



WORTHING LOCAL PLAN 2020- 2036

MOD I

SCHEDULE OF MAIN MODIFICATIONS

April 2022



WORTHING BOROUGH
COUNCIL

MM - TRACKED CHANGES VERSION

Introduction

Following the submission to the Secretary of State of the Submission Draft Worthing Local Plan (SDWLP) for examination, the appointed Inspector has considered all written representations received, and had regard to matters raised during a series of public hearings held during November 2021. The Inspector has concluded that Main Modifications are required to make the plan sound. The Inspector has requested that the Council consults on a schedule of proposed Main Modifications which he considers are necessary to ensure the soundness of the plan. The proposed Main Modifications are put forward without prejudice to the Inspector's final conclusions regarding the soundness of the Plan. The Inspector will take account of the responses to the consultation before reaching final conclusions on the Main Modifications that are required to the Plan. This document sets out the proposed Main Modifications for the Worthing Local Plan. These modifications have been subject to a sustainability appraisal.

This Schedule of Main Modifications (MMs) identifies specific changes to the wording of certain policies and supporting text of the Submission Draft Worthing Local Plan Jan 2021 (as submitted for examination). They seek to respond to changes in national planning guidance and also address issues raised during the consultation stage and during the Examination process. In summary, the MMs are the changes that are needed to ensure the Plan is legally compliant and passes the tests of 'soundness' arising from the examination of the Plan.

Consequential changes needed to the Policies Maps are set in a separate Policies Map Modifications Document (MOD4). Additional Modifications are also proposed, these are non-consequential amendments to the Plan, not necessary for soundness. The Council has published a schedule of its Additional Modifications for completeness (MOD2).

Please note that at this stage representations are only to be made on the Main Modifications and other related documents. This consultation is not an opportunity to raise new matters or to make comments on other areas of the Plan which remain unchanged. There is also no need to repeat representations that have been submitted previously and which have already been provided to the Inspector

Key

- The following table sets out the proposed Main Modifications (**MM**). Modifications made to individual policies / topics are given a unique reference number eg; **MM1** (first column).
- Paragraph numbers in the second column conform with the paragraph and policy numbering of the Submission Draft Worthing Local Plan (SDWLP) Jan 2021.
- Column three sets out the proposed modification and column four sets out the justification for it.

- New text proposed to be added: underlined text (for supporting text) and **underlined and bold text** (for policy text)
- Text proposed to be deleted: ~~strikethrough text~~ (for supporting text) and ~~**strikethrough and bold text**~~ (for policy text).

Chapter 1 - Introduction

PROPOSED MODIFICATIONS			
Mod Ref	Policy / Para No.	Issue to Address	Note
MM1	Para 1.27	<p>Description of modification:</p> <p>Additional text has been added to paragraph 1.27.</p> <p>Text from Submission Draft Worthing Local Plan:</p> <p>This Local Plan has been written with the intention that it should be read as a whole. Taken together, the policies, associated supporting text and proposals within the Plan forms a coherent strategy for sustainable development in Worthing. It is therefore important that individual policies are not considered in isolation.</p> <p>Text proposed by MM1:</p> <p>This Local Plan has been written with the intention that it should be read as a whole. Strategic level policies are set out in Chapters 2 and 3 and these are followed by site allocations (Chapter 4) and Development Management policies (Chapter 5). Taken together, the policies, associated supporting text and proposals within the Plan forms a coherent strategy for sustainable development in Worthing. It is therefore important that individual policies are not considered in isolation.</p>	<p>To ensure that the WLP is effective and consistent with national policy and in response to MIQ-11.</p>

Chapter 2 - Vision & Strategic Objectives

PROPOSED MODIFICATIONS			
Mod Ref	Policy / Para No.	Issue to Address	Note
MM2	SP1 (& Para 2.7 & 2.9)	<p>Add the following to the end of paragraphs 2.7 and 2.9:</p> <p>2.7 ...land in its area. <u>The Plan should promote a sustainable pattern of development that seeks to: meet the development needs of Worthing; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects.</u></p> <p>2.9 ...on planning applications. <u>When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. The Council will always work proactively with applicants to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.</u></p> <p>Delete criterion a) (note that this will require a renumbering of the criterion that follow):</p> <p>a) When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. The Council will always work proactively with applicants to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.</p> <p>Delete last 5 words of criterion b) (now requirement a)</p> <p>b) a) ...will be approved without delay, unless material considerations indicate otherwise.</p> <p>Replace the existing wording of criterion c) (now requirement b) to state:</p> <p>c) b) Where there are no relevant development plan policies, relevant to the application or relevant to the application or relevant the policies which are most important for determining the application are out of date, at the time of making the decision then the Council will grant permission unless: material</p>	<p>In response to revised NPPF (July 2021).</p> <p>As discussed during the Hearing Session. To avoid unnecessary duplication and to ensure consistency with national policy.</p> <p>For consistency with NPPF.</p> <p>In response to SDWLP-66 (Pegasus Group on behalf of Persimmon Homes).</p>

		<p>considerations indicate otherwise - taking into account whether:</p> <p>i. the application of policies in the National Planning Policy Framework that protect areas or assets of particular importance provide a strong clear reason for <u>refusing the development proposed</u>; restricting the overall scale, type or distribution of development in the plan area; or</p> <p>ii. any adverse impacts of <u>doing so</u> granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole.</p>	
MM3	SP2 (& Para 2.20)	<p>Para 2.20 - add new bullet point:</p> <ul style="list-style-type: none"> • <u>'demonstrate that the development will protect and enhance the borough's natural capital and biodiversity assets'</u> <p>SP2 - insert new policy criterion -</p> <p><u>k) Development must not compromise land that is required to deliver towards a nature recovery network.'</u></p>	In response to SDWLP-57 (Sussex Wildlife Trust).
MM4	SP3 (& Para 2.26 & 2.36 & 2.37)	<p>Amend paragraph 2.26:</p> <p>2.26 The Public Health Strategy identifies five priorities for action which also contribute to the ambitions shared by the West Sussex Joint Health & Well-being Strategy (2019-2024) and the Well-being and Resilience Framework-specific health challenges present in Worthing. Five priorities for action have been devised where the Councils are likely to make significant impact creating the conditions to change lives of individuals and communities. These priorities are informed by the evidence set out within the West Sussex Joint Strategic Needs Assessment and thus have been cascaded into Policy SP3.</p> <p>Amend paragraph 2.36:</p> <p>2.36 ...Health Impact Assessment (HIA) is a method of considering the positive and negative impacts of major development <u>proposals</u> on the health of different groups in the population and identify any mitigation measures <u>(that need to be incorporated into major development proposals)</u> for any potential ...</p> <p>Add sentence on to the end of paragraph 2.37 as follows:</p>	<p>As discussed during the Hearing Session. It is considered that criterion a) doesn't aid implementation of the policy and thus reference to the Public Health Strategy is strengthened within supporting text 2.26.</p> <p>Supporting text 2.36 has been strengthened to</p>

		<p>2.37...within a Supplementary Planning Document. <u>This will follow best practice guidance on how to undertake a HIA contained within WSCC Healthy & Sustainable Places - A Public Health and Sustainability Framework (2020) and Public Health England Health Impact Assessment in Spatial Planning (2020).</u></p> <p>SP3 - Amend criterion a) and merge with criterion b):</p> <p>a) New development must be designed to achieve healthy, inclusive and safe places, which enable and support healthy lifestyles and address health and well-being needs in Worthing, as identified in the Adur & Worthing Council's Public Health Strategy. <u>In order to maximise opportunities to promote healthy lifestyles, where appropriate, new development must:</u></p> <p>b) In order to maximise opportunities to promote healthy lifestyles, where appropriate, new development must:</p>	<p>provide clarity on how the Health Impact Assessment will be applied.</p> <p>To ensure that the policy is effective and in response to MIQ-24</p>
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Chapter 3 - Spatial Strategy

PROPOSED MODIFICATIONS			
Mod Ref	Policy / Para No.	Issue to Address	Note
MM5	SS1	<p>SS1 - revise criterion a) as follows:</p> <p style="padding-left: 40px;">a) will seek to <u>deliver high quality development and provide for the needs of...</u></p> <p>SS1 - revise criterion d) ii) as follows:</p> <p style="padding-left: 40px;">ii) Edge Of Town Sites - six <u>five</u> edge of town sites are allocated for development.</p>	<p>In response to revised NPPF (July 2021) - Paragraph 20.</p> <p>To reflect the deletion of proposed allocation A13 (Titnore Lane)</p>
MM6	SS2 (& Para 3.21)	<p>Add the following text to after the third sentence of paragraph 3.21:</p> <p style="padding-left: 40px;">3.21 ...but not yet completed). <u>The housing trajectory in Appendix 1 sets out how each of these sources make up the housing supply position over the Plan period and when delivery is expected.</u> These are <u>also</u> summarised and incorporated within the table below.</p> <p>SS2 - revise criterion b) as follows:</p> <p style="padding-left: 40px;">b) a minimum of 28,000 <u>24,000</u> sqm of employment floorspace (industrial and warehousing) and 40,000 <u>9,200</u> sqm of commercial (retail and leisure) floorspace will be provided.</p> <p>Amend the Site Allocations table as follows:</p> <ul style="list-style-type: none"> ● Amend the heading so that it reads: Dwellings (<u>Indicative</u>) ● A3 - Centenary House - 250 - 10,000 sqm <u>Employment</u> office space (part re-provided) 	<p>To set out the latest position / and in response to SDWLP-55 (WSP on behalf of Worthing Borough Council).</p> <p>To provide consistency and in response to Inspector's Initial Question 17 (Ref-IL01).</p> <p>To ensure that the WLP is consistent</p>

		<ul style="list-style-type: none"> ● A5 - Decoy Farm - 14,000 sqm 18,000 sqm industrial / warehousing Employment ● A6 - Fulbeck Avenue - 420 to 152 - N/A ● A7 - Grafton - 150 - 2,500 sqm Commercial / Leisure / Retail ● A10 - Martlets Way - 28 - 10,000 sqm Employment Industrial / Warehousing ● A11 - Stagecoach, Marine Parade - 60 - 2,000 sqm Commercial / Leisure ● A12 - Teville Gate - 250 - 4,000 sqm Commercial / Leisure / Retail and 80 bed hotel ● A13 - Titnore Lane - 60 - N/A ● A14 - Union Place - 150 - 700 sqm Commercial / 90 room hotel / cinema extension 	<p>with national policy and in response to MIQ-43</p> <p>As discussed at Hearing Sessions to respond to changes being made to site allocations and to make policy effective.</p>
MM7	SS3 (& Para 3.36)	<p>Amend first bullet point just below para 3.36 to add the following text:</p> <p style="padding-left: 40px;">3.36 ...mix of uses. <u>Encourage and support new forms of retail, particularly small local independent retailers.</u></p> <p>Policy SS3 - Revise criteria a) so that the first part becomes the starting point for the policy. The rest then become the criteria to make that assessment.</p> <p><u>To ensure that Worthing Town Centre continues to fulfil its sub-regional role, it is important to provide development that meets both quantitative and qualitative needs. To achieve this the Council will:</u></p> <p>a) To ensure that Worthing Town Centre continues to fulfil its sub-regional role, it is important to provide development that meets both quantitative and qualitative needs. Ensure that New retail, leisure and other town centre use development is will therefore, usually be directed to the Town Centre.</p> <p>Revise the tense of the first word of the criteria that follow:</p> <p>b) Improving <u>Improve and increase...</u></p> <p>c) Making <u>Make...</u></p> <p>d) Establishing <u>Establish...</u></p>	<p>As discussed at Hearing Sessions and to make policy effective.</p> <p>In response to SDWLP-18 (Transition Town Worthing CIC).</p> <p>In response to SDWLP-57 (Sussex Wildlife Trust).</p>

		<p>e) Ensuring <u>Ensure...</u> f) Delivering <u>Deliver...</u></p> <p>Add new criterion g) as follows:</p> <p><u>g) As part of the development of the Green Infrastructure Strategy the Council will consider opportunities to integrate biodiversity within the town centre to address climate adaptation and ecological connectivity.</u></p>	
MM8	SS4	<p>Amend criterion a) and b) of Policy SS4:</p> <p><u>a) Outside of the Built Up Area Boundary land (excluding sites designated as Local Green Space under SS6) will be defined as ‘countryside and undeveloped coast’.</u></p> <p><u>b) Development in the countryside will be permitted where a countryside location is essential to the proposed use, it cannot be located within the Built Up Area Boundary, and it maintains its character and function for natural resources. Applications for the development of entry-level exception sites, suitable for first time buyers or those looking to rent their first home will be supported where these:</u></p> <ul style="list-style-type: none"> - <u>comprise of entry-level homes that offer one or more types of affordable housing;</u> - <u>are adjacent to existing settlements, and proportionate in size to them; and</u> - <u>comply with any local design policies and standards.</u> <p>Add the following text to the end of criterion f):</p> <p><u>f) ...through joint working with other organisations including the Park Authority, West Sussex County Council, National Highways Highways England and landowners. Any development within the setting of the National Park should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.</u></p>	<p>To reflect para 176 of NPPF and to ensure consistency with National Policy.</p> <p>In response to SDWLP-73 (SDNPA) Conformity with proposed NPPF Revisions</p>
MM9	SS5	<p>Amend second part of Policy SS5 as follows:</p> <p><u>Outside of those areas designated as Local Green Space, all applications for development (including entry level exception sites) within Local Green Gaps must demonstrate that individually or cumulatively: Development within these Gaps will be carefully controlled and will only be permitted in exceptional circumstances. Any development must be consistent with other policies in the Plan and ensure (individually or cumulatively):</u></p>	<p>As discussed during the Hearing Session. To clarify policy position and to ensure consistency with national policy.</p>

		<p>i) it does not lead to the coalescence of settlements; <u>it would not undermine the physical and/or visual separation of settlements;</u></p> <p>ii) it is unobtrusive and does not detract from the openness of the area; <u>it would not compromise the integrity of the gap;</u></p> <p>iii) it conserves and enhances the benefits and services derived from the area's Natural Capital; and</p> <p>iv) it conserves and enhances the area as part of a cohesive green infrastructure network.</p>	<p>In response to SDWLP-43 (Southern Water).</p>
<p>MM10</p>	<p>SS6 (& Para 3.54-3.60)</p>	<p>Local Green Space</p> <p>3.54 The NPPF introduced Local Green Space designation as a mechanism for local communities to identify and protect green spaces which are of particular importance to them. It provides special protection equivalent to that afforded by the Green Belt. The designation should only be used where the land is not extensive, is local in character and reasonably close to the community it serves, it must also be demonstrably special, for example because of its beauty, historic significance, recreational value, tranquillity or wildlife.</p> <p>3.55 There are three areas that the Council has designated as Local Green Spaces: Goring-Ferring Gap; Chatsmore Farm; and the Brooklands Recreation Area. Policies for managing development within a Local Green Space should be consistent with those for Green Belts. The fundamental aim of green belt policy is to keep the land permanently open. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are set out in the NPPF.</p> <p>3.56 The first two areas have been proposed for designation by the local community. Brooklands Recreation Area has been added as the area has recently attracted a growing and active 'friends of Brooklands' community group and there is considerable interest in the development of a long-term management plan for the park. All three areas were assessed by a landscape consultant on behalf of the Council to determine their potential for designation as Local Green Space (June 2018) and were found to fully meet the NPPF criteria for designation.</p>	<p>As discussed during the Hearing Session. To clarify policy position and to ensure consistency with national policy.</p>

A brief summary of each Gap is set out below – further detailed information on all aspects can be found within the associated Topic Paper.

Goring-Ferring Gap

3.57 The Goring-Ferring Gap, that comprises flat arable fields, provides a valued break in the coastal conurbation and a visual connection between the undeveloped coastline and the South Downs National Park to the north. The Goring Residents' Association and the Ilex Conservation Group (with the support of the Ferring Conservation Group, Ferring Parish Council and Ward Councillors) presented information in support of its request to designate this gap as Local Green Space. It is valued for its historic associations, views, wildlife, (it is a designated Local 62 Wildlife Site), and opportunities to bird-watch, stargaze and enjoy quiet recreation. It is also recognised for the relative tranquility it affords in an otherwise heavily built up area. On the matter of landscape sensitivity, in the wider context it should be noted that this Gap covers 33 hectares in Worthing Borough and adjoins 29 hectares in Arun District. Of the sites assessed within Arun to support the development of their Local Plan this gap was shown as being the most sensitive in nature.

