



WORTHING LOCAL PLAN 2020- 2036

MOD5

SCHEDULE OF MAIN MODIFICATIONS

ACCESSIBLE FORMAT

April 2022



WORTHING BOROUGH
COUNCIL

MM - ACCESSIBLE 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 (SDWLP) 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

Accessible Version

The Council has prepared this accessible version of the Main Modifications Schedule for users of assistive technology such as a screen reader.

For each Main Modification, this document sets out the proposed Main Modifications (**MM**). Each modification is given a unique reference number eg; **MM1** (first column).

The document sets out the wording as included in the submission version of the plan followed by the revised text as proposed by the Main Modifications. The reason for each Modification is clearly stated.

Paragraph numbers conform with the paragraph and policy numbering of the Submission Draft Worthing Local Plan Plan.

Chapter 1 - Introduction

Reference: MM1

Para / Policy Number: Para 1.27

Description of modification:

- Additional text has been added to paragraph 1.27

Reason for Modification:

- To ensure that the WLP is effective and consistent with national policy and in response to MIQ-11.

Text from Submission Draft Worthing Local Plan - Paragraph 1.27:

1.27 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.

Text proposed by MM1 - Paragraph 1.27:

1.27 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.

Chapter 2 - Vision and Strategic Objectives

Reference: MM2

Para / Policy Number: Paras 2.7 and 2.9 and SP1 -Presumption in favour of Sustainable Development

Description of modification:

- Additional text has been added to paragraphs 2.7 and 2.9
- Criterion a) of policy SP1 deleted and revisions made to criterion b) and c)

Reason for Modification:

- In response to revised NPPF (July 2021)
- To avoid duplication and to ensure that the WLP is effective & consistent with national policy.
- In response to SDWLP-66 (Pegasus Group on behalf of Persimmon Homes)

Text from Submission Draft Worthing Local Plan - Paragraph 2.7:

2.7 A fundamental principle of the NPPF is that the planning system should help to contribute to sustainable development. The NPPF defines 'sustainable' as meeting the needs of the present without compromising the ability of future generations to meet their own needs. To meet this aim, Local Plans must include strategic policies to establish a presumption in favour of sustainable development and address each local planning authority's priorities for the development and use of land in its area.

Text proposed by MM2 - Paragraph 2.7:

2.7 A fundamental principle of the NPPF is that the planning system should help to contribute to sustainable development. The NPPF defines 'sustainable' as meeting the needs of the present without compromising the ability of future generations to meet their own needs. To meet this aim, Local Plans must include strategic policies to establish a presumption in favour of sustainable development and address each local planning authority's priorities for the development and use of land in its area. 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.

Text from Submission Draft Worthing Local Plan - Paragraph 2.9:

2.9 A fundamental principle of the NPPF is that the planning system should help to contribute to sustainable development. The NPPF defines ‘sustainable’ as meeting the needs of the present without compromising the ability of future generations to meet their own needs. To meet this aim, Local Plans must include strategic policies to establish a presumption in favour of sustainable development and address each local planning authority’s priorities for the development and use of land in its area.

Text proposed by MM2 - Paragraph 2.9:

2.9 The first of the strategic policies integrates the ‘presumption’ established in the NPPF into the Local Plan. However, it should be noted that this policy does not affect or remove statutory consultation on planning applications. 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.

Text from Submission Draft Worthing Local Plan - Policy SP1:

SP1 PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

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.

b) Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in Neighbourhood Plans) will be approved without delay, unless material considerations indicate otherwise.

c) Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise - taking into account whether: i. the application of policies in the National Planning Policy Framework that protect areas or assets of particular importance provide a strong reason for restricting the overall scale, type or distribution of development in the plan area; or ii. any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole.

Text proposed by MM2 - Policy SP1:

SP1 PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

a) Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in Neighbourhood Plans) will be approved without delay.

b) Where there are no relevant development plan policies or the policies which are most important for determining the application are out of date the Council will grant permission unless:

i. the application of policies in the National Planning Policy Framework that protect areas or assets of particular importance provide a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole.

