mitigation measures necessary to achieve an acceptable form of development? Are the site specific policies effective?

Council's Response:

Further to the process explained above, using existing knowledge, the up-to-date evidence base along with the sustainability process and supported by GIS mapping the Council was able to determine where potential issues may arise and where mitigation may be required. The work was also supported by continual discussion and consultation with service providers, key stakeholders and site promoters.

Mitigation and effective safeguards come in many forms and can include: setting appropriate capacity assumptions; providing appropriate buffers to sensitive areas; establishing access arrangements; setting out flood risk mitigation; and highlighting heritage assets that need to be protected etc. General policy requirements relating to all development are set out within the Development Management Policies (WLP - Chapter 5). However, where specific mitigation requirements have been identified for sites these have been clearly identified and embedded with the Development Requirements for each allocation. This helps to ensure that the site policies are effective.

Q91. What infrastructure is critical to the delivery of each site? Where contributions are specified, are they necessary and justified by the evidence base? Is the plan sufficiently clear on how and when infrastructure provision will be required?

Council's Response:

Refer to Route Mapper Part 2 (May 2021) ([CD/H/20](#)) section 13 (p.4) and section 58 (p.17).

Refer to Route Mapper Part 4 (May 2021) ([CD/H/22](#))

- Section C - p. 3-4
- Section 7 - p.8
- Section 9 - p.10-11
- Section 10 - p.11-13

With regards to contributions see response to Q154 (Matter 8).

Criterion c) of Policy DM9: Infrastructure sets out that infrastructure should be provided at the appropriate time, usually prior to the development becoming operational or being occupied. Larger developments may need to be phased to ensure that this requirement can be met. See response to Q156 (Matter 8).

Additional Site Specific Questions

Site A1 – Beeches Avenue

Q92. Criterion a. requires a safe and suitable access from Lyons Farm that does not compromise or negatively impact on the operations of the football club. What evidence is there that this is achievable?

Council's Response:

This site needs to be accessed from Lyons Way as it is not possible to adequately improve the access to A27 Upper Brighton Road from Beeches Avenue. As such, criterion a) of the Development Requirements state that proposals for Beeches Avenue should: provide safe and suitable access from Lyons Farm that does not compromise or negatively impact operations of the football club. The Council will need to be satisfied that this requirement is met before permission is granted.

In this regard, a transport appraisal has been produced by David Tucker Associates and the site promoter has confirmed that the road would accord with the Highway Authority's relevant design standards so as to be suitable for adoption. West Sussex County Council (the highway authority) has provided an initial view that the plan (reference 1978-SK-010) submitted to the Inspector in response to the MIQs shows a suitable link road design.

With regards to the on-going operations of the football club the Council accepts that the road would not impinge upon the playing pitch, the clubhouse building or spectator facilities at the site. The site promoter states that adequate parking provision would be retained, although minor reconfiguration of the layout of spaces may be required. In this regard, further work will be needed to understand the impacts on the football club in respect of parking, notably for event days. The loss of car parking capacity due to the link road has not yet been quantified, nor has alternative parking been specified or the safe access to/from the new link road for the remaining car parking. The Council will continue to work with the site promoter to clarify this.

Q93. The supporting text refers to the car repairer needing to be relocated. However, criterion g. only requires consideration to be given to the suitable relocation of the business. Is the relocation of the car repairer necessary to deliver the site? What evidence is there that this is achievable? In addition, is it clear to a decision maker how they should react to a planning application in this regard?

Council's Response:

A car repairer occupies a building close to the southern boundary of the Beeches Avenue site. To ensure the delivery of this housing allocation in the manner proposed the existing operation would need to vacate the site.

In discussion with the land owner, it has been confirmed that the existing buildings are of poor quality and nearing the end of their useful life. Furthermore, it is understood that the building is occupied by the car repairer on a short-term commercial lease and that this excludes any long-term security of tenure.

In line with the Council's wider objectives to retain existing businesses, if requested, support would be given to the relocation of the current occupier to different suitable premises elsewhere in the borough. The desire to relocate will clearly be a commercial decision of the existing occupier but this is not an essential requirement and is not something that the Council can require through policy. As such, the Council is of the view that the wording of Allocation A1 is effective as the supporting text clarifies that the car repairer would need to be relocated whilst the development principles confirms that consideration would be given to the suitable relocation of the business.

Q94. What is the justification for suggested modification M10 and is it necessary for soundness?

Council's Response:

As highlighted by the Environment Agency (SDWLP-59) in their representation to the Regulation 19 consultation ([CD/G/24](#)), the site is located within a Source Protection Zone 1. Therefore the site is in an area where groundwater (including drinking water supplies) is at its greatest risk from potentially polluting activities. The Council has therefore proposed modification M10 which is necessary for soundness to ensure the policy is effective and consistent with national policy in preventing development contributing to unacceptable levels of water pollution. This was agreed with the Environment Agency in the Statement of Common Ground ([CD/H/23](#)).

Site A2 – Caravan Club, Titnore Way

Q95. Is it clear how criterion g. would be satisfied? For effectiveness, should the Plan be clearer about what the Council expects from development in this regard?

Council's Response:

The whole of the Caravan Club site is owned by Worthing Borough Council. As explained in paragraph 4.14 of the WLP, at the time the allocation was drafted the Council and the Caravan Club were working positively towards a new long term lease for the northern portion of the site (3 ha). This would have given the Caravan Club security to invest in the remaining site to deliver an enhanced facility whilst at the same time allowing for the remainder of the site (2.7ha) to be brought forward for residential development.

Although the allocation, as drafted, provided a clear strategy for the site as a whole the situation has changed significantly in recent months. For commercial reasons the Caravan Club has now formally surrendered the lease for the site but agreed a 12 month extension to allow for the facility to remain open in 2022. The Council is now reflecting on this change in circumstances and will be undertaking work (a leisure review, landscape assessment, transport & access study etc.) in the current months to assess future options. A range of options will be considered but, depending on the findings of these studies, it is possible that the Council may consider the potential for residential use across the whole site. It would be premature for the Local Plan to reach any conclusions on this prior to evidence being gathered and considered by elected Members. However, it would also be erroneous for the Plan to not highlight these changed circumstances. To address this, the following modifications are proposed:

Paragraph 4.14 - The site is owned by Worthing Borough Council **and was previously** leased to the Caravan Club. **As reflected in this allocation,** tThe Council and the Caravan Club **had been** ~~are~~ working towards the grant of a new long term lease to the Club for approximately 3 hectares of the northern part of the site. This **would have** ~~allowed~~s for the remainder of the site (the southern portion – 2.7 ha) to be allocated for residential development whilst at the same time ensuring that the existing use is retained and improved. **Circumstances have since changed and the Caravan Club has surrendered their lease and intend to vacate the site by the end of 2022. As a consequence, the Council is now considering options for the northern part of this site including the potential for additional housing and further evidence will be gathered to help inform future decisions.**

Development Requirements -

Criterion g) ~~help to protect, and where possible, support the continued use of the land t the north as a caravan site;~~

Note - there are currently two referencing errors with the Development Requirement criteria (no criterion h) and two criteria k)). All referencing will be corrected and will also respond to the proposed modification set out above.