Chatsmore Farm

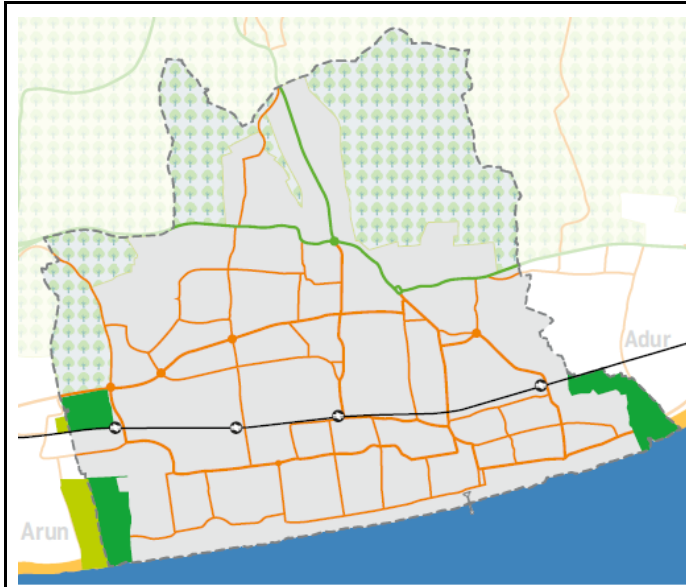
3.58 Chatsmore Farm, that covers 28 hectares in Worthing and 2 hectares in Arun, comprises arable fields with the Ferring Rife flowing east to west crossing the middle of the site. The Goring Residents' Association's request to designate the green space between Goring and Ferring included this area. The request highlighted its historic associations, wildlife and recreational value, and its offer as a haven of relative calm within the urban area. In addition, the land is in the setting of the South Downs National Park and the Grade II* Registered Park and Garden 'Highdown Garden' which lie to the north

Brooklands Recreation Area

3.59 The 30 hectare Brooklands Recreation Area, located on the eastern edge of Worthing, is a well-loved local amenity that comprises a lake, play areas, recreation facilities and extensive areas of semi-natural open space. It is designated as Local Green Space for its local significance to recreation, wildlife and beauty. The site also provides the wider ecosystem service benefits of drainage and flood protection relief. Brooklands Recreation Area provides a mix of semi-natural open space and recreation/leisure facilities on a scale that is suitable to this area of open and managed landscape. The lake itself has three main functions providing drainage and flood prevention relief; leisure and amenity; and wildlife value.

		<p>3.60 Brooklands has attracted significant levels of public support for the environmental improvements already made and those that are being planned. In 2017 a 'Friends of Brooklands' community group was established and, in early 2018 local residents were consulted about plans to create a management plan for the park. More recently, the Brooklands Park Masterplan has been prepared which has taken account of feedback from the local community and the results of an ecological study. Forthcoming enhancements, a limited amount of <u>appropriate</u> built development and the implementation of the Masterplan proposals for a science adventure park will increase Brooklands' recreation and wildlife value and enhance its scenic beauty.</p> <p>POLICY SS6 - LOCAL GREEN SPACE</p> <p>Delete ALL of existing policy and replace with the following:</p> <p><u>Brooklands Recreation Area is designated as Local Green Space. Any proposals for development within this area will be considered in accordance with national planning policy for Green Belt.</u></p>			
<p>MM11</p>	<p>Local Green Gap Map - Page 61</p>	<p>Revisions have been made to the map to:</p> <ul style="list-style-type: none"> ● Amend the boundary of the LGG designations so that they don't extend onto the beach / coastline / sea ● Amend the boundary to Brooklands Recreation Area to exclude land within Southern Water's ownership ● Correct previous mapping error in northwest corner of the LGG to the east of the Borough (note - the correct boundary was set out on the Proposals Map and the Mapping Extracts Document published for consultation Jan 2021) <table border="1" data-bbox="488 991 1883 1082"> <tr> <td data-bbox="488 991 1189 1082">Existing</td> <td data-bbox="1189 991 1883 1082">Proposed</td> </tr> </table>	Existing	Proposed	<p>To correct previous mapping error.</p>
Existing	Proposed				

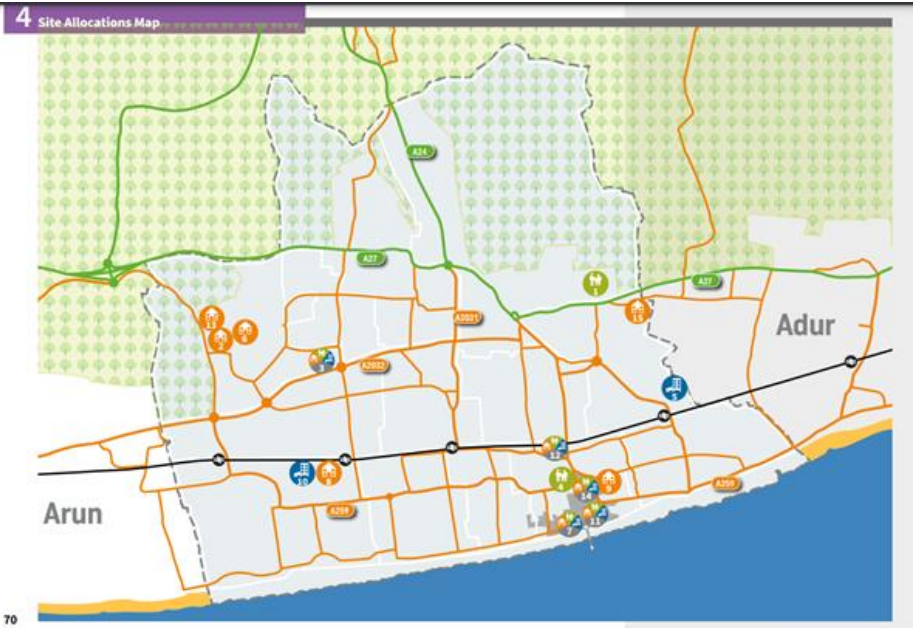
MM12	Local Green Space Map - Page 63	<p>Amend heading of map as follows: Location of areas designated as Local Green Space in Worthing Borough</p> <p>Revisions have been made to the map to:</p> <ul style="list-style-type: none"> ● Remove the two parcels of land shown as Local Green Space to the west of the borough. ● Amend the boundary of the LGS designation so that it doesn't extend onto the beach / coastline / sea ● Amend the boundary to Brooklands Recreation Area to exclude land within Southern Water's ownership ● Correct previous mapping error in north west corner LGS designation (note - the correct boundary was set out on the Proposals Map and the Mapping Extracts Document published for consultation Jan 2021) <table border="1" data-bbox="488 1251 1886 1343"> <tr> <td data-bbox="488 1251 1189 1343">Existing</td> <td data-bbox="1189 1251 1886 1343">Proposed</td> </tr> </table>	Existing	Proposed	As discussed during the Hearing Session and to ensure that the WLP is effective - and to correct previous mapping error.
Existing	Proposed				



Chapter 4 - Site Allocations

PROPOSED MODIFICATIONS			
Mod Ref	Policy / Para No.	Issue to Address	Note
MM13	Para 4.1	<p>Amend paragraph 4.1 as follows:</p> <p style="padding-left: 40px;">4.1 ...All sites included in this section have been assessed in detail through the Council's Strategic Housing Land Availability Assessment (SHLAA) and the Local Plan Sustainability Appraisal, <u>and the SDWLP Flood Risk Sequential and Exception Test</u>. Supported by these documents and other evidence, a conclusion has been reached that they should be allocated for development. <u>The sequential test concluded that the majority of sites are located in Flood Zone 1 and these are the most sequentially preferable. However due to the limited number of sites available, to ensure that every effort has been made to meet Worthing's full local housing need as far as is practicable and reasonable, all suitably available sites are required including those at risk of flooding. Even with these there is still insufficient capacity to meet Worthing's full local housing need. Therefore it is considered that all the above sites pass the sequential test, as required by the NPPF.</u></p>	<p>In response to SDWLP-59 (Environment Agency).</p>
MM14	Para 4.8	<p>Amend existing 3rd sentence of paragraph 4.8 and replace as follows:</p> <p style="padding-left: 40px;">4.8 ...in this Local Plan. In addition, proposals <u>each allocation highlights specific considerations relating to the development of each site and applicants will need to meet (as a minimum) any site-specific the development requirements that are set out in the following policies. The use of...</u></p>	<p>As discussed during the Hearing Session. To clarify policy position and to ensure effectiveness.</p>
MM15	Sites Map & Legend - P70 and 71	<p>To reflect MM28 below the Site Allocations Map (and associated Legend) has been amended to delete Allocation A13.</p>	<p>As discussed during the Hearing Session and to ensure that the WLP is effective.</p>

Existing



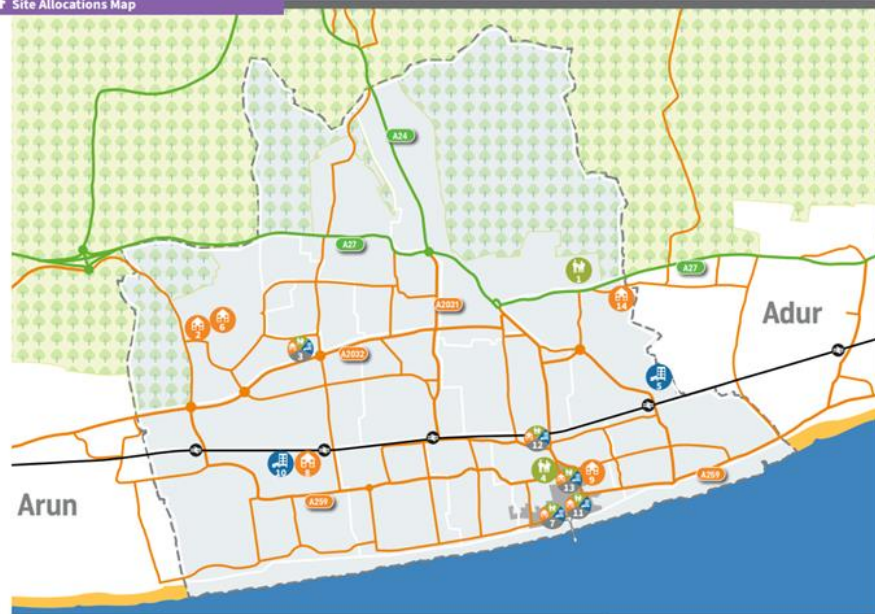
Site Allocations

	Borough Boundary	A1	Beeches Avenue	p72
	Ward Boundaries	A2	Caravan Club, Titnore Way	p74
	South Downs National Park	A3	Centenary House	p76
	Town Centre	A4	Civic Centre, Stoke Abbott Road	p78
	Railway Station	A5	Decoy Farm	p80
	Trunk Roads	A6	Fulbeck Avenue	p82
	Arterial Roads	A7	Grafton	p84
Dominant Proposed Use		A8	HMRC Offices, Barrington Road	p86
	Employment Developments	A9	Lyndhurst Road	p88
	Community Developments	A10	Martlets Way	p90
	Residential Developments	A11	Stagecoach, Marine Parade	p92
	Mixed Use Developments	A12	Teville Gate	p94
	Allocation Reference Number	A13	Titnore Lane	p96
		A14	Union Place	p98
		A15	Upper Brighton Road	p100

71

Proposed

4 Site Allocations Map



70

Site Allocations		
	Borough Boundary	
	Ward Boundaries	
	South Downs National Park	
	Town Centre	
	Railway Station	
	Trunk Roads	
	Arterial Roads	
Dominant Proposed Use		
	Employment Developments	
	Community Developments	
	Residential Developments	
	Mixed Use Developments	
	Allocation Reference Number	
	A1 Beeches Avenue	p72
	A2 Caravan Club, Titnore Way	p74
	A3 Centenary House	p76
	A4 Civic Centre, Stoke Abbott Road	p78
	A5 Decoy Farm	p80
	A6 Fulbeck Avenue	p82
	A7 Grafton	p84
	A8 HMRC Offices, Barrington Road	p86
	A9 Lyndhurst Road	p88
	A10 Martlets Way	p90
	A11 Stagecoach, Marine Parade	p92
	A12 Teville Gate	p94
	A13 Union Place	p98
	A14 Upper Brighton Road	p100

MM16	A1 - Beeches Avenue	<p>Insert a new development requirement a) and re-number criteria that follow:</p> <p><u>a) deliver a residential scheme comprising of a minimum 90 dwellings;</u></p> <p>Revise development requirement a) (now requirement b) as follows:</p> <p><u>a) b) Provide safe and suitable primary vehicular access from Lyons Farm that does not compromise or negatively impact operations of the Football Club;</u></p> <p>Revise development requirement c) (now requirement d) as follows:</p>	As discussed during the Hearing Session. To clarify policy position and to ensure consistency with national policy.
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		<p>e) d) respond to the requirements of the Worthing Air Quality Action and Plan and deliver a package of sustainability measures to mitigate the impacts of development. This should include a commitment to <u>promote a travel plan to improve the accessibility and sustainability of the site</u> deliver a car club and enhancements to walking & cycling facilities. EV charge points (with a power output of at least 7kW) should be provided for all residential units, fitted ready for first occupation;</p> <p>Revise development requirement d) (now requirement e) as follows:</p> <p>d) e) conserve and enhance the setting of the SDNP and mitigate the visual impact of development (including the effects of artificial lighting) with consideration given to the transition into the Park and views to/from the Park having regard to the recommendations in the Worthing Landscape and Ecology Study. This should incorporate planting of species native to this area of chalk downland to form a <u>robust landscape boundary and buffer to the southern edge of the SDNP.</u>; be of a high quality that conserves and enhances the setting of the SDNP, ensuring a transition from the site to the SNDP, with lower density development closer to the SDNP boundary;</p> <p>Delete existing requirement e) as follows:</p> <p>e) incorporate planting of species native to this area of chalk downland to form a robust landscape boundary and buffer to the southern edge of the SDNP;</p> <p>Revise development requirement f) as follows:</p> <p>f) provide a Sustainable Urban Drainage System (SuDS) that <u>includes measures to protect has been informed by a hydrogeological risk assessment to ensure and demonstrate the system does not pose an unacceptable risk to groundwater quality for drinking water.</u></p> <p>Delete development requirement g) as follows:</p> <p>g) give consideration to the <u>suitable relocation of the car repairers;</u></p> <p>Revise development requirement h) and renumber as follows:</p> <p>g) h) retain features of local value and where appropriate enhance these features and the wider site through management and complimentary habitat creation. <u>development proposals should ensure the protection and enhancement of existing biodiversity assets in line with Policy DM18, including the provision of biodiversity net gain. Existing high-quality trees should be retained where possible and</u></p>	
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		<p><u>new green infrastructure delivered that provides opportunities to link to the Borough-wide green infrastructure network;</u></p> <p>Add new development requirement h) as follows:</p> <p><u>h) provide a high quality design with particular attention to height and massing. Ensure the scale of development, particularly on the boundaries of the site, respects the scale and established building line of adjoining properties. Ensure that development has a suitable relationship with and does not have an unacceptable impact on neighbouring residents in terms of private amenity, overlooking and that daylight and sunlight implications are appropriately managed.</u></p>	
MM17	A2 - Caravan Club	<p>Amend paragraph 4.14 as follows:</p> <p>4.14 The site is owned by Worthing Borough Council <u>and was previously</u> leased to the Caravan Club. <u>As reflected in this allocation, t</u>The Council and the Caravan Club <u>had been</u> 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 <u>would have allowed</u>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. <u>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.</u></p> <p>Insert an additional bullet point under the site constraints list:</p> <ul style="list-style-type: none"> • <u>The SFRA identifies the eastern section of the site as being at a high risk of groundwater flooding. This site was included in the SDWLP Flood Risk Sequential and Exception Test which was informed by the Level 2 SFRA (2020).</u> <p>Insert a new development requirement a) and re-number criteria that follow (note - this should include corrections to existing referencing):</p> <p>a) <u>deliver a residential scheme comprising of a minimum 100 dwellings;</u></p> <p>Revise development requirement a) (now requirement b) as follows:</p>	<p>Update to highlight recent changes and in response to MIQ-96.</p> <p>In response to SDWLP-59 (Environment Agency).</p> <p>As discussed during the Hearing Session. To clarify policy position and to ensure effectiveness.</p>

~~a) b) conserve and enhance the setting of the SDNP and mitigate the visual impact of development (including the effects of artificial lighting) with consideration given to the transition into the Park and views to/from the Park having regard to the recommendations in the Worthing Landscape and Ecology Study; retain and enhance boundary vegetation to maintain self-containment and limit views of the site locally and from the National Park;~~

Revise development requirement b) (now requirement c), and replace development requirement c) (now requirement d) as follows:

~~b) c) adopt the sequential approach so~~ b) c) seek to ensure the most vulnerable uses are located in the areas at lowest risk of flooding and maintain a suitable buffer to the lake;

~~e) d) a site specific Flood Risk Assessment should demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its uses, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall. This should have regard to 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; maintain a suitable buffer to the lake and demonstrate how flood risk will be safely managed across the lifetime of the development, taking climate change into account, and not increased elsewhere;~~

Revise development requirement d) (now requirement e) as follows:

~~d) e) ensure that the design and layout of this site (along with the neighbouring site at Fulbeck Avenue) should safeguard and have regard to opportunities for the enhancement of avoid and potential impacts on the Local Wildlife Site;~~

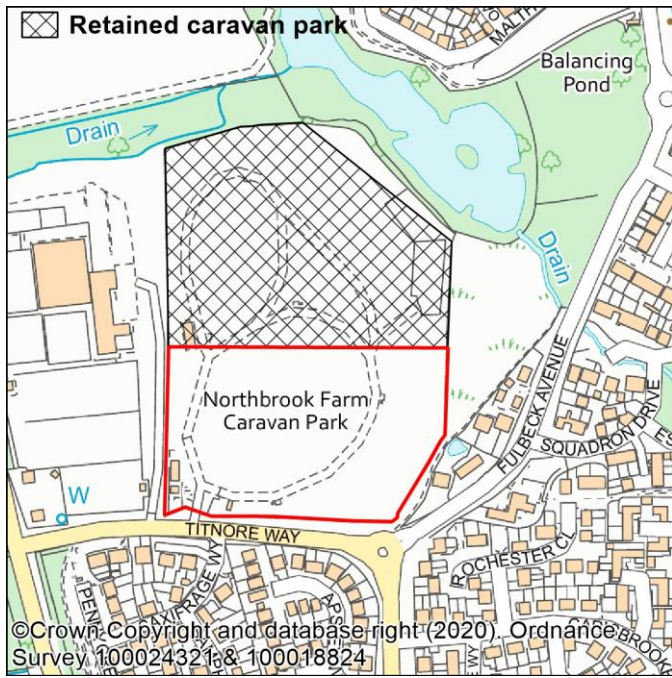
Revise development requirement e) (now requirement f) as follows:

~~e) f) development proposals should ensure the protection and enhancement of existing biodiversity assets in line with Policy DM18, including the provision of biodiversity net gain. Existing high-quality trees should be retained where possible and new green infrastructure delivered that provides opportunities to link to the Borough-wide green infrastructure network; deliver net gain in biodiversity and high quality green infrastructure to include the internal tree groups which should be incorporated into the design of new development;~~

Delete development requirement f) as follows:


~~f) development proposals should be informed by up to date ecological information;~~

		<p>Delete development requirement g) as follows:</p> <p>g) – help to protect, and where possible, support the continued use of the land to the north as a caravan site;</p> <p>Revise development requirement i) (now requirement g) as follows:</p> <p>i) – g) in line with the West Sussex Waste Local Plan (Policy W2) proposals should not prejudice give consideration to the continued safeguarding or affect the operation of the composting site located to the west;</p> <p>Revise development requirement k) (now requirement i) as follows:</p> <p>k) i) deliver a package of sustainable travel measures which should include a commitment to promote a travel plan to improve the accessibility and sustainability of the site including enhancements to walking & cycling facilities. EV charge points (with a power output of at least 7kW) should be provided for all residential units, fitted ready for first occupation;</p> <p>Add additional development requirement k) as follows:</p> <p><u>k) provide an appropriate level of contribution towards highway capacity improvements at the A259/A2032 Goring Crossways junction and safety and speed reduction measures at the Yeoman Road / Palatine Rd junction.</u></p>			
<p>MM18</p>	<p>A2 - Caravan Club (Page 75)</p>	<p>In line with MM17 above, the hatching used to indicate the retained Caravan Club has been deleted:</p> <table border="1" data-bbox="488 1106 1883 1198"> <tr> <td data-bbox="488 1106 1182 1198">Existing</td> <td data-bbox="1182 1106 1883 1198">Proposed</td> </tr> </table>	Existing	Proposed	<p>For consistency and to ensure that the Plan is effective.</p>
Existing	Proposed				



Existing

Proposed

			
<p>MM19</p>	<p>A3 - Centenary House</p>	<p>Amend 'Indicative Capacity' as follows:</p> <ul style="list-style-type: none"> • 250 residential units & 10,000 sqm employment floorspace (part re-provided) <p>Amend paragraph 4.15 as follows:</p> <p>4.15 Redevelopment provides an opportunity to make more efficient use of land, and <u>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 WSCC (approx. 5,000 sqm) alongside the delivery of a multi-agency hub offering integrated and co-located public services.</u> Redevelopment would also make use of surplus land for <u>additional employment space (approx. 5,000 sqm) and new homes and additional employment space appropriate to the character of this residential area.</u></p>	<p>For consistency and in response to Inspector's Initial Question 17 (Ref-IL01).</p> <p>To ensure the policy is up to date and effective and in response to MIQ-98.</p> <p>To ensure the policy is effective</p>

	<p>Amend the first bullet point under site constraints:</p> <ul style="list-style-type: none"> • <u>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).</u> <p>Revise development requirement a) as follows:</p> <p><u>a) deliver a residential and employment scheme comprising of a minimum 250 dwellings and approximately 10,000 sqm employment floorspace; deliver a mixed-use community-led scheme with facilitating residential development;</u></p> <p>Revise development requirement b) as follows:</p> <p><u>b) development proposals should ensure the protection and enhancement of existing biodiversity assets in line with Policy DM18, including the provision of biodiversity net gain. Existing high-quality trees should be retained where possible and new green infrastructure delivered that provides opportunities to link to the Borough-wide green infrastructure network; enhance boundary vegetation and incorporate the protected trees;</u></p> <p>Revise development requirement c) as follows:</p> <p><u>c) respond to the findings of the Worthing Local Plan transport Study and seek to improve the operational capacity and safety of Durrington Lane and associated site access; provide suitable site access and an appropriate level of contribution towards safety and highway capacity improvements at the A2032 / Durrington Lane junction, highway capacity improvements at the A259/A2032 Goring Crossways junction and safety and speed reduction measures at the Yeoman Road / Palatine Rd junction;</u></p> <p>Add additional development requirement e) as follows:</p> <p><u>e) ensure layout is planned to ensure future access to existing water and/or wastewater infrastructure for maintenance and upsizing purposes. Phase occupation of development to align with the delivery of sewerage infrastructure, in collaboration with the service provider;</u></p> <p>Add additional development requirement f) as follows:</p>	<p>and consistent with national policy and in response to MIQ-99.</p>
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		<p><u>f) undertake an assessment of the archaeological remains and ensure that any archaeological assessment requirements are implemented;</u></p> <p>Add additional development requirement g) as follows:</p> <p><u>g) ensure that contaminated land is appropriately assessed and where necessary appropriate remediation takes place. Consider the implications of this to ensure appropriate sustainable drainage systems are provided;</u></p> <p>Add additional development requirement h) as follows:</p> <p><u>h) 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 have regard to 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;</u></p> <p>Add additional development requirement i) as follows:</p> <p><u>i) seek to ensure the most vulnerable uses are located in the areas at lowest risk of flooding.</u></p>	
<p>MM20</p>	<p>A4 - Civic Centre</p>	<p>Amend 'Indicative Capacity' as follows:</p> <ul style="list-style-type: none"> • <u>7,000sqm</u> Integrated Health Hub <p>Amend Site Constraints and add additional bullet point as follows:</p> <ul style="list-style-type: none"> • <u>The SFRA identifies the site as being at a medium risk of flooding.</u> <p>Revise development requirement a) as follows:</p> <p><u>a) deliver an Integrated Health Hub comprising of approximately 7,000 sqm; provide a modern purpose-built healthcare facility to deliver new models of care;</u></p> <p>Revise development requirement b) as follows:</p>	<p>For consistency and in response to Inspector's Initial Question 17 (Ref-IL01).</p> <p>As discussed during the Hearing Session. To clarify policy position and to ensure effectiveness.</p>

b) enhance permeability and provide an attractive and accessible pedestrian link from the site that incorporates green infrastructure;

Revise development requirement d) as follows:

d) provide a high quality design with particular attention to the height and massing. Ensure the scale of development, particularly on the boundaries of the site, respects the scale and established building line of adjoining properties. Due regard should be given to the established building line to the north of the site along the frontage of Christchurch Road. Ensure that development has a suitable relationship with and does not have an unacceptable impact on neighbouring residents in terms of private amenity, overlooking and that daylight and sunlight implications are appropriately managed;

Revise development requirement e) as follows:

e) be sensitive to the surrounding Conservation Areas and ensure that careful consideration is given to the protection of the neighbouring listed buildings and other heritage assets; protect nearby heritage assets and ensure no unacceptable harm is caused to them or their settings;

Revise development requirement f) as follows:

f) provide sufficient parking to meet the needs of the new health facility and amenity space;

Revise development requirement h) as follows:

h) ensure that any contaminated land issues are appropriately assessed and managed where necessary appropriate remediation takes place. Consider the implications of this to ensure appropriate sustainable drainage systems are provided;

Add additional development requirement i) as follows:

i) seek to ensure the most vulnerable uses are located in the areas at lowest risk of flooding;

Add additional development requirement j) as follows:

j) a site specific Flood Risk Assessment should consider all sources of flooding and the impacts of climate change over the lifetime of the development. It must demonstrate that any residual risk can be safely managed, development will not increase flood risk elsewhere and where possible will reduce the overall level of flood risk;

		<p>Add additional development requirement k) as follows:</p> <p><u>k) development proposals should ensure the protection and enhancement of existing biodiversity assets in line with Policy DM18, including the provision of biodiversity net gain. Existing high-quality trees should be retained where possible and new green infrastructure delivered that provides opportunities to link to the Borough-wide green infrastructure network.</u></p>	
MM21	A5 - Decoy Farm	<p>Amend 'Indicative Capacity' to:</p> <p>Minimum of 18,000 <u>14,000</u> sqm employment land</p> <p>Amend third sentence of paragraph 4.20 as follows:</p> <p>4.20...Remediation of the site is due to commence at the end of 2020 including <u>was completed at the end of March 2021 and this included the removal...</u></p> <p>Amend third sentence of paragraph 4.21 as follows:</p> <p>4.21 ...Current access for the site is from Decoy Way <u>Dominion Way</u>, which is accessed via Dominion Way.</p> <p>Amend paragraph 4.22 to strengthen opportunities for Biodiversity net Gain:</p> <p>4.22 ...in the vicinity of this site. <u>Opportunities should be taken to deliver Biodiversity Net Gains in keeping with the location, size and scale of development as stipulated in Policy DM18.</u></p> <p>Amend 4th bullet point of 'Site Constraints' as follows:</p> <ul style="list-style-type: none"> • The Teville Stream (partially culverted) and a number of watercourses run along the site boundaries. There are areas of Flood Zone 3 associated with these. <u>The SFRA identifies areas of Flood Zone 3 associated with these and that small parts of the site are at a high risk of surface and groundwater flood risk. This site was included in the SDWLP Flood Risk Sequential and Exception Test which was informed by the Level 2 SFRA (2020).</u> <p>Amend 5th bullet point of 'Site Constraints' as follows:</p>	<p>Updated to provide clarity and set out the latest position / In response to SDWLP-55 (WSP on behalf of Worthing Borough Council).</p> <p>In response to SDWLP-59 (Environment Agency).</p> <p>In response to SDWLP-61 (WSCC).</p> <p>In response to SDWLP-42 (Lichfields on behalf of GlaxoSmithKline Plc).</p> <p>As discussed during the Hearing Session. To clarify policy position and</p>

		<ul style="list-style-type: none"> • Directly adjoins the boundary of the Household Waste Recycling Site which is safeguarded through the West Sussex Local Plan. <u>The West Sussex Waste Local Plan requires the safeguarding of existing waste sites from other non-waste development which may prevent or prejudice their continued operation for such purposes.</u> <p>Insert a new development requirement a) and re-number criteria that follow:</p> <p><u>a) deliver an employment scheme comprising of a minimum of 14,000 sqm employment land;</u></p> <p>Revise development requirement c) (now requirement d) as follows:</p> <p><u>e) d) adopt the sequential approach so seek to ensure the most vulnerable uses are located in the areas at lowest risk of flooding and no built development is located in Flood Zone 3;</u></p> <p>Revise development requirement d) (now requirement e) as follows:</p> <p><u>d) e) demonstrate how flood risk will be safely managed across the lifetime of the development, taking climate change into account, and not increased elsewhere; a site specific Flood Risk Assessment should demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its uses, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall. This should have regard to 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;</u></p> <p>Revise development requirement f) (now requirement g) as follows:</p> <p><u>f) g) minimise impacts on nearby residential properties. protect the continued operation of the adjacent household waste recycling site; In line with the West Sussex Waste Local Plan proposals should not prejudice the continued safeguarding or affect the operation (and possible future reconfiguration / intensification) of the adjacent household waste recycling site;</u></p> <p>Revise development requirement g) (now requirement h) to add reference to specific transport mitigation measures:</p> <p><u>g) h) consultation with West Sussex County Council, and Worthing Borough Council and National Highways to agree any mitigation for off site traffic impacts on the local and strategic road networks in particular, traffic calming and safety measures at the B223 between Sompting Road and Dominion Way;</u></p>	<p>to ensure effectiveness.</p>
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		<p>Revise development requirement h) (how requirement i) as follows:</p> <p><u>h) i) retain, protect and enhance existing waterbodies the Teville Stream providing an adequate buffer between the watercourse and any potential development, and seek opportunities to create new wetland habitats; enhance and restore the watercourse including removing culverts;</u></p> <p>Delete original requirement i) and incorporate it in requirement k):</p> <p><u>i) development should be supported by a scheme to eradicate invasive species present on site;</u></p> <p>Revise development requirement j) as follows:</p> <p><u>j) ensure layout is planned to ensure future access to existing water and/or wastewater infrastructure for maintenance and upsizing purposes (this includes the two effluent pipelines which run along the northern boundary). Phase occupation of development to align with the delivery of sewerage infrastructure, in collaboration with the service provider.</u></p> <p>Revise development requirement k) as follows:</p> <p><u>k) development proposals should ensure the protection and enhancement of existing biodiversity assets in line with Policy DM18, including the provision of biodiversity net gain. Existing high-quality trees should be retained where possible and new green infrastructure delivered that provides opportunities to link to the Borough-wide green infrastructure network. maximise biodiversity value on site. through wildlife friendly landscape planting and design (SUDs etc) and compensate for residual habitat loss through off-site contributions. Invasive species on the site should be eradicated.</u></p>	
MM22	A6 - Fulbeck Avenue	<p>Amend indicative capacity:</p> <p>420 <u>152</u> residential units</p> <p>Amend the third bullet point under the site constraints list and insert an additional bullet point:</p> <ul style="list-style-type: none"> Partly within an area with a high chance of flooding from surface water and at medium risk of groundwater flooding. The site would be at risk from a breach scenario at Somerset Lake and failure of the flood storage facility to the north. These have previously caused flooding in the local area. The SFRA shows a small section of the site in the north and centre is located within Flood Zone 3b. A further northern section of the site is also located within Flood Zone 3a and parts of the site are at a high risk of surface water flooding and 	<p>In response to SDWLP-59 (Environment Agency).</p> <p>To clarify error relating to the extent of the 'buffer'. This will ensure the policy is effective and</p>

		<p><u>groundwater flooding. The SFRA also found that Somerset Lake posed a risk to the site in event of breach resulting in 38% of the site being affected on a dry day with depths up to 1.4m and on a wet day over half the site affected with depths up to 1.6m. Therefore development in this location would place additional people at risk of flooding.</u></p> <ul style="list-style-type: none"> • <u>This site was included in the SDWLP Flood Risk Sequential and Exception Test which was informed by the Level 2 SFRA (2020). This concluded that both parts of the Exception Test had been satisfied for the site to be allocated. At the planning application stage Part b) of the Exception Test will need to be reapplied to take into account more detailed information about the proposed development and the specific mitigation proposed through a site specific Flood Risk Assessment.</u> <p>Insert a new development requirement a) and re-number criteria that follow:</p> <p><u>a) deliver a residential scheme comprising of a minimum 152 dwellings;</u></p> <p>Revise development requirement a) (now requirement b) as follows:</p> <p><u>a) b) development proposals should ensure the protection and enhancement of existing biodiversity assets in line with Policy DM18, including the provision of biodiversity net gain. Existing mature trees and some of the deciduous woodland in the northern part of the site should be retained where possible, having regard to the recommendations in the Worthing Landscape and Ecology Study to limit views from the West Durrington development and National Park. New green infrastructure should be delivered that provides opportunities to link to the Borough-wide green infrastructure network; deliver net gain in biodiversity and high quality green infrastructure to include the retention of mature trees, in particular some of the deciduous woodland in the northern part of the site and the West Durrington development and to limit views to the site from the National Park to the north;</u></p> <p>Delete requirement b) as follows:</p> <p><u>b) enhance boundary vegetation;</u></p> <p>Revise development requirement c) as follows:</p> <p><u>c) adopt the sequential approach so seek to ensure the most vulnerable uses are located in the areas at lowest risk of flooding. A site specific Flood Risk Assessment should consider all sources of flooding and demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its uses, without increasing flood risk elsewhere, and, where possible, will reduce flood</u></p>	<p>consistent with national policy and in response to MIQ-110.</p> <p>As discussed during the Hearing Session. To clarify policy position and to ensure effectiveness.</p>
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		<p><u>risk overall. This should have regard to 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;</u></p> <p>Delete development requirement d) as it has been incorporated into criteria c):</p> <p>d) maintain a suitable buffer to the lake and demonstrate how flood risk from all sources (including a breach scenario) will be safely managed across the lifetime of the development, taking climate change into account, and not increased elsewhere;</p> <p>Delete development requirement e) as follows:</p> <p>e) be informed by up to date ecological information;</p> <p>Revise development requirement f) and renumber as follows:</p> <p>f) d) retain, protect and enhance existing waterbodies and seek opportunities to create new wetland habitats. protect the stream / watercourse and incorporate within the design of the open space to be provided as part of the development and maintain a suitable buffer to the lake;</p> <p>Revise development requirement g) and renumber as follows:</p> <p>g) e) ensure that the design and layout of this site (along with neighbouring site - the Caravan Club) should safeguards and has regard to opportunities for enhancement of avoids any potential impacts on the Local Wildlife Site;</p> <p>Delete development requirement i):</p> <p>i) give consideration to the continued safeguarding of the composting site located to the west, in line with the Waste Local Plan (Policy W2);</p> <p>Revise criterion j) (now criterion g) as follows:</p> <p>j) g) provide a new point of access from Fulbeck Avenue and provide an appropriate level of contribution towards highway capacity improvements at the A259 / A2032 Goring Crossways junction.</p>	
MM23	A7 - Grafton	Amend the first bullet point of the site constraints list:	In response to SDWLP-59