Reference: MM3

Para / Policy Number: Para 2.20 and SP2 - Climate change

Description of modification:

- Additional text has been added relating to biodiversity and a nature recovery network

Reason for Modification:

- In response to SDWLP-57 (Sussex Wildlife Trust)

Text from Submission Draft Worthing Local Plan - Paragraph 2.20:

2.20 To respond to climate change, planning proposals must be accompanied by information proportionate to the scale of development proposed. For major development proposals, Sustainability Statements must be submitted to clarify how:

- the development has taken measures to mitigate and adapt to the effects of climate change;
- the development has considered the energy hierarchy and heating and cooling hierarchy;
- sustainable design and construction measures have been incorporated into development design;
- any potential flood risk will be mitigated.

Text proposed by MM3 - Paragraph 2.20:

2.20 To respond to climate change, planning proposals must be accompanied by information proportionate to the scale of development proposed. For major development proposals, Sustainability Statements must be submitted to clarify how:

- the development has taken measures to mitigate and adapt to the effects of climate change;
- the development has considered the energy hierarchy and heating and cooling hierarchy;
- sustainable design and construction measures have been incorporated into development design;
- any potential flood risk will be mitigated;

- demonstrate that the development will protect and enhance the borough's natural capital and biodiversity assets.

Text from Submission Draft Worthing Local Plan - SP2 Climate Change:

SP2 CLIMATE CHANGE

A comprehensive and integrated approach to addressing climate change will be taken, consisting of the following elements:

Carbon Reduction

- a) Development proposals are expected to reduce the amount of energy used in construction and operation of buildings and improve energy efficiency, including retrofitting existing properties, to contribute to achieving zero carbon emissions.
- b) The Council will support and promote the creation of low carbon heating / cooling networks and the delivery of renewable energy schemes.
- c) Developments should prioritise active travel such as walking, cycling and public transport to reduce reliance on the private car and facilitate car free lifestyles.
- d) Follow the waste hierarchy to minimise, reuse, and recycle waste during the construction phase and to encourage greater levels of recycling over the lifetime of the development.

Maximising carbon sequestration

- e) Incorporate green infrastructure such as street trees and other vegetation into the public realm to support rainwater management through sustainable drainage, reduce exposure to air pollution, moderate surface and air temperature and increase biodiversity.
 - f) Achieve an overall net gain for biodiversity commensurate with the scale of the development, including a positive contribution to the habitat network through habitat protection, creation and enhancement.
 - g) Maintain the current level of tree canopy cover across the borough and seek opportunities to increase appropriate species of woodland cover.
- Climate Change Adaptation and Mitigation

h) Development must be designed to adapt and mitigate the impacts of climate change and reduce vulnerability, particularly in terms of overheating, flood risk and water supply.

i) Ensure buildings and infrastructure are designed to adapt to a changing climate, making efficient use of water, reducing impacts from natural hazards like flooding and heatwaves, while mitigating against and avoiding contributing to the urban heat island effect. This should include maximising opportunities for both natural heating and ventilation.

j) The Council will seek adaptation and mitigation measures which improve the resilience of communities, reduce inequality and bring a range of social benefits.

Text proposed by MM3 - SP2 Climate Change:

SP2 CLIMATE CHANGE

A comprehensive and integrated approach to addressing climate change will be taken, consisting of the following elements:

Carbon Reduction

a) Development proposals are expected to reduce the amount of energy used in construction and operation of buildings and improve energy efficiency, including retrofitting existing properties, to contribute to achieving zero carbon emissions.

b) The Council will support and promote the creation of low carbon heating / cooling networks and the delivery of renewable energy schemes.

c) Developments should prioritise active travel such as walking, cycling and public transport to reduce reliance on the private car and facilitate car free lifestyles.

d) Follow the waste hierarchy to minimise, reuse, and recycle waste during the construction phase and to encourage greater levels of recycling over the lifetime of the development.