Q96. Is it clear how criterion i. would be satisfied? What are the implications of potential development for the composting site and/or for future residents? For effectiveness, should the Plan be clearer about what the Council expects from development in this regard?

Council's Response:

The Council considers that criterion (i) is worded effectively as it cross references Policy W2 (Safeguarding Waste Management Sites and Infrastructure) of the West Sussex Waste Local Plan (2014) ([CD/X/7](#)). This is also the view of West Sussex County Council who is the Waste Planning Authority (WPA). To support the implementation of Policy W2, the WPA has published Minerals and Waste Safeguarding Guidance (linked below) which explains that existing waste sites are safeguarded, with a 250 metre buffer, to ensure that the WPA are consulted on proximal development.

www.westsussex.gov.uk/media/13437/mw_safeguarding_guidance.pdf

A small part of the south west corner of the proposed site falls within the safeguarded area (which includes the site access) and the actual 'working area' of the waste site is approximately 300 metres from the proposed development. The Safeguarding Guidance also lists the type of information that should be submitted in a 'Waste Infrastructure Statement' at planning application stage (Paras 3.4 to 3.9 of the Guidance) which may include an assessment of pre-existing conditions such as noise, light, odours, vibration, dust and other emissions. The applicant would need to demonstrate that the development can proceed without compromising the ability of the waste site to operate effectively and whether mitigation would be required to ensure that the two uses can co-exist alongside each other.

Q97. What is the justification for suggested modifications M11 and M11(a) and are they necessary for soundness?

Council's Response:

Note - the question refers to Modifications M11 and M11(a), however, only M11 relates to this site. M11(a) relates to Centenary House and this is covered below.

As highlighted by the Environment Agency (SDWLP-59) in their representation to the Regulation 19 consultation ([CD/G/24](#)), part of the site is in an area of high flood risk from groundwater flooding. Modification M11 is considered necessary for soundness to ensure the policy is effective in signposting the sequential test and exception test information, and consistent with national policy in setting out the development requirements for the site in accordance with the NPPF given the vulnerability of the proposed development and flood risk classification. This was agreed with the Environment Agency in the Statement of Common Ground ([CD/H/23](#)).

Site A3 – Centenary House

Q98. The 'indicative capacity' suggests 10,000 sqm of 'employment' floorspace. Is it clear what is expected in this regard? Are all forms of 'employment land' likely to be acceptable? Should the plan be specific about the nature of development proposed?

Council's Response:

The WLP suggests an indicative capacity of 250 residential units and 10,000 sqm employment floorspace. Within the supporting text (paragraph 4.15) it is explained that approximately 5,000 sqm of the employment land will be the re-provision / enhancement of facilities for Sussex Police and West Sussex County Council. In addition, it is proposed that the site could potentially accommodate a multi-agency hub offering integrated and co-located public services. Whilst it is considered that this provides a clear indication of what is expected on this site it needs to be acknowledged that there has been a change in circumstances and work is continuing to identify the final development proposal for the site with pre application discussions underway.

Partly as a consequence of changing working practices and an increase in home working the County Council has re-evaluated their existing and future requirements for land and services within the borough. Although no decision in this regard has yet been formally made it is understood that this may result in a different approach being taken on this site. Paragraph 4.16 of the WLP already acknowledges this review and how it may influence the future mix of uses on this site. However, to ensure that the text is up-to-date and effective the following Modifications are proposed:

Paragraph 4.15 - 6th & 7th sentences:

Redevelopment provides an opportunity to make more efficient use of land, and **potential to** re-provide and enhance facilities for **the existing occupiers** Sussex Police. **West Sussex County Council has recently announced its intention to relocate their services from this site to Durrington Bridge House and elsewhere**

~~in the Worthing area. and WSGC (approx. 5,000 sqm) alongside the delivery of a multi-agency hub offering integrated and co-located public services. Redevelopment would also make use of surplus land for additional employment space (approx. 5,000 sqm) and new homes and additional employment space appropriate to the character of this residential area.~~

Development Requirements Criterion a):

- a) deliver a mixed-use ~~community-led~~ scheme **to include** ~~with~~ facilitating residential development;

Q99. The supporting text suggests that the site is considered to be at high risk of groundwater flooding. Notwithstanding site selection issues raised elsewhere, is the Plan effective in ensuring any potential risks can be adequately mitigated?

Council's Response:

As highlighted by the supporting text the site is considered to be at a high risk of groundwater flooding and residential development classed as a 'more vulnerable' use is proposed on the site. The site was assessed as part of the Flood Risk Sequential and Exception Test ([CD/H/15](#)). The Council considers that whilst Policy DM20 - Flood Risk and Sustainable Drainage provides an overview of the requirements for development, the following modifications are necessary for soundness to ensure the Local Plan is effective and consistent with national policy given the site specific level and nature of flood risk:

Amendment to the first bullet point under site constraints:

- Within an area considered to be at a high risk of groundwater flooding **and likely to be at a higher risk from surface water flooding in the future. This site was included in the SDWLP Flood Risk Sequential and Exception Test which was informed by the Level 2 SFRA (2020).**

Insert the following additional development requirements:

- e) **A site specific Flood Risk Assessment should demonstrate that the development will be safe for it's lifetime taking account of the vulnerability of its uses, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall. This should include the measures identified in the Level 2 SFRA (2020) and a SuDS scheme to provide mitigation and opportunities to achieve a reduction in overall flood risk.**

Q100. The supporting text highlights the potential for recorded archaeological remains. Is this likely to affect the scale or timing of development? Is the Plan effective in ensuring development does not result in unacceptable impacts on any remains?