		<ul style="list-style-type: none"> • <u>The majority of the site is in Flood Zone 3. The site is therefore at a high risk of coastal flooding and the SFRA states that climate change will have a significant impact on this site with Flood Zone 3 covering the whole site in the future. Therefore development in this location would place additional people at risk of flooding. This site was included in the SDWLP Flood Risk Sequential and Exception Test which was informed by the Level 2 SFRA (2020). This concluded that both parts of the Exception Test had been satisfied for the site to be allocated. At the planning application stage Part b) of the Exception Test will need to be reapplied to take into account more detailed information about the proposed development and the specific mitigation proposed through a site specific Flood Risk Assessment.</u> <p>Site Constraints - delete fourth bullet point:</p> <ul style="list-style-type: none"> • The multi-storey car park currently provides space for 430 cars <p>Revise development requirement a) as follows:</p> <p><u>a) deliver a residential and employment scheme comprising of a minimum of 150 residential units and approximately 2,500 sqm commercial; provide a mix of high quality residential, retail and leisure uses and amenity space;</u></p> <p>Revise development requirement b) as follows:</p> <p><u>b) adopt the sequential approach so seek to ensure the most vulnerable uses are located in the areas at lowest risk of flooding;</u></p> <p>Replace development requirement c) as follows:</p> <p><u>c) demonstrate how flood risk will be safely managed across the lifetime of the development, taking climate change into account, and not increased elsewhere;</u></p> <p><u>c) a site specific Flood Risk Assessment should consider all sources of flooding and demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its uses, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall. This should have regard to 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;</u></p> <p>Revise development requirement f) as follows:</p>	<p>(Environment Agency).</p> <p>As discussed during the Hearing Session. To avoid duplication and to ensure effectiveness.</p>
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		<p>f) provide a high quality public realm that enhances the town centre and <u>protects nearby heritage assets and ensures no unacceptable harm is caused to them or their settings</u>; provides an attractive setting to the historic environment, including the Grade II Listed Lido and surrounding Conservation Areas;</p> <p>Revise development requirement h) as follows:</p> <p><u>h) enhance permeability and provide an attractive and accessible pedestrian link</u> create a new route that incorporates green infrastructure linking the seafront and primary shopping area in a coherent and attractive way;</p> <p>Revise development requirement i) as follows:</p> <p><u>i) provide a high quality design with particular attention to height and massing. Ensure the scale of development, particularly on the boundaries of the site, respects the scale and established building line of adjoining properties. Ensure that development has a suitable relationship with and does not have an unacceptable impact on neighbouring residents in terms of private amenity, overlooking and ensure that daylight and sunlight implications are appropriately managed;</u></p> <p>Add new development requirement j) as follows:</p> <p><u>j) ensure that contaminated land is appropriately assessed and where necessary appropriate remediation takes place. Consider the implications of this to ensure appropriate sustainable drainage systems are provided;</u></p> <p>Add new development requirement k) as follows:</p> <p><u>k) development proposals should ensure the protection and enhancement of existing biodiversity assets in line with Policy DM18, including the provision of biodiversity net gain. Existing high-quality trees should be retained where possible and new green infrastructure delivered that provides opportunities to link to the Borough-wide green infrastructure network.</u></p>	
MM24	A8 - HMRC Offices	<p>Amend Site Constraints and add additional bullet point as follows:</p> <ul style="list-style-type: none"> • <u>The SFRA identifies the site as being at a medium risk of flooding.</u> <p>Revise development requirement as follows:</p>	As discussed during the Hearing Session and to ensure effectiveness.

		<p>a) <u>deliver a residential scheme comprising of a minimum of 250 residential units, provision of care home / sheltered accommodation</u> 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;</p> <p>Revise development requirement b) as follows:</p> <p><u>b) ensure that any contaminated land issues are appropriately assessed and managed where necessary appropriate remediation takes place. Consider the implications of this to ensure appropriate sustainable drainage systems are provided;</u></p> <p>Revise development requirement c) as follows:</p> <p><u>c) development proposals should ensure the protection and enhancement of existing biodiversity assets in line with Policy DM18, including the provision of biodiversity net gain. Existing high-quality trees should be retained where possible and new green infrastructure delivered that provides opportunities to link to the Borough-wide green infrastructure network; retain high quality trees in and around the site;</u></p> <p>Revise development requirement e) as follows:</p> <p><u>e) ensure that the development does not have an unacceptable impact on the amenity of neighbouring residents; provide a high quality design with particular attention to height and massing. Ensure the scale of development, particularly on the boundaries of the site, respects the scale and established building line of adjoining properties. Ensure that the development has a suitable relationship with and does not have an unacceptable impact on the amenity of neighbouring residents in terms of private amenity, overlooking and that daylight and sunlight implications are appropriately managed;</u></p> <p>Revise development requirement g) as follows:</p> <p><u>g) enhance permeability and provide an attractive and accessible pedestrian link that incorporates green infrastructure from the site as well as seeking seek to improve access to and from Durrington Station;</u></p> <p>Add additional development requirement i) as follows:</p> <p><u>i) provide an appropriate level of contribution towards highway capacity improvements at the A259 / A2032 Goring Crossways junction;</u></p>	
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		<p>Add additional development requirement j) as follows:</p> <p><u>j) seek to ensure the most vulnerable uses are located in the areas at lowest risk of flooding;</u></p> <p>Add new development requirement k) as follows:</p> <p><u>k) site specific Flood Risk Assessment should consider all sources of flooding and the impacts of climate change over the lifetime of the development. It must demonstrate that any residual risk can be safely managed, development will not increase flood risk elsewhere and where possible will reduce the overall level of flood risk.</u></p>	
MM25	A9 - Lyndhurst Road	<p>Revise Expected Delivery dates from 6+ years to <u>0-5 years</u></p> <p>Amend Site Constraints and add additional constraints as follows:</p> <ul style="list-style-type: none"> • <u>The SFRA identifies the site as being at a medium risk of flooding.</u> • <u>Conservation Areas lie in close proximity to the site.</u> <p>Revise development requirement a) as follows:</p> <p><u>a) deliver a residential scheme comprising of a minimum 150 dwellings; provide a high quality residential development;</u></p> <p>Revise development requirement b) as follows:</p> <p><u>b) undertake detailed investigations of the contamination to assess the level of remediation required; ensure that contaminated land is appropriately assessed and where necessary appropriate remediation takes place. Consider the implications of this to ensure appropriate sustainable drainage systems are provided;</u></p> <p>Delete development requirement c) as covered by modification to b)</p>	<p>To reflect progress made on the site and to ensure that the allocation is clear and effective.</p> <p>As discussed during the Hearing Session and to ensure effectiveness.</p> <p>UK Habitats Classification Survey reflects the Environment Act and better provides the evidence needed for feeding into net gain calculations.</p>

		<p>e) deliver a surface water drainage scheme that ensures that surface water is not discharged through contaminated soils;</p> <p>Revise development requirement d) and renumber as follows:</p> <p><u>d) c) undertake an assessment of the archaeological remains and ensure that any archaeological assessment requirements are implemented;</u></p> <p>Renumber existing criterion e) and replace with the following</p> <p>e) undertake an extensive phase 1 habitat survey and desktop study and provide mitigation as appropriate;</p> <p><u>d) development proposals should ensure the protection and enhancement of existing biodiversity assets in line with Policy DM18, including the provision of biodiversity net gain. Existing high-quality trees should be retained where possible and new green infrastructure delivered that provides opportunities to link to the Borough-wide green infrastructure network.</u></p> <p>Add additional development requirement g) as follows:</p> <p><u>g) protect nearby heritage assets and ensure no unacceptable harm is caused to them or their settings;</u></p> <p>Add additional development requirement h) as follows:</p> <p><u>h) seek to ensure the most vulnerable uses are located in the areas at lowest risk of flooding;</u></p> <p>Add additional development requirement i) as follows:</p> <p><u>i) a site specific Flood Risk Assessment should consider all sources of flooding and the impacts of climate change over the lifetime of the development. It must demonstrate that any residual risk can be safely managed, development will not increase flood risk elsewhere and where possible will reduce the overall level of flood risk;</u></p>	
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		<p>Add additional development requirement j) as follows:</p> <p><u>j) provide a high quality design with particular attention to height and massing. Ensure the scale of development, particularly on the boundaries of the site, respects the scale and established building line of adjoining properties. Ensure that development has a suitable relationship with and does not have an unacceptable impact on neighbouring residents in terms of private amenity, overlooking and that daylight and sunlight implications are appropriately managed.</u></p>	
<p>MM26</p>	<p>A10 - Martlets Way</p>	<p>Amend Indicative Capacity as follows:</p> <ul style="list-style-type: none"> • 10,000 sqm employment & <u>28 residential units</u> <p>Add additional site constraint as follows:</p> <ul style="list-style-type: none"> • <u>The SFRA identifies the site as being at a medium risk of flooding.</u> <p>Delete existing requirement a) and replace with following: a) provide employment development accessed from the west;</p> <p><u>a) deliver a residential and employment scheme comprising of a minimum of 28 residential units and approximately 10,000 sqm employment;</u></p> <p>Revise development requirement b) as follows:</p> <p><u>b) ensure the development does not have an unacceptable impact on the amenity of neighbouring residents. Provide a high quality design with particular attention to height and massing. Ensure the scale of development, particularly on the boundaries of the site, respects the scale and established building line of adjoining properties. Ensure that development has a suitable relationship with and does not have an unacceptable impact on neighbouring residents in terms of private amenity, overlooking and that daylight and sunlight implications are appropriately managed;</u></p> <p>Revise development requirement d) as follows:</p> <p><u>d) ensure that any contaminated land issues are is appropriately assessed and managed where necessary appropriate remediation takes place. Consider the implications of this to ensure appropriate sustainable drainage systems are provided;</u></p>	<p>As discussed during the Hearing Session and to ensure effectiveness.</p>

		<p>Revise development requirement e) as follows:</p> <p><u>e) development proposals should ensure the protection and enhancement of existing biodiversity assets in line with Policy DM18, including the provision of biodiversity net gain. Protect mature Ilex oak trees that separate the former gas holder site from the former sewage treatment works (subject to appropriate assessment work). New green infrastructure should be delivered that provides opportunities to link to the Borough-wide green infrastructure network; protect mature Ilex oak trees that separate the former gas holder site from the former sewage treatment works (subject to appropriate assessment work);</u></p> <p>Revise development requirement g) as follows:</p> <p><u>g) provide an element of residential development accessed from the east (HMRC A8) but only if it can facilitate the delivery of employment floorspace at Martlets Way accessed from the west and provide for the former gasholder site to be brought forward.</u></p> <p>Add new development requirement h) as follows:</p> <p><u>h) a site specific Flood Risk Assessment should consider all sources of flooding and the impacts of climate change over the lifetime of the development. It must demonstrate that any residual risk can be safely managed, development will not increase flood risk elsewhere and where possible will reduce the overall level of flood risk;</u></p> <p>Add additional development requirement i) as follows:</p> <p><u>i) seek to ensure the most vulnerable uses are located in the areas at lowest risk of flooding;</u></p> <p>Add new development requirement j) as follows:</p> <p><u>j) provide an appropriate level of contribution towards highway safety improvements at the A259 Goring Way / Goring Street junction and highway capacity improvements at the A259 / A2032 Goring Crossways junction.</u></p>	
MM27	A11 - Stagecoach	<p>Amend 'Indicative Capacity' as follows:</p> <ul style="list-style-type: none"> 60 residential units & 2,000sqm Commercial / Leisure 	For consistency and in response to Inspector's Initial

		<p>Amend the first bullet point of the site constraints list:</p> <ul style="list-style-type: none"> • Part of the site is within Flood Zone 2 and parts lie in Flood Zone 3. Parts of the site lie within Flood Zone 3 the site is therefore at a high risk of coastal flooding and the SFRA states that climate change will have a significant impact on this site with Flood Zone 3 covering the whole site in the future. Therefore development in this location would place additional people at risk of flooding. This site was included in the SDWLP Flood Risk Sequential and Exception Test which was informed by the Level 2 SFRA (2020). This concluded that both parts of the Exception Test had been satisfied for the site to be allocated. At the planning application stage Part b) of the Exception Test will need to be reapplied to take into account more detailed information about the proposed development and the specific mitigation proposed through a site specific Flood Risk Assessment. <p>Revise development requirement a) as follows:</p> <p><u>a) deliver a residential and employment scheme comprising of a minimum of 60 residential units and approximately 2,000 sqm commercial; provide for mixed development of residential and commercial uses (e.g. retail (comparison goods), cultural, leisure) that provides vibrancy and helps to integrate the town centre and seafront;</u></p> <p>Revise development requirement b) as follows:</p> <p><u>b) use sequential approach to site layout- seek to ensure the most vulnerable types of development uses are located in the areas at of lowest risk of flooding;</u></p> <p>Replace development requirement c) of the development requirements with the following:</p> <p><u>c) a site specific Flood Risk Assessment should consider all sources of flooding and demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its uses, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall. This should have regard to 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;</u></p> <p>Delete development requirement d):</p> <p><u>d) consider the risks posed by contaminated land to ensure the site is safe for future occupants and that development does not pose a risk to water quality;</u></p> <p>Revise development requirement e) as follows and renumber:</p>	<p>Question 17 (Ref-IL01).</p> <p>In response to SDWLP-59 (Environment Agency). As discussed during the Hearing Session and to ensure effectiveness.</p>
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		<p><u>e) d) ensure that any contaminated land issues are is appropriately assessed and managed where necessary appropriate remediation takes place. Consider the implications of this to ensure appropriate sustainable drainage systems are provided;</u></p> <p>Revise development requirement f) as follows and renumber:</p> <p><u>e) f) be sensitive to the surrounding Conservation Areas, listed buildings and historic rights of way and ensure that the design of any new development helps to enhance their significance and setting; protect nearby heritage assets and ensure no unacceptable harm is caused to them or their settings;</u></p> <p>Revise development requirement h) as follows and renumber:</p> <p><u>h) g) enhance permeability and provide an attractive and accessible pedestrian link (that incorporates green infrastructure) from Marine Parade to Warwick Street;</u></p> <p>Revise development requirement j) as follows and renumber:</p> <p><u>j) i) undertake an assessment of the archaeological remains and ensure that any archaeological assessment requirements are implemented;</u></p> <p>Revise development requirement k) as follows and renumber:</p> <p><u>k) j) development proposals should ensure the protection and enhancement of existing biodiversity assets in line with Policy DM18, including the provision of biodiversity net gain. Existing high-quality trees should be retained where possible and new green infrastructure delivered that provides opportunities to link to the Borough-wide green infrastructure network; incorporate the existing protected trees into any proposed design;</u></p> <p>Add additional development requirement k):</p> <p><u>k) provide a high quality design with particular attention to height and massing. Ensure the scale of development, particularly on the boundaries of the site, respects the scale and established building line of adjoining properties. Ensure that development has a suitable relationship with and does not have an unacceptable impact on neighbouring residents in terms of private amenity, overlooking and that daylight and sunlight implications are appropriately managed.</u></p>	
MM28	A12 -	Replace the second bullet point under the site constraints list:	

	<p>Teville Gate</p>	<ul style="list-style-type: none"> • The site is in an area with a high chance of surface water flooding and is at high risk of groundwater flooding. • <u>The SFRA shows one third of the site is at a high risk of surface water flooding. This site was included in the SDWLP Flood Risk Sequential and Exception Test which was informed by the Level 2 SFRA (2020).</u> <p>Revise development requirement a) as follows:</p> <p><u>a) deliver a mixed use scheme comprising of a minimum of 250 residential units and approximately 4,000 sqm commercial; deliver a mixed use scheme with a minimum of 250 homes, retail and leisure uses, commercial uses and replacement public car parking spaces;</u></p> <p>Revise development requirement b) as follows:</p> <p><u>b) ensure that any contaminated land issues are is appropriately assessed, remediated and managed where necessary appropriate remediation takes place. Consider the implications of this to ensure appropriate sustainable drainage systems are provided;</u></p> <p>Replace existing text and revise development requirement c) as follows:</p> <p>c) ensure the development is made safe from surface and groundwater flooding taking climate change into account; and incorporate appropriate Sustainable Urban Drainage Systems to ensure flood risk is not increased elsewhere and where possible reduce flooding locally whilst protecting water quality including during flood events;</p> <p><u>c) a site specific Flood Risk Assessment should demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its uses, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall. This should have regard to 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 and protect water quality;</u></p> <p>Revise development requirement d) as follows:</p> <p><u>d) protect and enhance nearby heritage assets and ensure no significant harm is caused to them or their settings;</u></p> <p>Revise development requirement e) as follows:</p>	<p>In response to SDWLP-59 (Environment Agency).</p> <p>As discussed during the Hearing Session and to ensure effectiveness.</p>
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		<p>e) <u>enhance permeability and provide a high quality public realm with cycle and pedestrian links (that incorporates green infrastructure) from the station to the town centre, and under the A24 to Morrisons, having regard to the Worthing Public Realm Study;</u></p> <p>Add additional development requirement g) as follows:</p> <p><u>g) any development around the station area should take into account the culverted watercourse that runs through the site and has historically resulted in flooding. The course and capacity of this should be taken into account. Opportunities where appropriate to de-culvert and create a biodiversity net gain should be sought;</u></p> <p>Add additional development requirement h) as follows:</p> <p><u>h) seek to ensure the most vulnerable uses are located in the areas at lowest risk of flooding;</u></p> <p>Add additional development requirement i) as follows:</p> <p><u>i) provide a high quality design with particular attention to height and massing. Ensure the scale of development, particularly on the boundaries of the site, respects the scale and established building line of adjoining properties. Ensure that development has a suitable relationship with and does not have an unacceptable impact on neighbouring residents in terms of private amenity, overlooking and that daylight and sunlight implications are appropriately managed;</u></p> <p>Add additional development requirement j) as follows:</p> <p><u>j) development proposals should ensure the protection and enhancement of existing biodiversity assets in line with Policy DM18, including the provision of biodiversity net gain. Existing high-quality trees should be retained where possible and new green infrastructure delivered that provides opportunities to link to the Borough-wide green infrastructure network.</u></p>	
MM29	A13 - Titnore Lane	DELETE ALL OF ALLOCATION A13	The Inspectors Post Hearing Advice Letter (IL07) concluded that the risk of adverse impacts from developing the site