Maximising carbon sequestration

- e) Incorporate green infrastructure such as street trees and other vegetation into the public realm to support rainwater management through sustainable drainage, reduce exposure to air pollution, moderate surface and air temperature and increase biodiversity.
 - f) Achieve an overall net gain for biodiversity commensurate with the scale of the development, including a positive contribution to the habitat network through habitat protection, creation and enhancement.
 - g) Maintain the current level of tree canopy cover across the borough and seek opportunities to increase appropriate species of woodland cover. Climate Change Adaptation and Mitigation
 - h) Development must be designed to adapt and mitigate the impacts of climate change and reduce vulnerability, particularly in terms of overheating, flood risk and water supply.
 - i) Ensure buildings and infrastructure are designed to adapt to a changing climate, making efficient use of water, reducing impacts from natural hazards like flooding and heatwaves, while mitigating against and avoiding contributing to the urban heat island effect. This should include maximising opportunities for both natural heating and ventilation.
 - j) The Council will seek adaptation and mitigation measures which improve the resilience of communities, reduce inequality and bring a range of social benefits.
 - k) Development must not compromise land that is required to deliver towards a nature recovery network.
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Reference: MM4

Para / Policy Number: Paras 2.26, 2.36, 2.37 and SP3 - Healthy communities

Description of modification:

- Some text has been deleted and some added to para 2.26
- New text added to paras 2.36 and 2.37
- Some text has been deleted and some added to policy SP3. Criterion a) and b) have merged.

Reason for Modification:

- To provide update and strengthen wording relating to Public Health Strategy
- To ensure that policy is effective

Text from Submission Draft Worthing Local Plan - Paragraph 2.26:

2.26 The Public Health Strategy identifies five priorities for action which also contribute to the ambitions shared by the West Sussex Joint Health and Well-being Strategy (2019-2024) and the Well-being and Resilience Framework. These priorities are informed by evidence set out within the West Sussex Joint Strategic Needs Assessment.

Text proposed by MM4 - Paragraph 2.26:

2.26 The Public Health Strategy identifies 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.

Text from Submission Draft Worthing Local Plan - Paragraph 2.36:

2.36 Most developments have the potential to positively influence health and wellbeing. The impacts of proposed development on the wider determinants of health must be assessed and considered by the applicant at the earliest stage of the design process. Health Impact Assessment (HIA) is a method of considering the positive and negative impacts of major development on the health of different groups in the population and identify any mitigation measures for any potential negative impacts as well as measures for enhancing any potential positive impacts, in order to enhance the benefits and minimise any risks to health. This should draw together the health benefits of the other application submission documents, including the design and access statement, design code, transport assessment and travel plan. This will allow schemes to be refined to maximise positive effects on health and well-being. When considering the health impact of individual developments, it is important that its surroundings are taken into account as well as its intended purpose. This includes uses involving vulnerable communities and sensitive uses, such as residential care homes, supported housing, schools, hospitals and health centres.

Text proposed by MM4 - Paragraph 2.36:

2.36 Most developments have the potential to positively influence health and wellbeing. The impacts of proposed development on the wider determinants of health must be assessed and considered by the applicant at the earliest stage of the design process. Health Impact Assessment (HIA) is a method of considering the positive and negative impacts of major development proposals on the health of different groups in the population and identify any mitigation measures (that need to be incorporated into major development proposals) for any potential positive impacts, in order to enhance the benefits and minimise any risks to health. This should draw together the health benefits of the other application submission documents, including the design and access statement, design code, transport assessment and travel plan. This will allow schemes to be refined to maximise positive effects on health and well-being. When considering the health impact of individual developments, it is important that its surroundings are taken into account as well as its intended purpose. This includes uses involving vulnerable communities and sensitive uses, such as residential care homes, supported housing, schools, hospitals and health centres.

Text from Submission Draft Worthing Local Plan - Paragraph 2.37:

2.37 Screening is a preliminary assessment of what health impacts might arise from a development proposal and informs the decision of whether the proposal would benefit from further assessment. The scope of a HIA will vary depending on the size of the development and its location. Further information on the application of HIA will be set out within a Supplementary Planning Document.

Text proposed by MM4 - Paragraph 2.37:

2.37 Screening is a preliminary assessment of what health impacts might arise from a development proposal and informs the decision of whether the proposal would benefit from further assessment. The scope of a HIA will vary depending on the size of the development and its location. Further information on the application of HIA will be set out within a Supplementary Planning Document. 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).