Council's Response:

As the site falls within an area containing recorded archaeological remains the County Archaeologist will be consulted on any development proposals. Where heritage assets

would be affected by development, planning consent is likely to be subject to a condition requiring the implementation of a scheme of archaeological investigation and recording approved by the Council. Whilst the need for this review should not be overlooked, given the nature of this site, it is not expected that the investigation works required would cause any significant delay to the timing and delivery of this development. There have been no objections to the allocation of this site on archaeological grounds.

Q101. Criterion c. requires development to improve the operational capacity and safety of Durrington Lane and associated site access. Is there sufficient evidence to suggest this is achievable without impacting on the viability or deliverability of the site?

Council's Response:

The Local Plan Transport Study ([CD/L/1](#)) indicates the highway mitigation required at the junction of Littlehampton Road and Durrington Lane. There are no identified barriers to delivery of this improvement. The site has good accessibility to existing pedestrian and cycle facilities, including linking to Durrington Station and to the frequent Pulse bus service. Further improvements to sustainable transport to further reduce need for car travel can be developed at application stage in line with the sustainable transport initiatives set out in the transport study.

Q102. What is the justification for suggested modification M11(b) and is it necessary for soundness?

Council's Response:

Note - the question relates to M11(b) but that reference relates to a different site. As a consequence, this response relates to Modification 11(a) which relates to Centenary House.

M11(a) - this proposed modification helps to ensure that the policy wording and related 'indicative capacity' / 'development requirements' are consistent and that the policy / allocation is effective. This is further explained in Section 7 of [WBC-E-02 Response to IL01](#) (p.48-49).

Site A4 – Civic Centre, Stoke Abbott Road

Q103. The supporting text indicates the site is considered to be major vulnerability to groundwater flooding. Notwithstanding site selection issues raised elsewhere, is the Plan effective in ensuring any potential risks can be adequately mitigated?

Council's Response:

The site was assessed as part of the Flood Risk Sequential and Exception Test ([CD/H/15](#)) which identified it is at a medium risk of groundwater flooding. The Council considers that given the level of risk, Policy DM20 - Flood Risk and Sustainable Drainage provides the

necessary requirements for development and therefore the Plan will be effective in ensuring any potential risks can be adequately mitigated.

Q104. Is the Plan effective with regard to risk of contamination on the site? Is this likely to impede delivery?

Council's Response:

The Council considers that there is sufficient information contained within the supporting text and development requirements to highlight the risk of contamination on the site. The Plan as a whole is effective with addressing this risk through Policy DM21 - Water Quality and Sustainable Water Use which seeks to prevent deterioration of water quality, and sets minimum requirements for any development where there is a potential risk of contamination of controlled waters; and Policy DM22 - Pollution which sets the requirement for investigations and assessments of sites situated in or in close proximity to potentially contaminated land to assess the potential risks to human health, adjacent land uses and the local environment. The supporting text to Policy DM22 (paragraph 5.308) also highlights the Model Procedures for the management of land contamination (CLR11) and British Standard 10175:2011. Therefore, the Council considers the Plan when read as a whole is effective with regard to risk of contamination on the site.

The risk of contamination is not considered likely to impede delivery. The surveys undertaken on contamination so far have only uncovered hydrocarbon contamination on the top layer, which is expected given the site's current use as a car park.

Q105. Is it clear to decision makers and developers what constitutes 'sufficient' parking and amenity space in the context of this site and type of development proposed?

Council's Response:

Given the location of this site in the heart of the town centre and its excellent public transport links it is hoped that a significant proportion of the users of the new development will access the facility using sustainable modes of transport. However, there clearly needs to be some parking provision, particularly for those users with mobility problems. Whilst the development will need to provide an 'adequate' number of space it would not be appropriate or necessary for a Local Plan policy to be overly prescriptive in this regard. This is a matter that is better addressed when a planning application is prepared and considered as, at that time, there would be greater certainty relating to the form of the development and the related needs of users. Furthermore, criterion h) of allocation A4 needs to be read alongside criterion iv) Policy DM15: Sustainable Transport & Active Travel with regards to the car parking standards / guidance prepared by West Sussex County Council. Refer to modification M32 (a).

With regards to the provision of on-site amenity space, this would be provided in accordance with the open space standards (calculated using the cost calculator) as set out in Policy DM7: Open Space, Recreation & Leisure.

Site A5 – Decoy Farm

Q106. Given the constraints identified in relation to contaminated land, flood risk and neighbouring or nearby uses, is the scale and nature of development justified and deliverable? Is the Plan effective in ensuring risks associated with these issues can be adequately mitigated?

Council's Response:

The Submission Draft Worthing Local Plan allocates Site A5 - Decoy Farm for a minimum of 18,000 sqm employment land. Modification M13 amends the scale of development to 14,000 sqm of employment land. The policy acknowledges and highlights a number of significant constraints associated with developing this site including contaminated land, flood risk and neighbouring uses.

The Council considers that in bringing forward this site as an allocation these constraints have been fully considered and the scale and nature of development proposed on this site is justified and deliverable.

The site was previously used as a former landfill and the impact of significant costs of remediation have historically prevented this site being delivered. However, a combination of public and private funding including the Local Growth Fund has enabled the remediation of the site to be completed including the removal of near surface soil to provide suitable levels to facilitate the delivery of development (modification M13) significantly reducing the risks to delivery. The level of contamination present and scale of remediation has also dictated the likely uses on the site that will be safe and suitable.

The site also includes areas of Flood Zone 3 and small parts of the site are at a high risk of flooding from surface water and groundwater. As such this site has been included within the Flood Risk Sequential and Exception Test ([CD/H/15](#)) and assessed as part of the Level 2 Strategic Flood Risk Assessment ([CD/N/2](#)). The development requirements point c) and d) as modified through modification M15, include measures to ensure the risks associated with flood risk can be adequately mitigated. This was agreed with the Environment Agency in the Statement of Common Ground ([CD/H/23](#)).

Adjacent to the site is the Household Waste Recycling Site which is safeguarded through the West Sussex Waste Local Plan (2014) ([CD/X/7](#)). The Decoy Farm site is not identified in this Plan for any extension. As such, it is not considered appropriate or necessary to safeguard any additional area of land within the A5 allocated area for this purpose, particularly as plans to develop the site are well advanced (remediation works have been completed, a business case is being developed and it is expected that an outline planning application will be submitted by the end of 2021). Modification M14 strengthens the development requirements for site A5 to ensure the risks associated with this are effectively considered and mitigated so that development should not prevent or prejudice the operation of the household waste recycling site.