			<p>would significantly and demonstrably outweigh the benefits. Consequently, the allocation should be deleted with the necessary changes made to the housing requirement, housing trajectory and Policies Map.</p> <p>The allocation is not justified or consistent with national policy.</p>
MM30	A14 - Union Place	<p>Amend 'Indicative Capacity' as follows:</p> <ul style="list-style-type: none"> 150 residential units and <u>&</u> 700 sqm leisure / commercial <p>Add additional site constraint as follows:</p> <ul style="list-style-type: none"> <u>The SFRA identifies the site as being at a medium risk of flooding.</u> <p>Insert a new development requirement a) and re-number criteria that follow:</p> <p><u>a) deliver a residential and employment scheme comprising of a minimum of 150 residential units and approximately 700 sqm leisure / commercial;</u></p> <p>Revise development requirement b) (now development requirement c) as follows:</p> <p><u>b) c) ensure that careful consideration is given to the protection of the listed buildings and other heritage assets that are in close proximity to this site; protect nearby heritage assets and ensure no unacceptable harm is caused to them or their settings;</u></p>	<p>For consistency and in response to Inspector's Initial Question 17 (Ref-IL01).</p> <p>As discussed during the Hearing Session and to ensure effectiveness.</p>

	<p>Revise development requirement d) (now development requirement e) as follows:</p> <p><u>e) e) enhance permeability and provide a high quality public realm (that incorporates green infrastructure) and generate new retail / leisure circuits connecting to Chapel Road, High Street and South Street;</u></p> <p>Revise development requirement f) (now development requirement g) as follows:</p> <p><u>f) g) ensure that any contaminated land issues are is appropriately assessed and managed where necessary appropriate remediation takes place. Consider the implications of this to ensure appropriate sustainable drainage systems are provided;</u></p> <p>Revise development requirement g) (now development requirement h) as follows:</p> <p><u>g) h) provide a high quality design with particular attention to height and massing. Ensure the scale of development, particularly on the boundaries of the site, respects the scale and established building line of adjoining properties. Ensure that development has a suitable relationship with and does not have an unacceptable impact on neighbouring residents in terms of private amenity, overlooking and that manage-daylight and sunlight implications are appropriately managed;</u></p> <p>Revise development requirement i) (now development requirement j) as follows:</p> <p><u>i) j) undertake an assessment of the archaeological remains and ensure that any archaeological assessment requirements are met implemented;</u></p> <p>Add additional development requirement l) as follows:</p> <p><u>l) seek to ensure the most vulnerable uses are located in the areas at lowest risk of flooding;</u></p> <p>Add additional development requirement m) as follows:</p> <p><u>m) a site specific Flood Risk Assessment should consider all sources of flooding and the impacts of climate change over the lifetime of the development. It must demonstrate that any residual risk can be safely managed, development will not increase flood risk elsewhere and where possible will reduce the overall level of flood risk;</u></p> <p>Add additional development requirement n) as follows:</p>	
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		<p><u>n) development proposals should ensure the protection and enhancement of existing biodiversity assets in line with Policy DM18, including the provision of biodiversity net gain. Existing high-quality trees should be retained where possible and new green infrastructure delivered that provides opportunities to link to the Borough-wide green infrastructure network.</u></p>	
MM31	A15 - Upper Brighton Road	<p>Amend paragraph 4.43 as follows:</p> <p>4.43 Bramber Primary School (and playing field) is located adjacent to the south west and an area of land within the site is reserved for for an expansion of the school to provide a playing field.</p> <p>Site constraints - add additional bullet point as follows:</p> <ul style="list-style-type: none"> • <u>The SFRA identifies the site as being at a high risk of flooding.</u> <p>Insert a new development requirement a) and re-number criteria that follow:</p> <p>a) <u>deliver a residential scheme comprising of a minimum of 123 residential units with Parcel A providing 105 residential units and Parcel B providing 18 residential units;</u></p> <p>Revise development requirement a) (now development requirement b) as follows:</p> <p>a) <u>b) avoid coalescence with development to the east and ensure that development is located to the west of the easement strip for the windfarm cable (a small parcel of land to the east of the easement strip is designated as part of the Local Green Gap). Protect and enhance the distinctive character of the Local Green Gap;</u></p> <p>Revise development requirement b) (now development requirement c) as follows:</p> <p>b) <u>c) development proposals should ensure the protection and enhancement of existing biodiversity assets in line with Policy DM18, including the provision of biodiversity net gain. Enhance and strengthen trees, hedgerows / linear scrub habitats along existing boundaries. New green infrastructure should be delivered that provides opportunities to link to the Borough-wide green infrastructure network; deliver biodiversity net gains, provide high quality green infrastructure and enhance & strengthen hedgerows / linear scrub habitats along existing boundaries;</u></p> <p>Revise development requirement d) (now development requirement e) as follows:</p>	<p>For clarity, to ensure that the policy is effective and up-to-date and in response to MIQ-133.</p> <p>As discussed at the Hearing Sessions and to ensure Plan is effective.</p>

e) e) conserve and enhance the setting of the SDNP and mitigate the visual impact of development (including the effects of artificial lighting) with consideration given to the transition into the Park and views to/from the Park having regard to the recommendations in the Worthing Landscape and Ecology Study; integrate trees reflecting the landscape character of the site to mitigate visual impact from the South Downs National Park;

Revise development requirement e) (now development requirement f) as follows:

e) f) retain, protect and enhance existing waterbodies including the winterbourne chalk stream and seek opportunities to /or create new wetland habitats;

Delete development requirement f)

f) provide additional tree planting along boundaries;

Revise development requirement g) as follows:

g) protect the setting of both the listed building and the Sompting Village Conservation Area; nearby heritage assets (including Sompting Village Conservation Area) and ensure no unacceptable harm is caused to them or their settings;

Revise development requirement l) as follows:

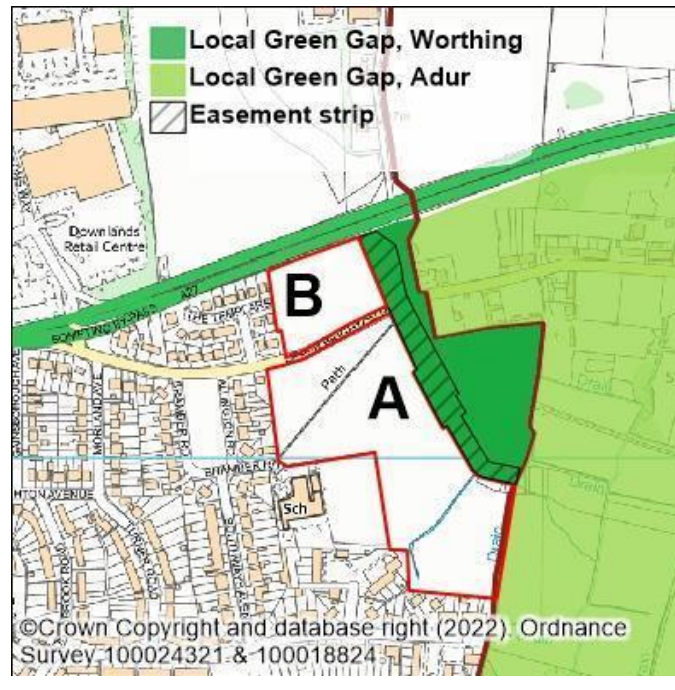
l) respond to the requirements of the Worthing Air Quality Action Plan and deliver a package of sustainability measures to mitigate the impacts of development. This should include a commitment to promote a travel plan to improve the accessibility and sustainability of the site. EV charge points (with a power output of at least 7kW) should be provided for all residential units, fitted ready for first occupation;

Add additional development requirements following l) (Prior to Parcel A) and renumber criteria:

m) seek to ensure the most vulnerable uses are located in the areas at lowest risk of flooding;

n) a site specific Flood Risk Assessment should consider all sources of flooding and 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 have

		<p><u>regard to 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;</u></p> <p><u>o) provide a high quality design with particular attention to height and massing. Ensure the scale of development, particularly on the boundaries of the site, respects the scale and established building line of adjoining properties. Ensure that development has a suitable relationship with and does not have an unacceptable impact on neighbouring residents in terms of private amenity, overlooking and that daylight and sunlight implications are appropriately managed.</u></p> <p>Delete existing development requirement n):</p> <p>-n) provide playing field for Bramber First School</p>			
<p>MM32</p>	<p>Map - Page 100 (Upper Brighton Road - A15)</p>	<p>The red line boundary for the site (map and aerial photograph) have been amended to exclude the playing field. The legend has been amended accordingly.</p> <table border="1" data-bbox="488 759 1883 852"> <tr> <td data-bbox="488 759 1187 852">Existing</td> <td data-bbox="1187 759 1883 852">Proposed</td> </tr> </table>	Existing	Proposed	<p>To update current position</p>
Existing	Proposed				





Chapter 5 - Development Management Policies

PROPOSED MODIFICATIONS			
Mod Ref	Policy / Para No.	Issue to Address	Note
MM33	DM1 - Housing Mix (& Para 5.8, 5.14, 5.15 & 5.25)	<p>Amend paragraph 5.8 as follows:</p> <p>5.8 How this mix is applied to individual development sites should take account of the nature and location of the site but family homes with 3 or more bedrooms should be prioritised especially on. For example, larger sites and greenfield land are more likely to deliver where a greater proportion of family homes would be expected. , whereas high High density flatted schemes are more likely to be focused towards the delivery of smaller properties, but these should also include a proportion of larger units with 3 or more bedrooms.</p> <p>Amend the last sentence of paragraph 5.14 as follows:</p> <p>5.14 Options include retirement living or sheltered housing (housing with support), and extra care housing or housing with care (both classed as C3 dwellings) and residential care homes and nursing homes (care bed spaces <u>classed as C2 provision</u>).</p> <p>Amend the first sentence of paragraph 5.15 as follows:</p> <p>5.15 Provision of housing with care (C3 use class) Sheltered and extra care housing are alternatives is an alternative to care/nursing home bed spaces and can help...</p> <p>Delete paragraph 5.25 (as this is now included in criterion g) of the policy):</p> <p>5.25 Live/work units will be required to comply with the space standard requirement under Policy DM2: Density and affordable housing provision under Policy DM3: Affordable Housing</p> <p>DM1 - Amend criterion a) as follows:</p> <p>a) In order to deliver sustainable mixed and balanced communities, the Council will expect all applications for new housing to consider the most up to date evidence of housing needs and demands <u>to help determine the most appropriate housing mix based on the character and location of</u></p>	<p>In response to SDWLP-62 (The Planning Bureau on behalf of McCarthy & Stone).</p> <p>In response to SDWLP-49 (ECE on behalf of St Williams) and SDWLP-54 (WSP on behalf of NewRiver) and SDWLP-60 Rapleys (On behalf of EM Goring Ltd).</p> <p>To ensure the Plan is effective and justified and in response to MIQ-54.</p> <p>As discussed during the Hearing Session. To ensure the policy is effective and</p>

		<p><u>the individual site.</u></p> <p>Add wording to the end of criterion c) as follows:</p> <p>c) Housing developments should provide flexible, socially inclusive and adaptable accommodation to help meet the diverse needs of occupants over time. The Council will expect all new build dwellings to meet the optional higher Building Regulations Standard M4(2) for Accessible and Adaptable dwellings <u>unless it can be demonstrated that this would be impractical, unachievable or unviable.</u></p> <p>Insert new criterion g) as follows:</p> <p><u>g) When considering proposals for individual live/work units, the workspace should be designed to be functionally separate from the dwelling(s) to which it relates. The proposal will need to comply with criterion d) of Policy DM2 and affordable housing provision under Policy DM3: Affordable Housing.</u></p>	<p>consistent with national policy.</p>
<p>MM34</p>	<p>DM2 - Density</p>	<p>Revise the format and text of criteria a), b) and c) so that they read as follows:</p> <p>a) Development proposals must make the most efficient use of land, which will usually mean developing at densities above those of the surrounding area. The optimum density of a development should result from a design-led approach to determine the capacity of the site. Particular consideration must be given to:</p> <p><u>i) the site context and character of the surrounding area in which it is located, and including consideration of any nearby heritage assets or important landscape; residential development of family housing should achieve a net density of a minimum of 35 dwellings per hectare;</u></p> <p><u>ii) its current and future level of accessibility by walking, cycling and public transport; higher densities, in excess of 100 dwellings per hectare should be achieved in most mixed use developments, flatted developments and developments located in the town centre and in areas close to public transport interchanges and services.</u></p> <p>iii) the need to achieve high quality design;</p> <p>iv) the need to minimise environmental impacts, including detrimental impacts on the amenities of adjoining occupiers;</p>	<p>As discussed during the Hearing Session. To ensure the policy is effective.</p>

		<p style="text-align: center;">v) the capacity of surrounding infrastructure.</p> <p>b) Residential development of family housing should achieve a net density of a minimum of 35 dwellings per hectare. In exceptional cases, lower densities to those set out above may will only be acceptable if it is demonstrated that this is necessary to ensure the development is compatible with its surroundings, development viability would be compromised, or to secure particular house types to meet local housing needs;</p> <p>c) Higher densities, in excess of 100 dwellings per hectare should be achieved in most mixed-use developments, flatted developments and developments located in the town centre and in areas close to public transport interchanges and local services. The optimum density of a development should result from a design led-approach to determine the capacity of the site. Particular consideration must be given to:</p> <p style="padding-left: 40px;">i) the site context and character of the surrounding area in which it is located, and including consideration of any nearby heritage assets or important landscapes;</p> <p style="padding-left: 40px;">ii) its current and future level of accessibility by walking, cycling and public transport;</p> <p style="padding-left: 40px;">iii) the need to achieve high quality design;</p> <p style="padding-left: 40px;">iv) the need to minimise environmental impacts, including detrimental impacts on the amenities of adjoining occupiers;</p> <p style="padding-left: 40px;">v) the capacity of surrounding infrastructure.</p> <p>Amend the last sentence of criterion d) and e) as follows:</p> <p>d) New dwellings across all tenures will be expected to meet as a minimum, the nationally described space standards (or any subsequent Government update) for internal floor areas and storage space. These standards will apply to all open market dwellings and affordable housing, including those created through subdivision and conversion. The Council's local standards will continue to apply <u>Applicants will be expected to have regard to the Council's local guidance for external space.</u></p> <p>e) The Council will only consider any variation to the requirements set out above in exceptional circumstances, for example when a social or charitable housing provider is able to demonstrate that the homes it is seeking to deliver meets an identified need for supported housing and temporary</p>	
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		emergency accommodation and that there is a clear and robust ‘move on’ strategy and site management in place.	
MM35	DM3 - Affordable Housing (Para 5.51)	<p>Amend paragraph 5.51 as follows:</p> <p><u>5.51 In order to ensure that older people are able to secure and sustain their independence in a home appropriate to their circumstances, the Council will encourage developers to build new homes that can be readily adapted to meet the needs of those with disabilities and older people as well as assisting independent living at home. In addition the SHMA estimates that 3% of households.....</u></p> <p>Revise the existing text (switching 2nd and 3rd sentences) of criterion c) so that it reads as follows.</p> <p>c) Affordable housing should incorporate a mix of tenures and sizes prioritising rented affordable homes at social rent levels. The exact tenure split and size of units on each site will be a matter for negotiation, taking account of up-to-date assessments and the characteristics of the area. However To most effectively meet the borough’s housing needs the Council will require the following mix of tenure as a minimum: <u>10% of homes to be available for affordable home ownership (as defined in the NPPF) as part of the overall affordable housing contribution. Exceptions to this will only be considered in accordance with national policy. Remaining affordable housing should be split as 75% social / affordable rented housing and 25% intermediate housing. The exact tenure split and size of units on each site will be a matter for negotiation, taking account of up-to-date assessments and the characteristics of the area.</u></p> <p>Revise criterion d) as follows:</p> <p>d) Where there is a need for a wheelchair accessible dwelling, A minimum of 3% the provision of affordable homes (for which the Council is responsible for allocating or nominating a person(s) to live in that dwelling) constructed should be built to Building Regulation Standard M4(3) Category 3: Wheelchair Accessible Standards, will be a matter for negotiation taking account of the suitability and viability of the site.</p>	<p>As discussed during the Hearing Session. To ensure the policy is effective and complies with PPG.</p> <p>(See separate justification note re. M4(3) requirements).</p>
MM36	DM4 - Gypsies, Travellers and Travelling	<p>Delete criterion b) as follows:</p> <p>b) In assessing applications for Gypsy and Traveller or Travelling Showpeople sites, best practice guidance published by the Government and other relevant bodies will be used.</p>	<p>As discussed during the Hearing Session. To avoid unnecessary wording and to</p>

