



Worthing Borough Council

Local Plan Hearing Statement for Matter 5 on behalf of Worthing Borough Council

10 November 2021 - Representer no 55 (Fabian Culican)





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Public

Project no. Decoy Farm

Decoy Farm

Date: October 2021

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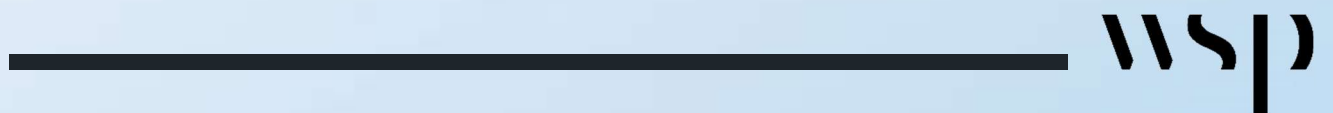
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Hearing Statement for Submission Draft Worthing Local Plan (SDWLP)



Hearing Statement for Submission Draft Worthing Local Plan (SDWLP)

MATTER 5: Site Allocations

1.0 Issue: The Site

Decoy Farm provides an excellent opportunity to deliver a significant extension to Worthing town's main industrial estate. The site is located within the built-up area boundary and is well connected to public transport and walking and cycling routes. The works have the potential to improve the working environment and facilities for existing businesses in the adjacent business park and could attract new commercial tenants to the area. This will improve the long-term sustainability of the site and surrounding areas. The proposed allocation will make a significant contribution towards achieve a healthy, vibrant and diverse economy

2.0 Issue: Economic benefits

The proposed allocation will have a wide range of benefits for the local economy. There will be significant economic benefits, including an increase in the number of employment generated by a future commercial development.

Worthing is the 174th most deprived local authority nationally with regards to overall deprivation (out of 317 where 1 is the most deprived and 317 the least deprived). As the proposed allocation will lead to the provision of commercial / industrial employment opportunities; it is submitted that the allocation and development of this site for employment / commercial purposes will improve conditions for the local community by virtue of providing an additional source of employment and income streams.

3.0 Previous representations

On behalf of WBC, we previously made representations on the emerging SDWLP, during the Regulation 19 consultation. During these consultations we supported the allocation of A5 Decoy Farm for employment use.

We advised that minor corrections were required to the text including that the minimum of amount of employment land which can be delivered on site is 14,000 sqm. This is based on a thorough understanding of the site constraints.

We sought amendment of Paragraph 4.20 to refer to the fact the remediation will be completed by the end of March 2021.

We sought amendment to Paragraph 4.21 to say the current access to the site is from Dominion Way.

We stated our intention to submit a planning application for an employment-led scheme later in 2021 and noted that if planning approval is granted, it is intended that Worthing Borough Council will retain and redevelop the site.

It is noted that these matters were successfully addressed and resolved in our view in Council's Schedule of Representations and Officer responses document.

4.0 Response to Inspector's Questions

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?

Preliminary site investigations have taken place which have provided further insight into the nature of the constraints identified in the plan; namely, contamination, flood risk and the neighbouring uses; each of which have been addressed as follows:

- With regard to contamination, it is noted that WBC secured Local Enterprise Partnership (LEP) funding to support the remediation of the site and progress towards a planning application. Voluntary remediation happened in November 20 and was completed by the end March 21 and the site is now ready for development. It is understood that further information would be required at planning application stage to validate the remediation status of the site.
- A site specific Flood Risk Assessment and Drainage Strategy prepared by WSP has been prepared which has concluded that the site would be capable of delivering a development which would meet the requirements of Policy A5 as modified.
- It is not considered that the proposal will give rise to any negative impacts on nearby land uses nor will existing land uses negatively impact the proposal. It has been noted in preliminary discussion with WBC that there may be instances of debris from the adjacent household recycling site being found on the Decoy Farm site and that any proposal would need to mitigate against this.

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?

The development site has been subject to a Transport Assessment which has been completed in accordance with National and Local policy. Based on the results of the TA, it is respectfully submitted that there is no substantive evidence to suggest that any potential transport impacts from the development cannot be viably mitigated.



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

Modification M13 has proposed to be modified based on representations submitted by WSP and sought to reduce the proposed minimum of 18,000 sqm of employment land to 14,000sqm; this change was based on detailed site investigations of the site constraints as described above and the feasibility of meeting the minimum area cited in the SDWLP.



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