Q107. Criterion g. Suggests a need for consultation with the Highway Authority to agree any mitigation for off-site impacts on the local and strategic road networks. Is there any substantive evidence to suggest the transport impacts from development cannot be viably mitigated?

Council's Response:

The Local Plan Transport Study ([CD/L/1](#)) identifies a need for safety improvements on Dominion Road. Whilst this would require some further design work at planning application stage, there are no barriers to the implementation of a suitable scheme (this has been agreed with the highway authority - West Sussex County Council). Local safety measures are typically modest in cost, compared to highway capacity improvements and can be provided entirely within existing highway land.

Q108. What is the justification for suggested modifications M12-M15 and are they necessary for soundness?

Council's Response:

M12 - This proposed modification helps to inform future development of the constraint that the pipelines present. The inclusion of the additional wording within the Development Principles will help to ensure that the policy / allocation is deliverable and effective.

M13 - These modifications are required to ensure that the policy is clear, accurate, effective and up-to-date. The most significant change sees a reduction in the anticipated amount of floorspace to be delivered and this is as a result of detailed site investigation works and a more thorough and robust understanding of the site constraints.

M14 - This Modification responds to a request from the Waste Authority (WSCC) to strengthen wording relating to the safeguarding of the Household Waste Recycling Site and the need to protect its continued operation. This change, that will help to ensure that the policy / allocation is justified and effective, is consistent with national policy.

M15 - As highlighted by the Environment Agency (SDWLP-59) in their representation to the Regulation 19 consultation ([CD/G/24](#)), the site contains areas of Flood Zone 3 and small parts of the site are at high risk of flooding from surface water and groundwater. Modification M15 is considered necessary for soundness to ensure the policy is consistent with national policy and effective in ensuring the risks associated with flooding can be adequately mitigated. This was agreed with the Environment Agency in the Statement of Common Ground ([CD/H/23](#)).

Site A6 - Fulbeck Avenue

Q109. Has full consideration been given to the impact of development in the Local Wildlife Site?

Council's Response:

The Worthing Landscape & Ecology Study ([CD/M/8](#)) 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).

The report recommends that any development proposals at the site should seek to maintain the integrity of habitats associated with non-statutory designated areas bordering the site to the north-west, through the maintenance of suitable vegetated buffers and implementation of measures to minimise potential adverse indirect effects of development including artificial lighting and recreational pressure. Furthermore, development should also seek to retain features of local value within the site and where appropriate enhance these features and the wider site through management and complimentary habitat creation. Opportunities for wildlife provided by habitats of site value lost through development should be replaced through provision of new and enhanced opportunities elsewhere within the site.

Taking these recommendations into account, the development requirements include necessary safeguards to address any negative impacts of development. Any future development proposal would also need to comply with the requirements of Policy DM18: Biodiversity and DM19: Green Infrastructure.

The site was robustly assessed in the Sustainability Appraisal. More recently the potential impacts arising from development on the surrounding area and the LWS have been assessed as part of the recent application for 152 apartments ([AWDM/166/20](#)). The assessment in relation to the LWS found that development would have no or minor impact. As a result of development, types of on-site habitat (hedgerow) are improved, other types which are reduced are mitigated by off-site habitat creation and contributions toward long term management and enhancement of a reptile receptor site are secured via legal agreement. The increased overall habitat and receptor site enhancement is regarded as an overall net gain.

It should be noted that the permission has been granted for the scheme highlighted above and works on site have recently commenced.

In summary, it can be concluded that, in the Council's view, robust evidence has ensured that full and appropriate consideration has been given to the potential impact of development on the Local Wildlife Site.

Q110. Is it clear to decision makers and developers how criterion i) would be satisfied? What are the implications of potential development for the composting site and/or for future residents? For effectiveness, should the Plan be clearer about what the Council expects from development in this regard?

Council's Response:

Criterion (i) was included within the development principles in response to a request from West Sussex County Council who is the Waste Planning Authority (WPA). The criterion was designed to ensure that due consideration would be given to the appropriate safeguarding of the existing waste site for any proposed development in close proximity. However, further mapping work has been undertaken and it has concluded that all of the proposed development site is outside of the 250 metre 'consultation' buffer.

As such, to ensure that the allocation is effective and in line with national guidance the Council proposes the deletion of criterion i) through the following modification (note that criterion j) will now become criterion i):

~~i) give consideration to the continued safeguarding of the composting site located to the west, in line with the Waste Local Plan (Policy W2);~~

Q111. What is the justification for suggested modification M16 and is it necessary for soundness?

Council's Response:

Modification M15 was proposed in response to the Environment Agency's representation (SDWLP-59) to the Regulation 19 consultation ([CD/G/24](#)). The Council considers it is necessary for soundness to ensure the policy is consistent with national policy and effective in ensuring the risks associated with flooding can be adequately mitigated. This was agreed with the Environment Agency in the Statement of Common Ground ([CD/H/23](#)).

Site A7 – Grafton

Q112. Neither the supporting text or development requirements are explicit about the anticipated split of retail and leisure floorspace to be delivered. In this context, is it sufficiently clear to decision makers and developers what is expected from the development?

Council's Response:

The WLP is clear in that it sets out the Council's aspirations to deliver a residential-led mixed-use scheme that incorporates a range of uses. The Council has provided a clear indication as to approximately how much 'commercial' floorspace should be provided and the type of non-residential uses that would be acceptable.

However, given the amendments that the Government has made to the use-class order and the changing dynamics of the town centre, it would not be appropriate to be too prescriptive and, as such, the wording of allocation A7 has been prepared so that it provides an appropriate degree of flexibility. This, along with the findings of future feasibility and viability studies, will help to ensure that the site delivers an appropriate mix of uses. Given its central location, the commercial uses delivered at ground floor level will be particularly important given the Council's aspiration to ensure that the development improves linkages between the town centre and seafront and that it delivers active frontages that help to enhance the vitality of the area.

Q113. What is the relevance of the reference to the 430 parking spaces in the supporting text/list of constraints? Would development lead to any unacceptable loss of parking provision for the town centre?

Council's Response:

The Council undertook a Town Centre Parking Strategy review in 2018 (See [report to the Council's Joint Strategic Committee](#) Nov 2018). This was progressed to understand the existing and projected demand for the provision of off-street parking in the Town Centre. In addition, the review was undertaken to assess the potential impacts on parking provision that would arise following the planned redevelopment of the Grafton site.