	Showpeople	<p>Amend criterion c) so that it becomes criterion b) and add wording as follows:</p> <p>e) <u>b) Any new site/s that may come forward during the Local Plan period will be safeguarded unless it can be demonstrated that the permitted use is no longer required.</u></p>	<p>ensure that the policy is effective.</p>
MM37	DM5 - Quality of the Built Environment (& Para 5.59, 5.64, 5.72 & 5.73)	<p>Add new sentence to the end of paragraph 5.59 as follows:</p> <p><u>5.59 ...or community cohesion. To provide maximum clarity about design expectations at an early stage the Council must prepare design guides or codes consistent with the principles set out in the National Design Guide and National Model Design Code, and which reflect local character and design preferences.</u></p> <p>Add sentence to paragraph 5.64 as follows:</p> <p><u>5.64...likely to continue. To ensure that efficient use is made of available land the Council will positively consider applications for tall buildings on sites that can appropriately accommodate buildings of height. Whilst this form....</u></p> <p>Add the following text to the end of paragraph 5.72 as follows:</p> <p><u>5.72 ...should be used. Furthermore, 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.</u></p> <p>Para 5.73 - Add the following to the list of documents:</p> <ul style="list-style-type: none"> • <u>National Model Design Code (June 2021)</u> <p>DM5 a) - amend policy criteria as follows:</p> <p>ii) enhance the local environment by way of its appearance and character, with particular attention being paid to the architectural form, height, materials, density, scale, orientation, landscaping, <u>tree canopy</u>, impact on street scene and layout of the development;</p> <p>iv) respect, preserve, and <u>where appropriate</u> enhance, heritage assets and settings;</p>	<p>In response to revised NPPF (July 2021) - Paragraphs 127 / 128 / 129 / 134.</p> <p>In response to SDWLP-54 (WSP on behalf of NewRiver).</p> <p>To strengthen policy and in response to SDWLP-58 (Woodland Trust) (ii and ix) and SDWLP-60 (Rapleys on behalf of EM Goring Ltd) (viii).</p> <p>As discussed during the hearing session to improve the effectiveness of the policy.</p> <p>Corrected - the use of conditions (as previously worded) would be ultra vires</p>

		<p>viii) not have an unacceptable impact on the occupiers of adjacent properties, particularly of residential dwellings, including unacceptable loss of privacy, daylight/sunlight, outlook, an unacceptable increase in noise <u>giving rise in significant adverse impacts</u>, or vehicular movements <u>resulting in severe cumulative impacts on the road network</u>, or loss of important open space <u>of public value (unless it satisfies any of the exceptions set out under Policy DM7 – Open Space, Recreation and Leisure)</u>;</p> <p>ix) respect the existing natural features of the site, including landform, trees and biodiversity and contribute positively to biodiversity net gain. <u>Where appropriate, this will include the protection and integration of existing trees and green infrastructure into new developments</u>;</p> <p>Revise criterion c) as follows:</p> <p>c) To ensure that the quality of approved development is not materially diminished between permission and completion, where appropriate, the Council will use Planning Conditions to prevent incremental changes being made to approved plans <u>resist subsequent planning applications that would impact negatively on the design and quality of the <u>approved</u> scheme proposed.</u></p> <p>Add new subheading and criterion at the end of Policy DM5 as follows:</p> <p><u>Ensuring Good Design</u></p> <p><u>d) Development must reflect government guidance on design and take into account any local design guidance and supplementary planning documents such as design guides and codes. Weight will be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally, so long as they fit in with the overall form and layout of their surroundings.</u></p>	<p>in that they cannot pre-judge how the Council deals with subsequent planning applications.</p>
<p>MM38</p>	<p>DM6 - Public Realm</p>	<p>Revise criterion a) as follows:</p> <p>a) The enhancement of the public realm in Worthing, particularly in the town centre and seafront, is an integral part of the strategic objectives for the town. Opportunities should be taken to improve the public realm through n<u>New development in appropriate locations, integrated transport initiatives or regeneration schemes will be expected to improve the public realm.</u></p> <p>Revise criterion c) as follows:</p>	<p>As discussed during the hearing session to improve the clarity and effectiveness of the policy.</p> <p>In response to SDWLP-20</p>

		<p>c) Proposals for improvements to the public realm that are in line with <u>have regard to</u> the Council's Public Realm Strategy and Seafront Investment Plan will be supported.</p> <p>Revise criterion e) as follows:</p> <p>e) Express consent will only be granted for advertisements which respect the character and appearance of the surrounding area, and do not create a danger or hazard to public safety. Where an illuminated advertisement is acceptable in principle, such advertisements should be either externally illuminated or have internally illuminated individual lettering with a solid or opaque background.</p> <p>Revise criterion f) as follows:</p> <p>f) The Council will support the delivery of public art that helps to enhance public realm. <u>Where appropriate</u>, Ppublic art should be incorporated as part of any major development proposal.</p>	<p>(British Sign & Graphics Association).</p>																				
<p>MM39</p>	<p>DM7 - Open Space, Recreation & Leisure (& Para 5.100 & 5.101)</p>	<p>Para 5.100 - Table 1 - add in a new row. Insert:</p> <p><u>Accessible Natural Green Space (ANGS)</u> - under Typology heading <u>1.0 (for new provision only)</u> - under Quantity Standards Heading. <u>960 metres / 20 minutes & ANGS Standards for ANGS above 20ha</u> - under Access Standard heading</p> <p>Supporting text paragraph 5.100 - insert two additional tables:</p> <p><u>Table 2: Eligible types of residential development</u></p> <table border="1" data-bbox="495 1038 1868 1374"> <thead> <tr> <th><u>Category</u></th> <th><u>Open Market Housing / Flats</u></th> <th><u>Affordable Housing</u></th> <th><u>Older People's Accommodation</u></th> <th><u>Permanent Mobile Homes</u></th> </tr> </thead> <tbody> <tr> <td><u>Play Space (Children and Youth)</u></td> <td><u>Yes</u></td> <td><u>Yes</u></td> <td><u>No</u></td> <td><u>Yes</u></td> </tr> <tr> <td><u>Parks and Recreation Grounds</u></td> <td><u>Yes</u></td> <td><u>Yes</u></td> <td><u>On a case by case basis</u></td> <td><u>Yes</u></td> </tr> <tr> <td><u>Amenity Open</u></td> <td><u>Yes</u></td> <td><u>Yes</u></td> <td><u>On a case by case</u></td> <td><u>Yes</u></td> </tr> </tbody> </table>	<u>Category</u>	<u>Open Market Housing / Flats</u>	<u>Affordable Housing</u>	<u>Older People's Accommodation</u>	<u>Permanent Mobile Homes</u>	<u>Play Space (Children and Youth)</u>	<u>Yes</u>	<u>Yes</u>	<u>No</u>	<u>Yes</u>	<u>Parks and Recreation Grounds</u>	<u>Yes</u>	<u>Yes</u>	<u>On a case by case basis</u>	<u>Yes</u>	<u>Amenity Open</u>	<u>Yes</u>	<u>Yes</u>	<u>On a case by case</u>	<u>Yes</u>	<p>The standard for ANGS was inadvertently omitted.</p> <p>In response to SDWLP-58 (Woodland Trust).</p> <p>As discussed during the hearing session to improve the effectiveness of the policy.</p> <p>To ensure the policy is effective and in response to MIQ-188.</p> <p>To provide clarity and in response to</p>
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<u>Space</u>			<u>basis</u>	
<u>Accessible Natural Green Space</u>	<u>Yes</u>	<u>Yes</u>	<u>On a case by case basis</u>	<u>Yes</u>
<u>Allotments</u>	<u>Yes</u>	<u>Yes</u>	<u>On a case by case basis</u>	<u>Yes</u>

Table 3: Potential open space requirements based on scheme size

<u>Type of Provision</u>	<u>10 - 19 dwellings</u>	<u>20 - 49 dwellings</u>	<u>50 - 99 dwellings</u>	<u>100 - 199 dwellings</u>	<u>200+ dwellings</u>
<u>Allotments</u>	<u>Off-site</u>	<u>Off-site</u>	<u>Off-site</u>	<u>On-site</u>	<u>On-site</u>
<u>Amenity Green Space</u>	<u>Off-site</u>	<u>On-site</u>	<u>On-site</u>	<u>On-site</u>	<u>On-site</u>
<u>Parks & Recreation</u>	<u>Off-site</u>	<u>Off-site</u>	<u>Off-site</u>	<u>Off-site</u>	<u>On-site</u>
<u>Play Space (Children)</u>	<u>Off-site</u>	<u>Off-site</u>	<u>Off-site</u>	<u>On-site</u>	<u>On-site</u>
<u>Play Space (Youth)</u>	<u>Off-site</u>	<u>Off-site</u>	<u>Off-site</u>	<u>Off-site</u>	<u>On-site</u>
<u>Accessible Natural Green Space</u>	<u>Off-site</u>	<u>Off-site</u>	<u>Off-site</u>	<u>On-site</u>	<u>On-site</u>

Add text to the end of paragraph 5.101 as follows:

5.101 ...The potential to make off-site contributions will be considered on a case by case basis. Until the new Developer Contributions SPD is adopted, further guidance on the application of open space quantity and

SDWLP-49 (ECE on behalf of St Williams).

To provide clarity and in response to SDWLP-60 (Rapleys on behalf of EM Goring Ltd)

		<p><u>access standards can be found within the Open Space, Recreation & Leisure Guidance Note (2021).</u></p> <p>Amend criterion a) as follows:</p> <p>a) Schemes of 10+ dwellings will be required to provide open space on site in accordance with the Council's adopted standards as set out in Tables 1, 2 and 3 (applying occupancy levels based on the size of dwellings proposed). Where provision is off-site Where it is not possible to provide open space on site, contributions will be sought to provide or improve open space off-site within the ward or nearby ward to which the development is located unless surplus provision exists locally.</p> <p>Amend criterion b) as follows:</p> <p>b) Proposals incorporating leisure/recreation facilities should use <u>have regard to</u> the findings of the Sport, Leisure and Open Space Study (or any future updated study) to inform the types required.</p> <p>Amend criterion c) iii) as follows:</p> <p>c) iii) the loss resulting from the proposed development would be replaced by equivalent or improved provision in terms of quantity and quality in a suitable location. For open space, there should be a net gain in provision.</p> <p>Delete criterion e) as follows:</p> <p>e) Sites which have significant nature conservation, historical or cultural value (such as Registered Town and Village Greens) should be afforded protection, even if there is an identified surplus in quality, quantity or accessibility in that local area.</p>	
<p>MM40</p>	<p>DM8 - Planning for sustainable communities / community facilities & Para 5.108</p>	<p>Amend supporting text paragraph 5.108 as follows:</p> <p>5.108 ...to help fund and support the delivery of essential community facilities. <u>Information on these mechanisms and an explanation of the relationship between them is set out within the Developer Contributions SPD.</u></p> <p>Amend criterion e) i) as follows:</p> <p>i) an accessible replacement facility of a similar nature is provided that meets the needs of its current and intenders users, as well as the local community; <u>or</u></p>	<p>For clarity, to ensure that the policy is effective and in response to MIQ-153.</p> <p>As discussed during the hearing session to provide clarity on the</p>

		Amend criterion e) ii) as follows: ii) it can be demonstrated <u>that</u> the existing premises are no longer required or viable in their current use and the premises have been appropriately marketed for an alternative community use.	Developer Contributions SPD.
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<p>MM41</p>	<p>DM9 - Delivering infrastructure (& Para 5.115 & 5.123)</p>	<p>Amend supporting text paragraph 5.115 as follows:</p> <p>5.115 The Council will work with infrastructure providers to facilitate the timely provision of infrastructure needed to support development. The Council will usually expect this to be before any development is operational or occupied. This may <u>also</u> involve <u>the</u> suitable phasing of development in order to ensure that essential infrastructure is in place when needed.</p> <p>Amend supporting text paragraph 5.123 as follows (criteria now moved into policy):</p> <p>Para 5.123...The developer will need to demonstrate how this would threaten delivery of the development. <u>Criterion f) of Policy DM9 sets out that where appropriate, a clawback mechanism will need to be incorporated into a legal agreement. If full mitigation measures and contributions are not able to be delivered the development will only be permitted where:</u></p> <p>a) the applicant has submitted a viability appraisal that has been produced in accordance with national guidance, and has been assessed by the borough council as appropriate and based on reasonable assumptions;</p> <p>b) the value of the planning obligations has been maximised having regard to likely viability;</p> <p>e) where appropriate, a clawback mechanism has been incorporated into a legal agreement to ensure that additional mitigation is provided if final development viability is better than anticipated in the viability assessment; and</p> <p>d) if following a viability assessment process the benefits of the development outweigh the lack of full mitigation for its impacts, having regard to other material considerations.</p> <p>Amend criterion c) as follows:</p> <p>c) Infrastructure should be provided at the appropriate time, <u>usually this will be prior to the...</u></p> <p>Add additional criteria as follows:</p> <p><u>f) If full mitigation measures and contributions are not able to be delivered the development will only be permitted where:</u></p> <p><u>i) the applicant has submitted a viability appraisal that has been produced in accordance with national guidance, and has been assessed by the Borough Council as appropriate and based</u></p>	<p>As discussed during the hearing session to improve the effectiveness of the policy.</p> <p>For clarity, to ensure that the policy is effective and in response to MIQ-155.</p> <p>For clarity, to ensure that the policy is effective and in response to MIQ-156.</p>
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		<p><u>on reasonable assumptions:</u></p> <p><u>ii) the value of the planning obligations has been maximised having regard to likely viability;</u></p> <p><u>iii) where appropriate, a clawback mechanism has been incorporated into a legal agreement to ensure that additional mitigation is provided if final development viability is better than anticipated in the viability assessment; and</u></p> <p><u>iv) if following a viability assessment process the benefits of the development outweigh the lack of full mitigation for its impacts, having regard to other material considerations.</u></p>	
MM42	Para 5.142 & 5.143	<p>Revise paragraphs 5.142 and 5.143 as follows:</p> <p>5.142 ...demand (job growth) based requirement, <u>a minimum of 32,560 sqm (6.8 ha) employment floorspace over the Local Plan period</u>, to ensure that business growth potential is not constrained by lack of spatial capacity in future. <u>This includes approximately 9,800 sqm for office space, and approximately 24,000 sqm of warehousing/distribution space.</u> These requirements reflect recent trends in both economic and property market terms and provide the most appropriate balance between positive planning and significant capacity constraints. Therefore, this plan seeks to accommodate, as a minimum, <u>32,560 sqm (6.8 ha) employment floorspace over the Local Plan period. This includes approximately 9,800 sqm for office space, and approximately 24,000 sqm of warehousing/distribution space.</u></p> <p>5.143 ... are available. As a consequence, there are only a limited number of new sites specifically for identified employment use <u>and this Plan seeks to accommodate, as a minimum, 24,000 sqm of employment floorspace to that will help to meet some of the identified need.</u> The primary focus is therefore to protect and enhance <u>placed on the protection and enhancement of existing employment land and buildings through reinvestment, intensification and redevelopment will help to meet the remaining need.</u></p>	Factual update highlighted in hearing sessions.
MM43	DM11 - Protecting and enhancing employment sites	<p>Revise criteria a), b) as follows and delete criterion c):</p> <p>a) Existing premises, sites or floorspace which are used for, or last used for employment uses, <u>located within the following Key Employment Areas which is suitable for continued business use and that provides local employment opportunities will in general be protected against loss to other uses.</u></p> <p>b) Protected <u>Key Employment Areas</u></p>	As discussed at hearing session - to improve the effectiveness of the policy and not to defer matters to an SPD.

		<p>Revise criteria c) as follows:</p> <p>c) The primary focus in these 'protected' employment areas will be <u>These key employment areas are essential in maintaining a strong and diverse supply of employment sites and premises to meet the needs of the local economy and given the significant land constraints the Council are seeking to protect them</u> for employment uses appropriate to their location. Only in exceptional circumstances (using the principles of the Sustainable Economy Supplementary Planning Document) will a site protected under this Policy (above) be considered for alternative uses. Only in exceptional circumstances, where there is clear and robust evidence that the introduction of alternative uses is required to retain a diverse and resilient local economy, will such a change be considered. In <u>undertaking any assessment regard will be had to the following factors:</u></p> <p style="padding-left: 40px;"><u>i) robust evidence setting out the importance of the use to the future of the local economy;</u></p> <p style="padding-left: 40px;"><u>ii) a demonstration that the introduction of the proposed use would not negatively impact on the functioning of the key employment area or the local economy as a whole;</u></p> <p style="padding-left: 40px;"><u>iii) evidence that the loss of the existing use would not negatively impact the local economy and;</u></p> <p style="padding-left: 40px;"><u>iv) evidence of alternative sites outside of the key employment areas have been considered, and that no suitable sites are available.</u></p> <p><u>d) Outside the identified Key Employment Areas</u> protected employment areas listed above, existing premises and land or floorspace which is used, or was last used, for use employment uses will in general be protected unless it can be satisfactorily demonstrated that the site (or part of the site) or premises is genuinely redundant and is unlikely to be re-used for employment uses within the Plan period, having regard to the following factors:</p>	
MM44	DM12 - The visitor economy	<p>Revise criterion b) as follows:</p> <p>b) Existing visitor attractions, facilities and accommodation should be retained unless it is demonstrated that the use is no longer required and the site is unlikely to be reused or redeveloped for visitor purposes. To demonstrate these requirements, the Council will apply the following tests set out below; included in its Sustainable Economy Supplementary Planning Document; including the following</p>	As discussed at hearing session - to improve the effectiveness of the policy and not to defer matters to an SPD.