The conclusions of that study were that there was the need to make changes and improvements to parking infrastructure, to secure longevity and maintain consumer confidence. The strategy identified that the Grafton multi storey car park was nearing its end of life and that it will be demolished as part of proposed redevelopment plans for the whole site. The anticipated loss of the Grafton facility requires the Council to review existing pricing structures and ensure that alternative provision is made (Civic Centre site) as well as an improved offer of quality parking in existing sites (Buckingham Road and High Street car parks).

The Buckingham Road car park is immediately adjacent to our core shopping area and provides a key arrival point at the western side of Worthing town centre. In particular, the planned retention and refurbishment of Buckingham Road multi storey car park will fulfil the Council's aims and contribute to Worthing's economic regeneration programme as set out in the Worthing Investment Prospectus ([CD/U/5](#)), Platforms for our Places ([CD/X/4](#)) and [Capital Investment Programme](#) for Worthing Borough Council.

In summary, although the redevelopment of Grafton will result in the pre-provision of a number of parking spaces on-site, overall there will be a net loss of public parking spaces at this location. This impact has been carefully assessed by the Council and the resulting strategy for the delivery of provision and enhancements elsewhere within the town centre along with support for active travel modes will ensure that this impact is managed and mitigated appropriately.

Q114. What is the justification for suggested modification M17 and is it necessary for soundness?

Council's Response:

Modification M17 was proposed in response to the Environment Agency's representation (SDWLP-59) to the Regulation 19 consultation ([CD/G/24](#)). The Council considers it is necessary for soundness to ensure the policy is consistent with national policy and effective in ensuring the risks associated with flooding can be adequately mitigated. This was agreed with the Environment Agency in the Statement of Common Ground ([CD/H/23](#)).

Site A8 – HMRC Offices

Q115. Policy SS2 refers to delivery of 250 dwellings with care home/sheltered accommodation. The indicative capacity figures given on page 86 suggest a similar mix. However, the development requirements refer to a mix of residential and employment uses. Does this relate only to the retention of Durrington Bridge House, or is the expectation of additional employment development as part of the mix?

Council's Response:

The policy does refer to the employment allocation to the west (Martlets Way) but as this is the subject of a separate site allocation it is not necessary to refer to this in the development requirement for the HMRC site. As such, to ensure that the policy is clear and effective the Council proposes a Modification to delete part of the last line of development requirement a) as set out below:

- a) deliver of mix of residential and employment uses with emphasis on encouraging the retention of Durrington Bridge House (to the east) ~~and the delivery of employment uses on the western section of the site;~~

The only employment proposed on site allocation for the HMRC site is Durrington Bridge House and any associated employment with the care home development. The outline planning permission includes a s106 agreement which binds the landowner to reasonable endeavours to find an alternative employment use for Durrington Bridge House once the HMRC vacates the site and positive discussions are on-going with a potential local occupier.

As a further update, the HMRC site has recently been sold to Bellway Homes Ltd and the company is in pre-application discussions with the Council and an application for Reserved Matters is expected early in the New Year. It is understood that a Care Home Operator has also purchased part of the site to deliver the Care Home approved at the outline application stage.

A9 – Lyndhurst Road

Q116. Has full consideration been given to the suitability and delivery of the site, with particular regard to contamination, heritage and biodiversity impacts?

Council's Response:

As explained within the Council's responses to Questions 89 and 90 above, a thorough and robust set of evidence has been put in place to inform the allocation of development sites. This work has also helped to identify potential site constraints or potential issues which would require some form of consideration / mitigation when development comes forward. The allocation of Lyndhurst Road is no exception and all relevant issues have been given appropriate consideration. In particular, given the site's former use as a gasholder, it is vital that any potential contamination issues are given due regard. In response to this the allocation includes a development requirement to undertake a detailed investigation of potential contamination and the remediation works required to address this.

As explained in the Council's response to Q118 below, a Modification is proposed to add reference to the Conservation Area that lies in close proximity to this site.

Q117. Has full consideration been given to the impact of development on the highway network and parking provision?

Council's Response:

The Local Plan Transport Study ([CD/L/1](#)) considers the impacts of trips from this site alongside all the other sites in the borough. The transport model network includes the key congested junctions in the locality of the site.

The net effects on traffic flows are shown to be limited. Alternative routes are available for some traffic which uses Lyndhurst Road and use of non-car modes will be encouraged. Parking provision will need to be made on site in line with Worthing Borough Council guidance which is informed by West Sussex County Council Guidance on Parking at New Developments. The guidance combined with site-specific assessment at planning application stage will help to ensure that vehicular parking will be neither inadequate nor excessive but will include well designed cycle parking to encourage use of non-car modes for short trips in particular.

Q118. What is the justification for suggested modification M18 and is it necessary for soundness?

Council's Response:

Modification (M18) adds reference to the Conservation Areas that lie in close proximity to the site. The amendment will ensure that the approach taken for this site is consistent with other allocations and will ensure that the policy is effective, in line with national policy.

A10 – Martlets Way

Q119. What are the constraints to residential development taking place? Given the reference to such development ‘facilitating’ the delivery of employment floorspace and the former gasholder, is it anticipated that residential development will be necessary to ensure viability of the employment uses? In addition, would residential development be likely to prejudice the delivery of the 10,000 sqm of employment space?

Council’s Response:

The Council has been working in close collaboration with the landowners of Martlets Way and the HMRC site to ensure an appropriate mix of residential and employment land comes forward on the site. The agreed approach would allow for residential development on the land to the south of the Gas Works site and Martlets Way (known as the nib), provided that this was delivered in parallel with the early redevelopment of the Martlets Way site for employment uses and that this development provided vehicular access through to the former gas holder site for further employment development. The Council will ensure that, in line with the approach outlined, the delivery of residential development as proposed would not prejudice the delivery of the proposed employment floorspace.

The outline planning permission ([AWDM/1979/19](#)) for the HMRC site has been designed to facilitate access to the additional residential site (the nib) and the new owner of the HMRC is to submit an application for residential development at the same time as an employment development on the Martlets Way site. These applications are expected in the next few months.

Q120. Is it clear to decision makers, developers and local communities what might be expected in terms of residential development were it to be proposed?

Council’s Response:

Yes. The Masterplan and supporting indicative layout plans, forming part of the outline permission ([AWDM/1979/19](#)) for the HMRC site, provided details of the access planned to unlock additional residential development to the west (the nib) and an indicative housing layout for this land was also included.

A11 – Stagecoach, Marine Parade

Q121. The supporting text refers to the Council working with the site owners to find a suitable alternative site. To what extent will this affect the delivery of the site?

Council’s Response:

The WLP acknowledges that there has been a long term aspiration to relocate the existing bus depot and sensitively redevelop this important centrally located site. In this regard, the Council has, over a number of years, met with its owners (Stagecoach) to discuss this opportunity and help facilitate the relocation of the current bus station to a suitable site. This

dialogue has continued in recent months and subject to further feasibility and viability work the Council is confident that a realistic and deliverable solution is achievable within the timeframe indicated in the WLP (6+ years).

Q122. What is the justification for suggested modifications M19 and M19(a) and are they necessary for soundness?

Council's Response:

M19 - Modification M19 was proposed in response to the Environment Agency's representation (SDWLP-59) to the Regulation 19 consultation ([CD/G/24](#)). The Council considers it is necessary for soundness to ensure the policy is consistent with national policy and effective in ensuring the risks associated with flooding can be adequately mitigated. This was agreed with the Environment Agency in the Statement of Common Ground ([CD/H/23](#)).

M19(a) - this proposed modification helps to ensure that the policy wording and related 'indicative capacity' / 'development requirements' are consistent and that the policy / allocation is effective. This is further explained in Section 7 of [WBC-E-02 Response to IL01](#) (p.48-49).

Site A12 - Teville Gate

Q123. Is it sufficiently clear to decision makers what the Council's expectations are in relation to the scale, nature and split of commercial floorspace delivered on this site? To ensure clarity and effectiveness, should the Plan be specific about the type of retail envisaged?

Council's Response:

In March 2020 Mosaic Global Investments Ltd. secured planning approval for the 'Station Square', scheme comprising a mix of uses including 378 new homes and an 83 bedroom hotel. Paragraph 4.36 of the WLP provides a summary of the uses that formed part of that application ([AWDM/325/19](#)).

The impact of the pandemic on the wider economy meant that finding a workable funding solution to support this major development proved to be particularly challenging. Mindful of the period that Teville Gate has lain vacant, Council officers opened a dialogue with Mosaic and with national agencies such as Homes England and potential development partners, to establish whether an alternative development proposition can be developed.

Given the strategic significance of the site, the Council team has maintained the momentum and continued with the due diligence necessary to secure the redevelopment of this site. The fundamental point that has emerged from this work is that acquisition is key to unlocking development; and that the Borough Council is uniquely placed to make a positive intervention to secure redevelopment of this brownfield site.

To control the destiny of this key development opportunity, Worthing Borough Council has now completed the purchase of the site for £7m. The Council has set a three-year target for

finding a developer to purchase the site as the economy recovers and the need for affordable homes continues to grow. In the meantime, the Council has advertised for a 'meanwhile' use operator to bring life back to the site with outdoor activities.

To inform future development proposals the Council is now progressing detailed feasibility and viability assessments to ensure that the site delivers the most appropriate mix and capacity of uses. The Council will then look for a partner to bring forward a new housing, retail and leisure development. Given this change in circumstance it is not considered appropriate to be any more specific with regards to the scale and nature of commercial uses on the site. The Council considers that the development requirements set out in criterion a) provide an appropriate level of detail whilst still allowing for a reasonable degree of flexibility.

To reflect the change in position for this site the following modification is proposed to paragraph 4.36:

4.36 There has been an aspiration to redevelop this prime site for a number of years and various schemes have been proposed. The latest application ~~seeks~~ **sought** to deliver a mixed use scheme comprising ~~three blocks of~~ 378 residential units; **and a range of other uses such as an 80-bedroom a hotel, a foodstore, a cafe and a gym.** ~~In addition, the proposal would provide retail, restaurant and cafe uses, service areas, 300+ parking spaces, public realm with associated hard and soft landscaping and private amenity spaces.~~ **More recently, it has become apparent that this scheme was unlikely to be implemented. Therefore, to control the destiny of this key development opportunity and ensure it is developed Worthing Borough Council has now completed the purchase of the site. Detailed feasibility and viability assessments are being undertaken to ensure that the site delivers the most appropriate mix and capacity of uses.**

Q124. Is the allocation of the site for retail consistent with paragraph 86 of the NPPF, in particular criteria d. and e. which set out the circumstances in which allocations for main town centre uses should be made? Is retail development justified in terms of the needs identified and impact on existing centres?

Council's Response:

As explained in the response to Q123, the Council, as the new landowner of Teville Gate, is currently reevaluating the options for this important site.

Teville Gate is located beyond the Primary Shopping Area and the town centre boundary of Worthing town centre, but does form a key entrance point or 'gateway' to the town centre.

The previous scheme ([AWDM/0325/19](#)) that was approved (subject to the signing of a legal agreement) related to a mixed use scheme which included a foodstore (Use Class A1) (1,852 sqm). Whilst the precise mix of uses is likely to change as a new scheme is progressed it is still appropriate for criterion a) of the Development Requirements to set out the types of uses that would be acceptable - this includes 'retail'.

The NPPF requires that planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation. To protect the existing centre it includes a number of tests for new retail development outside of the designated town centre boundary. This sequential test

requires that main town centre uses are firstly located in the town centre and then, if no suitable sites are available, in edge of centre locations (such as the Teville Gate site).

The Council's Retail & Town Centre Uses Study (2017 & 2020 update) ([CD/K/2](#) & [CD/K/1](#) respectively) estimates a need to provide a maximum of 9,200 sqm of comparison floorspace (non-food) and 1,250 sqm of convenience retail (food) by 2026.

With reference to the previous proposal ([AWDM/0325/19](#)) the Council's retail study was used to demonstrate capacity for a new store and that, subject to the sequential test, the proposed convenience (with some comparison floorspace) discount store could be supported. This followed an assessment of that application which concluded that the approach to the sequential test for the retail element of the scheme complied with the tests set out in the NPPF. It had been demonstrated that alternative town centre regeneration opportunity sites and other sites within the main town centre had been considered and that it could be justified why sequentially preferable sites are not available. A further conclusion was reached (and accepted by Planning Committee) that the proposal at Teville Gate would not have a significant adverse impact on Worthing Town Centre's total (convenience and comparison goods) trade/turnover, and would not have a significant adverse impact on the town's overall vitality and viability, including on local consumer choice and on any existing, committed or planned investment.

In conclusion, the Council is of the view that, supported by strong local evidence, retail development at Teville Gate justified in terms of the needs identified and impact on existing centres.