<p>MM45</p>	<p>DM13 - Retail and town centre uses & Para 5.175 and Para 5.194</p>	<p>Amend the start of paragraph 5.175 as follows:</p> <p>5.175 'As mentioned above, changes made at the national level have, in effect, increased the ability for changes to be made between use classes <u>land uses</u> within the town centre.'</p> <p>Amend subheading and paragraph 5.194 as follows:</p> <p>Applicable to all Centres Drinking establishments (A4) and takeaway establishments (A5)</p> <p>5.194 Applications for uses such as drinking establishments, and or takeaway establishments <u>and other uses with closed and inactive street frontages</u> – in any District or Local level of centre will need to be carefully considered on their merits, taking into account the specific frontage policy and taking into consideration: any negative cumulative impact of such uses; whether such uses add to the vitality and viability of the centre; and the impact on residential amenity. <u>Where appropriate, advice and evidence will be sought from Environmental Health, Licensing, Planning Enforcement and the Police.</u></p> <p>Amend Policy DM13 as follows:</p> <p><u>The Hierarchy</u></p> <p>The Council will work with organisations and the local community to identify, protect and enhance the following hierarchy of vital and viable town, district and local centres:</p> <ul style="list-style-type: none"> • <u>Worthing Town Centre Primary Shopping Area (comprising the Primary Shopping Frontage, Secondary Shopping Frontages and the Town Centre Seafront Area)</u> • <u>District Centres (Broadwater, Goring and West Durrington)</u> • <u>Medium Scale Local Centres (Findon Valley / Tarring Road / South Farm Road / The Strand / Thomas A. Beckett / Ham Road / Rowlands Road / The Mulberry)</u> • <u>Small Scale Local Centres: (Aldsworth Parade / Boxgrove / Broadwater Street East / Limbrick Corner / Lyndhurst Road / Manor Parade / Selden Parade / Alinora Crescent / Broadwater Road / Salvington Road / South Farm Road (North) / South Street Tarring / Brighton Road /</u> 	<p>To ensure the policy is effective and consistent with national policy and in response to MIQ-139.</p> <p>To ensure that the policy is consistent and effective and in response to MIQ-144</p> <p>As discussed at Hearing Session and to ensure policy is justified and to improve effectiveness.</p>
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Dominion Road / Downlands Parade)

Add this heading before criteria b) - **Applicable to all Centres**

b) Changes of use and redevelopments within town, district and local centres will be carefully controlled to ensure that they support, rather than detract from, the successful functioning of the centres and their ability to meet local needs **according to their function in the hierarchy . When considering all** All-such proposals **regard will be had as to whether they would** ~~will be required to:~~

v) Maintain the continuity of active frontages; and

x) **Result in an over concentration of uses such as takeaways and other uses with closed and inactive street frontages. The Council will consider the role of the centre within which the proposal is located and other matters such as the numbers of existing similar uses within the frontage and any existing or potential issues. Permission will not be granted where harm to the vitality and viability of the centre, or the amenity of local residents and businesses, cannot be adequately mitigated.**

xi) **Require conditions to be applied to any new development where it is relevant and appropriate to do so, in order to control the proposed uses and allow for a managed approach to future proposals for change of use, in line with the Council's aspirations and strategies for the area.**

Worthing Town Centre

~~c) Proposals for development in the Town Centre will be assessed against policy SS3 – Town Centre. Spatial Policy SS3 (Town Centre) sets out the overarching development principles for the Town Centre and associated seafront and it is the starting point against which all proposed development in these areas will be assessed. The more detailed approach to frontages is set out below:~~

d) ~~c) Primary Shopping Area (PSA) - a wider range of main town centre uses will be encouraged to bring people into the town and generate footfall throughout the day. In considering the most appropriate locations for proposed uses, the Council will use the identified Town Centre Character Areas as a guide in assessing whether the proposal is located in the most appropriate locations in terms of the specific role and function of the character area in which the development is proposed. as a tool to help assess whether a specific proposal would give rise to harm to the individual character or vision for each character area. the~~ **The following sets out the approach to ground floor frontages within the 'Primary Shopping Area' will apply:**

		<p>i) Primary Shopping Frontage (PSF) - will be the focus for retail uses within the centre. <u>The Council will seek to retain 65% of units in retail use and the loss of retail uses will be resisted</u> to ensure that the centre retains its role as a sub-regional shopping centre and meets the shopping needs of the town's population. Uses such as Drinking Establishments (A4) and takeaways (A5) together with other uses that would detract from the overall shopping function of the frontage will be resisted;</p> <p>iii) Town Centre Seafront Area - proposals that help to maintain and enhance an active and vibrant seafront will be supported. Eating, drinking and shopping together with appropriate cultural and leisure uses will be retained and encouraged. However, uses such as takeaways (A5) and uses with closed and inactive street frontages will be resisted, particularly where they cause or contribute to an over-concentration of such uses.</p> <p>e) The identified Town Centre Character Areas will help guide development in the town centre to the most appropriate locations by assessing applications against the specific role and function of the character area in which development is proposed.</p> <p>f) <u>d)</u> Proposals that help develop and enhance the evening and night-time economy will be supported in the town centre where the operation of such activities can be controlled to address residential amenity implications and can demonstrate that such uses will add to the vitality and viability of the centre.</p> <p><u>District Centres and Local Centres</u></p> <p>g) e) The policy approach seeks to encourage convenient and accessible local shopping facilities that are of a scale appropriate to the role and function of the centre to meet day to day needs of residents, and contribute to social inclusion. <u>When considering relevant proposals within these centres regard will be had to the following: The following approach will be applied:</u></p> <p>i) District and Medium Scale Local Centres - seek to retain a core of retail uses of at least 50% of the units in the whole centre, to ensure the role and function of the level of centre is maintained. Allow for uses such as financial and service and restaurant and cafes of an appropriate scale for the role and function of the centre. Other uses will be supported where it can be demonstrated that the use will enhance the vitality and viability of the centre in which it is proposed, generates footfall and retains an active shopfront with a shopfront display. Consideration will be given to applications for other 'main town centre uses' of an appropriate scale within the defined centres on their individual merits;</p>	
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		<p>ii) in Small Scale Local Centres seek to retain primarily retail use and resist the introduction of other uses where they will cause demonstrable harm to the centre's ability to meet day to day shopping needs of the local community. Applications for other 'main town centre uses' are generally not encouraged due to the primary role and function of these local centres and as such will be resisted.</p> <p>iii) in all District and Local Centres drinking establishments (A4) and takeaways (A5) uses will be considered on their merit, taking into consideration any negative cumulative impact of such uses on the centre, whether such uses add to the vitality and viability of the centre and the impact on residential amenity.</p> <p>Applicable to all Centres</p> <p>h) Conditions will be applied to any new development where it is relevant and appropriate to do so, in order to control the proposed uses and allow for a managed approach to future proposals for change of use, in line with the Council's aspirations and strategies for the area.</p>	
<p>MM46</p>	<p>DM14 - Digital Infrastructure & Para 5.203 & 5.206</p>	<p>Add text to the end of paragraph 5.203 as follows:</p> <p><u>5.203 - ...cost implications. With this in mind, West Sussex County Council and Worthing Borough Council have a strategic aim to densify full fibre infrastructure to serve premises and support future technologies such as 5G. West Sussex County Council has prepared guidance on Digital Infrastructure which should be used to inform future proposals. The Council will also prepare a revised Guide to Residential Development SPD which will provide further details on relevant issues to be considered by applicants.</u></p> <p>Add the following text to the end of Paragraph 5.206 as follows:</p> <p><u>5.206 ...and conditions specified. In assessing applications the Council will have regard to the countywide guidance which has been developed by West Sussex County Council (WSSC) to ensure that the respective Local Plans prioritise gigabit-capable broadband connections in new developments. In addition, the Council will, where appropriate, consult with the WSSC Digital Infrastructure Team. That team holds maps indicating connectivity provision, including 'not spots' and they work closely with the providers of fibre and mobile infrastructure so will be able to advise on opportunities to coordinate delivery of connectivity infrastructure.</u></p>	<p>To ensure that the policy is effective and up-to-date and in response to MIQ-159.</p> <p>As discussed at hearing session - to improve the clarity and effectiveness of the policy.</p>

Amend Policy DM14 as follows:

~~a) The Council supports the expansion and improvement of digital infrastructure. Applicants will be required to meet the following requirements, actively demonstrate that they have considered broadband and mobile connectivity within their proposals for new housing, employment and retail developments:~~

Fibre to Premises

Delete all of existing text in criteria b), c) & d) and replace with the following:

~~b) All residential developments and all new employment generating development will enable Fibre to the Premises (FTTP) at first occupation.~~

~~c) All new dwellings, including those provided via building conversions must be designed and constructed in a way that enables them to meet or exceed the Government's Building Regulations relating to provision of high speed FTTP infrastructure in the home or any subsequent national equivalent standard should the Building Regulations and/or national policy be reviewed in the future.~~

~~d) Where it can be demonstrated that FTTP is not practicable due to demonstrated special circumstances, then alternative technological options (for example Superfast Fibre to the Cabinet or Fixed Wireless Access) would need to be provided. For such schemes the Council's expectation is that provision in the form of ducting and other necessary infrastructure for the future delivery of FTTP will be provided, where practicable.~~

a) Development proposals will be expected to provide access to superfast broadband, as a minimum, and full fibre connections where available. This will include provision for multiple infrastructure providers to access the site.

b) In locations where superfast broadband and full fibre connectivity are not currently available:

i. Applicants will be expected to demonstrate that they have held discussions with a range of providers to upgrade infrastructure to deliver superfast broadband or, where possible, full fibre connections.

ii. Where one or more providers have agreed to provide superfast broadband connectivity or full fibre, the development should be designed to connect to this service and make it

		<p><u>available to occupiers.</u></p> <p><u>iii. Where no agreement can be reached to provide superfast broadband or full fibre connectivity at the present time, the development will be expected to incorporate additional dedicated telecommunications ducting to enable the provision of superfast broadband or full fibre connectivity in future.</u></p> <p>Delete sub-heading and criterion e) as follows:</p> <p>Telecommunications Infrastructure:</p> <p>e) All residential developments and all new employment-generating development should consider mobile telecommunications requirements of the development proposals to ensure and demonstrate that there is sufficient coverage.</p> <p>Amend criterion g) as follows:</p> <p>g) d) All relevant applications for planning permission shall submit; proposals (including prior approvals) will need to submit</p>	
MM47	DM15 - Sustainable transport & active travel & Para 5.223	<p>Amend paragraph 5.223 as follows:</p> <p>5.223 ...When considering applications, proposals must comply with the <u>have regard to</u> criteria contained in Worthing Borough Council's and West Sussex County Council's planning guidance document relevant to design, <u>residential amenity, highway safety,</u> car cycle parking and electric vehicle charging points, or any other appropriate national standards...</p> <p>Revise criterion a) iv) as follows:</p> <p>a) iv) requiring new to provide for an appropriate level of cycle <u>parking</u>, car parking and electric vehicle space allocations that take into consideration the impact of development upon on-street parking, <u>residential amenity, highway safety</u> and accords with <u>has regard to</u> West Sussex County Council standards / guidance;</p> <p>Add new (relocated) criterion a) vii) as follows:</p> <p>a) vii) ensure new development contributes to the mitigation of air pollution, particularly in Air</p>	<p>In response to Inspector's Initial Questions 27 & 28 (Ref-IL01) and to help clarify how the WSCC parking standards will be applied.</p> <p>In response to revised NPPF (July 2021) - Paragraph 110.</p> <p>As discussed at hearing session - to improve the</p>

		<p><u>Quality Management Areas. New development should be located and designed to incorporate facilities for electric vehicle charging points, thereby extending the current network;</u></p> <p>Add additional criterion a) viii) as follows:</p> <p><u>a) viii) ensuring that new development does not unacceptably prejudice planned highway improvement schemes.</u></p> <p>Delete criterion b) v) as follows:</p> <p>b) v) ensure new development contributes to the mitigation of air pollution, particularly in Air Quality Management Areas. New development should be located and designed to incorporate facilities for electric vehicle charging points, thereby extending the current network;</p> <p>Add new criterion b) vii) as follows:</p> <p><u>b) vii) ensure the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code.</u></p>	<p>effectiveness of the policy.</p>
<p>MM48</p>	<p>DM16 - Sustainable Design</p>	<p>Revise criterion a) as follows:</p> <p><u>a) All development (excluding householder applications) will be required to achieve the relevant minimum standards below unless superseded by national planning policy, or Building Regulations, or it can be demonstrated that it is not practicable, feasible or viable (in which case the minimum standard should be met as far as is possible) Applications for major...</u></p> <p>Revise criterion b) (relating to housing) as follows:</p> <p><u>b) All new build housing will achieve a minimum 20% CO₂ e₂ reduction compared to the Building Regulations Part L 2013 standard, through energy efficiency measures, and where achievable a 31% reduction in CO₂ based on the 2013 Edition of the 2010 Building Regulations (Part L). unless superseded by national policy or Building Regulations. Developers will be expected...</u></p> <p>Revise criterion c) as follows:.</p> <p><u>c) All major New non-domestic buildings developments will need to achieve a 31% 27% reduction in</u></p>	<p>To ensure the policy is effective and in response to MIQ-174.</p> <p>To ensure residential policy requirements are consistent with the 2015 Written Ministerial Statement and non-residential requirement are consistent with the emerging future buildings standard.</p>

		<p><u>CO2 on average per building compared to the Building Regulations Part L 2013 standard. Applications for major development should (see above) and demonstrate how the design and layout of the development has sought to maximise reductions in carbon emissions in line with the energy hierarchy.</u></p> <p>Revise criterion f) as follows:</p> <p>f) Non residential development of at least 1,000 sqm floorspace and residential or mixed use development consisting of more than 200 residential units should achieve BREEAM New Construction or BREEAM Communities 'Very Good' as a minimum rating...</p>	
MM49	DM17 - Energy	<p>Delete all of criterion c) and replace with the following:</p> <p>c) Major development within areas identified as heat network opportunity clusters, will be required to connect to district heating networks where they exist, or will be expected to maximise opportunities for the development of a future district heating network. Where this is not possible, a viability assessment should be submitted to justify departure from the heating hierarchy.</p> <p>c) Applicants for major development within areas identified as heat network opportunity clusters should demonstrate how they have considered connecting to district heating networks where:</p> <p><u>i) they exist at the time of permission being granted</u> <u>ii) the heat network route lies adjacent to the site</u> <u>iii) otherwise it is feasible and viable to do so. Alternatively, where a heat network route is planned but has not been delivered, sites adjacent to the planned heat network routes should consider being heat network ready to enable a future connection.</u></p>	<p>In response to changes made to Policy DM16.</p> <p>To improve effectiveness by ensuring policy is not overly prescriptive.</p>
MM50	DM18 - Biodiversity (& Para 5.259)	<p>Amend supporting text paragraph 5.259 as follows:</p> <p>5.259 Biodiversity net gain delivers measurable improvements for biodiversity by creating or enhancing habitats after avoiding or mitigating harm as far as possible <u>and is in addition to any compensation identified.</u> The Environment Act (2021) Bill (2019) includes a new requirement for 'Net Gain' to biodiversity in development projects. This requires developers to demonstrate that at least 10% gain has been achieved using DEFRA's Biodiversity 2-0-3-0. It expects developers to maintain any habitat creation or enhancement for a minimum of 30 years. <u>In addition, the Act requires Local Nature Recovery Strategies (LNRS) to be prepared to support a Nature Recovery Network. LNRSs will guide delivery of biodiversity net gain and other nature recovery measures by helping developers and planning authorities avoid the most valuable existing</u></p>	<p>To reflect the Royal Assent of the Environment Act and reference to Local Nature Strategies.</p> <p>In response to SDWLP-57 (Sussex Wildlife</p>