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| Q125. Notwithstanding suggested modification M4(a), would hotel development be acceptable and should the plan make reference to this? |
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Council's Response:

As explained within [WBC-E-02 Response to IL01](#) (p.48 & 49) modifications to several site allocations have been proposed to provide consistency. In effect, for the Teville Gate site, this removed explicit reference to 'Leisure / Retail and 80 bed hotel.'

A hotel / leisure use has been a long term aspiration for Teville Gate as part of a wider mix of uses to deliver the regeneration of this key site. The scheme referred to in the response to Q123 above ([AWDM/0325/19](#)) related to a mixed use scheme which included an 83-bedroom hotel (3,684 sqm). This reflected the latest evidence for hotel and visitor accommodation ([CD/J/3](#) and [CD/J/4](#)) which indicated that there is ongoing market demand for a variety of new visitor accommodation.

As explained in that response, the development options for this site are now being reassessed and further feasibility and viability work will now be prepared. The outcome of this work will help to influence the mix of uses to be brought forward. Whilst it is possible that this will include the provision of a hotel this is not certain and it would be premature to make specific reference to this in the WLP. As such, the Council considers that the allocation (as amended) is accurate and provides the appropriate level of flexibility.

Q126. What is the justification for suggested modification M20 and is it necessary for soundness?

Council's Response:

Modification M20 was proposed in response to the Environment Agency's representation (SDWLP-59) to the Regulation 19 consultation ([CD/G/24](#)). The Council considers it is necessary for soundness to ensure the policy is consistent with national policy and effective in ensuring the risks associated with flooding can be adequately mitigated. This was agreed with the Environment Agency in the Statement of Common Ground ([CD/H/23](#)).

Site A13 – Titnore Lane

Q127. Will the provisions set out in the development requirements be effective in ensuring development would not have an unacceptable impact on Ancient Woodland, the Local Wildlife Site and the setting of the South Downs National Park?

Council's Response:

The Worthing Landscape & Ecology Study ([CD/M/14](#)) describes the site as being dominated by arable land sown as an agricultural grassland. The habitats of highest ecological value associated with the site are those forming part of Titnore & Goring Woods Complex SNCI, including the strip of mixed woodland in the central area of the site, the damp semi-improved grassland, hedgerow, ditches and brook corridor in the north-east of the site, and off-site ancient woodland bordering the northern, north-eastern and southern boundaries, considered overall to be of district value for wildlife. Sussex Biodiversity Centre has records of Grass Snake dating from 2010. Other records provided for within 2km of the site included bats, Hazel Dormouse, Great Crested Newt, Water Vole, Slow-worm, Adder, Common Lizard, and notable birds, invertebrates and plants.

The report recommends that any development proposals for the site should seek to avoid direct loss of habitats associated with the Titnore & Goring Woods Complex SNCI within and bordering the site as well as maintain the integrity of these habitats through the maintenance of suitable vegetated buffers, habitat linkages, and implementation of measures to minimise potential adverse indirect effects of development including artificial lighting, hydrology and recreational pressure. Furthermore, development should seek to retain features of local value and where appropriate enhance all features of ecological interest within the site through management and complimentary habitat creation.

The site abuts the South Downs National Park to the west and north. When considering this proposed allocation and drafting the related Development Principles the Council has liaised with the South Downs National Park Authority. The Park Authority did not raise any objections to the allocation although at Regulation 19 stage they did recommend that criterion e) is strengthened with regards to green corridors. In response to this, the Council has proposed modification M23 which will help to ensure that the policy is effective:

Amend criterion e) as follows: '.....gain in biodiversity. **Any new green corridors should be of sufficient nature and scale to be effective routes for wildlife.** Any ~~new~~ trees removed.....'

The site constraints clearly identify the presence of Ancient Woodland adjacent to the site to the north, north-east and south. Ancient Woodland is defined as an irreplaceable habitat and it is important for its wildlife, soils and its cultural, historical and landscape value. For these reasons it is vital that development of this site does not impact on this very sensitive landscape. As such, the Development Requirements include two criteria. The first of these follows is consistent with national policy in that it refers to standing advice published by Natural England and the Forestry Commission. The second then sets the parameters for an appropriate buffer (20m). In line with guidance, the onus will be on the applicant and their design teams, to demonstrate that the buffer is adequate and to robustly justify how they have been designed and for what purpose.

The site was robustly assessed in the Sustainability Appraisal.

Taking these recommendations into account, the development requirements include necessary safeguards to address any negative impacts of development.

In particular, it should be noted the proposed density of development in this location is significantly lower than for other sites - this reflects the sensitive nature of the surrounding areas and the need to provide appropriate buffers to Ancient Woodland / SDNP and Local Wildlife Site. In addition, any future development proposal would also need to comply with the requirements of Policy DM18: Biodiversity and DM19: Green Infrastructure.

In summary, it can be concluded that, in the Council's view, robust evidence has ensured that full and appropriate consideration has been given to the potential impact of development on the Local Wildlife Site, Ancient Woodland and the Local Wildlife Site.

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| Q128. What is the justification for suggested modifications M22 and M24 and are they necessary for soundness? |
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Council's Response:

M22 - The proposed modification responds to a request by the Highway Authority to add a reference to Titnore Lane being a strategic connection to the wider network. This change helps to ensure that the policy / allocation is effective and clarifies the context for the access arrangements required to serve this site.

M24 - Modification M24 was proposed in response to the Environment Agency's representation (SDWLP-59) to the Regulation 19 consultation ([CD/G/24](#)). The Council considers it is necessary for soundness to ensure the policy is consistent with national policy and effective in ensuring the risks associated with flooding can be adequately mitigated. This was agreed with the Environment Agency in the Statement of Common Ground ([CD/H/23](#)).

Site A14 – Union Place

Q129. Will the provisions set out in the development requirements be effective in ensuring development would not have an unacceptable impact on nearby heritage assets?

Council's Response:

Whilst this prime site presents an opportunity to deliver positive change in this part of the town centre it is vital that development takes full account of the character of the surrounding area. Two of the six 'site constraint' bullet points relate to heritage assets in close proximity to this site. The first two Development Principles then highlight the protection of these heritage assets and the need to provide an attractive setting to the historic environment. The WLP needs to be considered as a whole and these requirements need to be read in conjunction with Policy 24: The Historic Environment.

Overall, it is considered that this policy provides the necessary and adequate protection and will help to ensure that development would not have an unacceptable impact on nearby heritage assets.

Q130. What is the justification for suggested modification M24(a) and is it necessary for soundness?

Council's Response:

M24 (a) - this proposed modification helps to ensure that the policy wording and related 'indicative capacity' / 'development requirements' are consistent and that the policy / allocation is effective. This is further explained in Section 7 of [WBC-E-02 Response to IL01](#) (p.48-49).

Site A15 - Upper Brighton Road

Q131. Will the provisions set out in the development requirements be effective in ensuring development would not have an unacceptable impact on the setting of the South Downs National Park, nearby heritage assets?

Council's Response:

During the site selection process and related Sustainability Appraisal, the presence of heritage assets and the SDNP in close proximity to this site were taken fully into account. A key part of this evidence is the Landscape and Ecological Study ([CD/M/1](#)). The comprehensive assessment for this site (pages 30-37) provides a detailed review of these potential constraints and concludes that, subject to appropriate mitigation, there was no underlying reason why (in this regard) the site should not be considered positively for development.

The development requirements for this site highlight the need to ensure that development proposals enhance and strengthen existing boundaries (criterion b) and mitigate visual impact from the South Downs National Park (criterion d). The Council has liaised closely with the National Park Authority (SDNPA) during the preparation of the WLP. At Regulation 19, the SDNPA welcomed and supported the Development Requirements point b) and d) ([CD/G/25](#) - Ref SDWLP-73).

The Council is also of the view that the development requirements will ensure that the listed building and Conservation Area is suitably protected. Criterion g) requires that development proposals protect the setting of heritage assets and criteria a) and q) help to ensure that there will be a suitable buffer between the new development and Sompting Village to the east. In this regard, the buffer requirement is further reinforced by the presence of the easement strip for the Rampion windfarm cable and the need to ensure all development is located to the west of this.

Q132. Has full consideration been given to the impact of development on the highway network?

Council's Response:

The impact of proposed development on the highway network has been fully explored through the original Transport Study ([CD/L/1](#)) and additional examination of the A27 corridor, requested by Highways England (now National Highways) ([CD/L/2](#)).

The site is within walking distance of local facilities reducing the need to use car transport. There is also scope to improve sustainable transport alternatives through linking measures / projects and combining relevant developer contributions with other nearby sites in Worthing and Adur.

Q133. Is it clear to decision makers, developers and local communities when and how the playing field for Bramber First School is to be provided?

Council's Response:

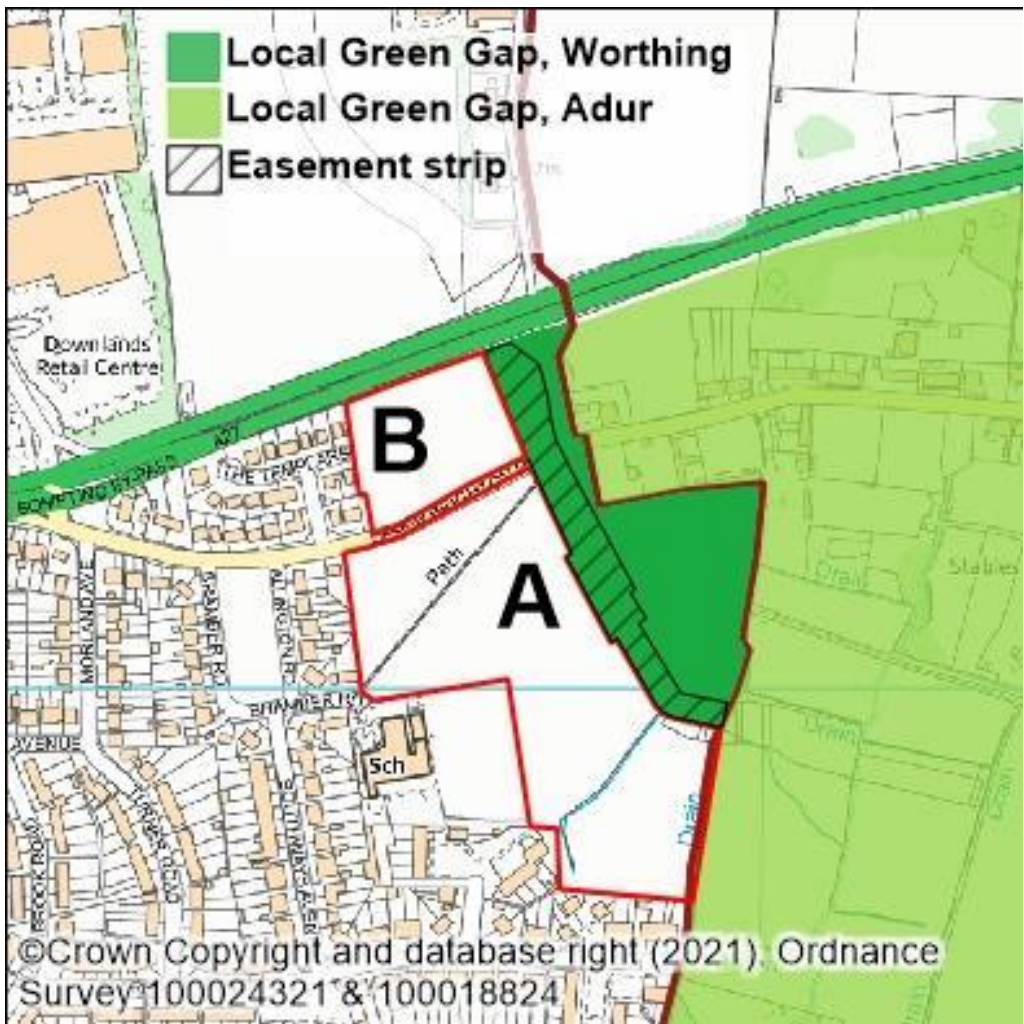
The additional playing field provision was required due to changes in the Age of Transfer and subsequent reorganisation within Worthing (rather than being required to help mitigate the Upper Brighton Road allocation). The playing field has now been secured and is in use by Bramber School.

As the playing provision has now been delivered, it is recommended that the red line boundary for the site (WLP page 100 and related Proposals Map) be amended to exclude the playing field. To reflect this and ensure that the WLP is effective and up-to-date, the following modifications to the supporting text and Development Requirements are:

Para 4.43 (2nd sentence) - Bramber Primary School (**and playing field**) is located adjacent to the south west ~~and an area of land within the site is reserved for an expansion of the school to provide a playing field.~~

~~n) provide playing field for Bramber First School~~

Note - as a consequence of this Modification existing criteria o) p) and q) will now become criteria n), o) and p).





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