		<p><u>habitat and focus habitat creation or improvement where it will achieve the best outcomes.</u></p> <p>Amend first sentence of criterion f) as follows:</p> <p>f) Development that is likely to have an adverse effect on <u>notable</u> priority habitat or species will not be permitted...</p> <p>Amend criterion h) as follows:</p> <p>h) New developments (excluding change of use and householder) should provide a minimum of 10% net gain for biodiversity - where possible this should be onsite. <u>Where it is required/necessary to deliver biodiversity net gain offsite this should be part of a strategic ecological network having regard to Green Infrastructure and Local Nature Recovery strategies.</u> Where it is achievable, a 20%+ onsite net gain is encouraged and is required for development on previously developed sites. Major developments will be expected to demonstrate this at the planning application stage using biodiversity metrics. This should be accompanied by a long term management plan.</p>	<p>Trust).</p> <p>To ensure the policy is consistent with national policy and in response to MIQ-192.</p> <p>As discussed at hearing session - to provide an update and improve the effectiveness of the policy.</p>
<p>MM51</p>	<p>DM19 - Green Infrastructure (& Para 5.271 & 5.277)</p>	<p>Amend the second sentence of paragraph 5.271 as follows:</p> <p>5.271 The National Design Guide <u>and National Model Design Code</u> recognises the importance of trees <u>and landscaping</u> in new development; and sets out how landscaping, including streets should be being tree-lined wherever possible., will be considered as part of the forthcoming National Model Design Code.</p> <p>Amend supporting text paragraph 5.277 as follows:</p> <p>5.277 New developments should include high quality, well designed GI as an integral part of their proposals. <u>A Green Infrastructure Strategy is being produced by the Council (which will comprise of a strategy, action plan and a supplementary planning document) and when in place, developments will be expected to comply with it. All developments (excluding householder applications) will need to demonstrate how they will contribute to the implementation of the Green Infrastructure Strategy both at site level and with regard to the wider green infrastructure network. Until such time that the Strategy is in place, applicants are encouraged to refer to existing information and records on green infrastructure assets to inform how their development should protect, conserve, enhance and deliver green infrastructure across Worthing. This These currently includes:...</u></p> <p>Amend DM19 criteria a), b) and c) as follows:</p>	<p>As discussed at hearing session - to improve the effectiveness of the policy.</p>

		<p>a) The Council will work with relevant partners and developers to facilitate the creation of an integrated network of green infrastructure within and beyond Worthing. A Green Infrastructure Strategy will be produced by the Council and when in place, developments will be expected to comply with it. Until such time, applicants are encouraged to refer to existing information and records on green infrastructure assets to inform how their dDevelopment can <u>should</u> protect, conserve, enhance and deliver green infrastructure across Worthing.</p> <p>b) All developments (excluding householder) will need to demonstrate how they will contribute to the implementation of the Green Infrastructure Strategy both at site level and with regard to the wider green infrastructure network. Creative and connected Opportunities should be taken to incorporate elements of green infrastructure...</p> <p>c) In all new developments there should be no net loss of trees and any trees removed should, <u>where practical and appropriate, usually</u> be replaced on a <u>greater than 1:1</u> basis to <u>support maintain current</u> levels of canopy cover <u>and contribute to biodiversity net gain. Where this is not possible, an off-site contribution may be sought. Where practical and appropriate</u> additional tree planting is encouraged where appropriate to improve the quality of the local environment and increase appropriate species canopy cover. <u>Where possible, tree stock should be UK sourced and grown.</u></p>	
MM52	DM20 - Flood Risk and Sustainable Drainage (& Para 5.280 & 5.282)	<p>Amend supporting text 5.280 to avoid duplication:</p> <p>5.280...For the exception test to be passed <u>both elements set out in criterion c) should be satisfied.</u> It should be demonstrated that:</p> <p>a) The development would provide wider sustainability benefits to the community that outweigh flood risk; and</p> <p>b) The development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere and where possible, will reduce flood risk overall.</p> <p>First sentence of Para 5.282 to be amended as follows:</p> <p>Opportunities should be sought to reduce the causes and impacts of flooding where appropriate through the use of <u>appropriate flood resilience and resistance measures, and</u> natural flood management techniques...</p> <p>Policy DM20 - amend criteria a) / b) iii) / c) i):</p> <p>a) ...Development should be directed away from areas of highest risk of flooding <u>from any source and opportunities...</u></p>	<p>To add clarity and in response to SDWLP-13 (Steve Limbrey).</p> <p>In response to revised NPPF (July 2021) - Paragraph 162 / 167 and new footnote 55.</p> <p>To ensure the policy is effective, consistent with national policy (responding to 2021 NPPF update) and in</p>

		<p>b) iii) all new development (including change of use to that would introduce a more vulnerable class) on land at increased flood risk in future or subject to other sources of flooding identified by the Strategic Flood Risk Assessment</p> <p>c) i) the site has passed the sequential test (this has already been undertaken for all sites allocated in the Local Plan) and within the site the most vulnerable development is located in areas of at lowest flood risk from any source unless there are overriding...</p> <p>Insert an additional criteria between c) i) and c) ii) with c) ii) being renumbered to c) iii):</p> <p>Insert new c) ii) as below:</p> <p><u>c) ii) Where required by national policy, demonstrate both parts of the exception test have been passed:</u></p> <ul style="list-style-type: none"> • <u>the development would provide wider sustainability benefits to the community that outweigh the flood risk; and</u> • <u>the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.</u> <p>e)ii) ciii) development will be safe for its lifetime taking into account the vulnerability of users, considering current and future flooding from all sources, including in-combination and cumulative effects, and any residual risk can be safely managed.</p> <p>Add new criterion c) vi):</p> <p><u>c) vi) development should be appropriately flood resistant and resilient so in the event of a flood it can be quickly brought back into use without significant refurbishment.</u></p> <p>Amend the first part of criterion d):</p> <p>d) The Surface water drainage scheme should use Sustainable Drainage Systems, <u>unless there is clear evidence that this would be inappropriate</u>, and be designed to:</p>	<p>response to MIQ-181.</p> <p>To ensure the policy is effective and in response to MIQ-182.</p>
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<p>MM53</p>	<p>DM21 - Water Quality and Sustainable Water Use</p>	<p>Amend criterion b):</p> <p>b) <u>The Council will support proposals</u> Opportunities should be taken, where appropriate, to replace existing <u>traditional</u> drainage systems with suitable sustainable drainage systems to further reduce water pollution and improve water quality.</p> <p>Replace criterion e) with the following:</p> <p>e) As a minimum, new housing should incorporate water efficiency measures to limit water use to 140 litres/person/day (lpd), and where possible to 100 litres/person/day</p> <p>e) <u>All new residential development must achieve as a minimum the optional requirement set through Building Regulations for water efficiency that requires an estimated water use of no more than 110 litres per person per day.</u></p>	<p>In response to MIQ-184.</p> <p>To improve effectiveness of the policy and ensure it is consistent with national policy.</p>
<p>MM54</p>	<p>DM22 - Pollution & Para 5.313</p>	<p>Para 5.313 - Insert additional document</p> <ul style="list-style-type: none"> • <u>Planning Noise Advice Document: Sussex (March 2021).</u> <p>Amend criterion a) as follows:</p> <p>a) <u>Development should not contribute to, be put at risk from, or be adversely affected by unacceptable levels of soil, air, water, artificial light or noise pollution or land instability, result in pollution or hazards which prejudice the health and safety of the local community and the environment, including nature conservation interests and the water environment. Where possible development should help to improve local environmental conditions.</u></p> <p>Amend criterion b) as follows:</p> <p>b) <u>New development in Worthing will be located in areas most suitable to the use of that development to avoid unacceptable risks from all sources of pollution.</u></p> <p>Amend criterion d) as follows:</p> <p>d) <u>Where appropriate, air quality and/noise assessments and lighting assessments will be required to support planning applications. These should be undertaken in accordance with the most up to date guidance and have regard to any relevant action plans. Any new development in the Worthing Air</u></p>	<p>To recognise new guidance.</p> <p>To address amendments suggested by SDWLP-60 (Rapleys on behalf of EM Goring Ltd).</p> <p>As a result of hearing sessions to ensure consistency with the NPPF.</p>

		<p><u>Quality Management Area must be consistent with the Air Quality Action Plan. Where any identified harm to any of these factors cannot be adequately mitigated, planning permission will be refused.</u></p> <p>Reword end of criterion e) as follows:</p> <p><u>e) Where there is potential risk of contaminated land, proportionate investigations and assessments will be required in relation to relevant development proposals. Investigations and assessments of all sites situated in or in close proximity to potentially contaminated land will be required in relation to relevant development proposals. These should assess the nature and extent of contamination and the potential risks to human health, adjacent land uses and the local environment. Where identified risks of contamination cannot be adequately mitigated, planning permission will be refused.</u></p>	
MM55	DM23 - Strategic approach to the historic environment	<p>Revise criterion b ii) as follows:</p> <p>b) ii) review Worthing's heritage assets <u>including the lists of Local Interest Buildings</u></p>	As discussed at the Hearing Sessions and to ensure the policy is effective
MM56	DM24 - The historic environment & Para 5.328	<p>Replace paragraph 5.328 with following:</p> <p>5.328 The Council will work with community and partner organisations to identify and protect important views between settlements, across character areas, and capturing transitions between landscape, townscape and seascape. This will include considering the relationship between 'views' and the 'function' such views serve.</p> <p><u>5.328 In addition to views to and from designated heritage assets, important views that contribute to the setting of heritage assets include landscape/townscape and seascape relationships. Where views are demonstrably important to the setting, development proposals should respect and protect what makes the view special. West Sussex County Council's Landscape and Environment Information will be relevant to this analysis.</u></p> <p>Revise criterion c) as follows:</p> <p><u>c) Development should not adversely affect the setting of a heritage assets or its setting (including important views that contribute to its setting). Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, the Council will refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss. Where a proposal will lead to</u></p>	<p>For clarity, to ensure that the policy is effective, consistent with national policy and in response to MIQ-171 (ii).</p> <p>For clarity, to ensure that the policy is effective, consistent with national policy and in response to MIQ-171 (i).</p> <p>As discussed at the Hearing Sessions and to ensure the</p>

		<p><u>less than substantial harm to the significance of a designated heritage asset, this harm will be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. Where proposals may result in harm to a designated asset. Where a proposed development would lead to substantial harm to, or total loss of a designated heritage asset, a Heritage Impact Assessment (HIA) must be submitted describing the significance of any heritage assets affected, including any contribution made by their setting</u></p> <p>Add the following sentence to the end of criterion g) as follows:</p> <p><u>g) ...be subject to these requirements. Where a development would result in harm to an undesignated asset, a balanced judgement will be made, having regard to the scale of any harm or loss and the significance of the asset. A HIA will be necessary to inform the decision..</u></p> <p>Delete criterion i) as follows:</p> <p>i) The Council intends to work with others to identify important views in order to protect them. Guidance on this will be incorporated into Worthing's Conservation and Heritage Guide when it is updated. Significant changes should be identified in planning proposals. The relationship between 'views' and the 'function' they serve must be considered. Where views are demonstrably important to local character, development proposals should respect and protect what makes the view special. West Sussex County Council's Landscape and Environment Information will be relevant to this analysis as well as local evidence and site specific documentation. Development is likely to affect important views:</p> <p> i) between settlements;</p> <p> ii) across character areas;</p> <p> iii) areas capturing transitions between landscape, townscape and seascape;</p> <p> iv) to and from designated heritage assets.</p>	<p>policy is effective.</p>
<p>MM57</p>		<p>Insert Housing Trajectory as Appendix 1 of the Plan – as illustrated in Appendix 1 to this Schedule below.</p> <p>Add following:</p> <p><u>Appendix 1 - Housing Trajectory 2020- 2021</u></p>	<p>To ensure consistency with national policy.</p>

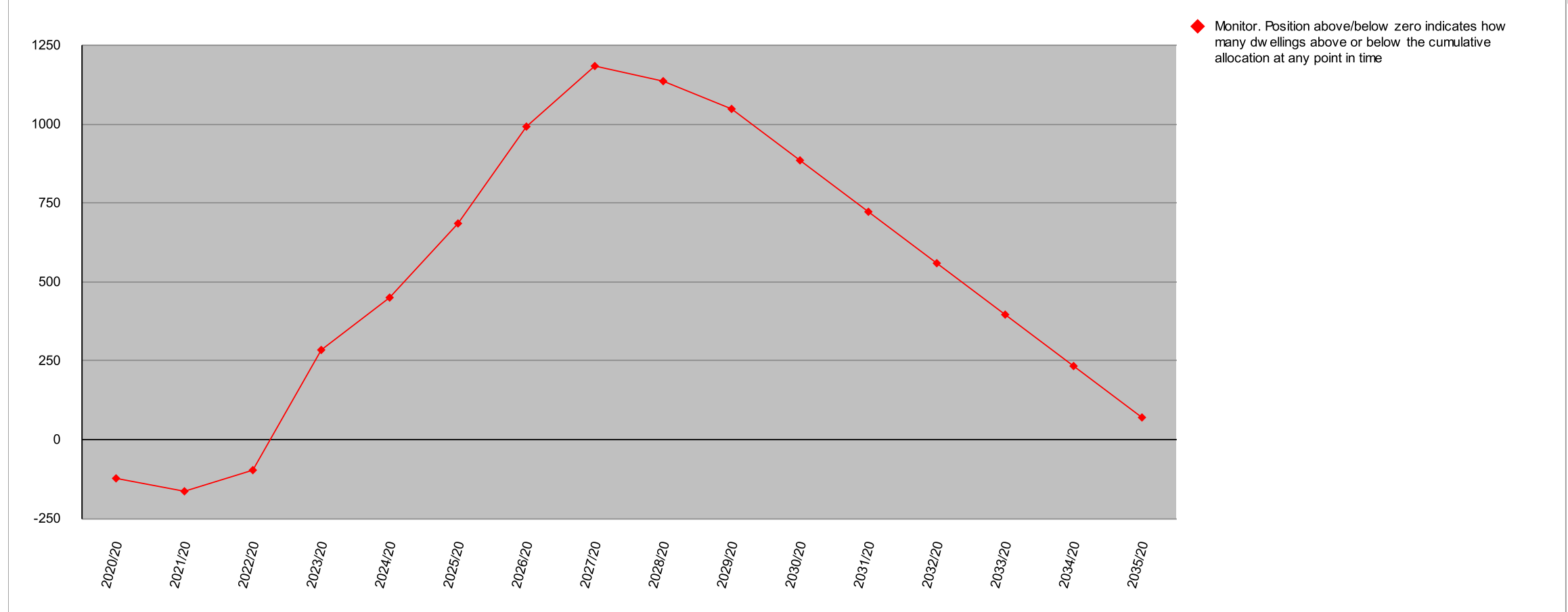
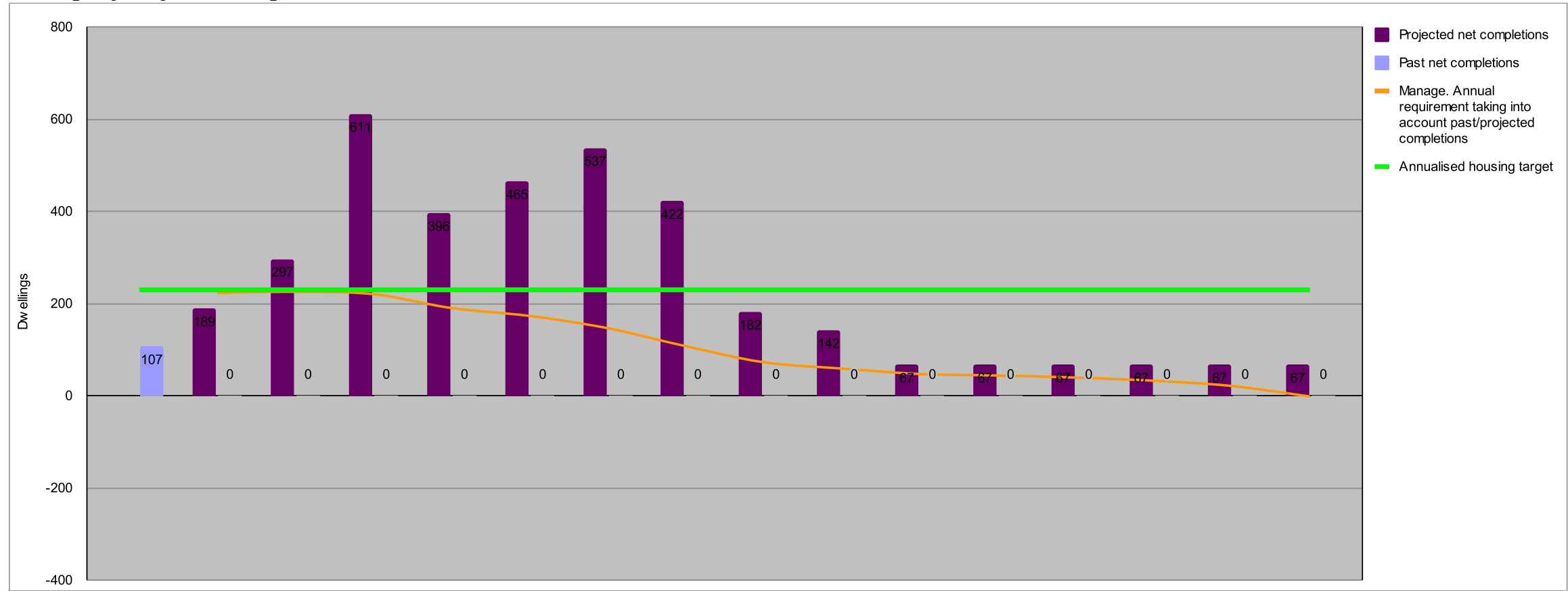
	-123	-164	-97	284	450	685	992	1184	1136	1048	885	722	559	396	233	70
Manage. Annual requirement taking into account past/projected completions	#REF!	223	226	221	190	173	147	108	73	59	47	44	40	33	21	-2

Notes

Source: Residential Land Availability Survey, WSCC. To view source data search West Sussex County Council Planning Data for Housing and Residential Land in West Sussex.

Large Sites: 5 units or more. **Small sites:** under 5 units.

Housing Trajectory for Worthing



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WORTHING BOROUGH
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