Text from Submission Draft Worthing Local Plan - SP3 Healthy Communities:

SP3 HEALTHY COMMUNITIES

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 Councils' Public Health Strategy.

b) In order to maximise opportunities to promote healthy lifestyles, where appropriate, new development must:

- i. improve the quality and quantity of open space, informal & formal recreation opportunities and multi-functional green infrastructure assets and networks;
- ii. protect and enhance safe and accessible active travel routes and NonMotorised User Routes to enable exercise and physical activity as part of everyday life;
- iii. provide high quality and energy efficient homes within an attractive environment, providing social connections through inclusive and accessible development layout and public realm design that meets the needs of all including those living with dementia;
- iv. improve provision of and / or access to education, employment and skills training recognising the clear links between income and health;
- v. improve environmental sustainability resilience and reduce contributors to poor health and mitigating their risks, such as those associated with climate change, flooding, hazardous uses, crime, noise and poor air quality to reduce inequalities and address climate justice;

vi. support healthy eating and promoting healthy food choices, through increasing opportunities for sustainable food systems such as community food growing spaces and green infrastructure within development and public realm spaces to enable healthy lifestyles.

c) The Council will support proposals for new and improved health services and facilities in locations where they can be accessed by sustainable transport modes;

d) Major residential and major commercial development must set out how they address the requirements of a) i - vi) as part of the planning application. In order to satisfy this policy requirement, applicants will be required to undertake a screening for a Health Impact Assessment (HIA). If necessary, a full HIA proportionate to the development proposed, will need to be prepared to demonstrate the health outcomes on the health and well-being of communities.

Text proposed by MM4 - SP3 Healthy Communities:

SP3 HEALTHY COMMUNITIES

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. In order to maximise opportunities to promote healthy lifestyles, where appropriate, new development must:

- i. improve the quality and quantity of open space, informal & formal recreation opportunities and multi-functional green infrastructure assets and networks;
- ii. protect and enhance safe and accessible active travel routes and NonMotorised User Routes to enable exercise and physical activity as part of everyday life;
- iii. provide high quality and energy efficient homes within an attractive environment, providing social connections through inclusive and accessible development layout and public realm design that meets the needs of all including those living with dementia;
- iv. improve provision of and / or access to education, employment and skills training recognising the clear links between income and health;
- v. improve environmental sustainability resilience and reduce contributors to poor health and mitigating their risks, such as those associated with climate change, flooding, hazardous uses, crime, noise and poor air quality to reduce inequalities and address climate justice;

vi. support healthy eating and promoting healthy food choices, through increasing opportunities for sustainable food systems such as community food growing spaces and green infrastructure within development and public realm spaces to enable healthy lifestyles.

b) The Council will support proposals for new and improved health services and facilities in locations where they can be accessed by sustainable transport modes;

c) Major residential and major commercial development must set out how they address the requirements of a) i - vi) as part of the planning application. In order to satisfy this policy requirement, applicants will be required to undertake a screening for a Health Impact Assessment (HIA). If necessary, a full HIA proportionate to the development proposed, will need to be prepared to demonstrate the health outcomes on the health and well-being of communities.

Chapter 3 - Spatial Strategy

Proposed Modification Reference: MM5

Para / Policy: SS1 - Spatial Strategy

Description of modification:

- Revise criterion a)

Reason for Modification:

- In response to revised NPPF (July 2021) - Paragraph 20.

Text from Submission Draft Worthing Local Plan - Policy SS1:

Up to 2036 delivery of new development in Worthing will be managed as follows:

The Local Plan will:

- a) seek to provide for the needs of local communities and balance the impact of growth through the protection and enhancement of local services and (where appropriate) the safeguarding of employment sites, leisure uses, community facilities, valued green/open spaces and natural resources;
- b) help to deliver wider regeneration objectives, particularly in the town centre and seafront, through the allocation of key urban sites;
- c) seek to increase the rate of housing delivery from small sites.
- d) The strategy for different parts of the Borough is as follows:

i) Land within the Built Up Area Boundary - development will be permitted subject to compliance with other policies in the Local Plan. Development should make efficient use of previously developed land but the density of development should be appropriate for its proposed use and also relate well to the surrounding uses and the character of the area. Within the existing urban fabric nine key regeneration sites are allocated for development.

ii) Edge Of Town Sites - six edge of town sites are allocated for development.

iii) Open Spaces / Countryside / Gaps - valued open space and landscapes outside of the Built Up Area Boundary are protected. This includes important gaps between settlements, the undeveloped coastline and the features which provide connectivity between these areas.

Text proposed by MM5 - Policy SS1:

Up to 2036 delivery of new development in Worthing will be managed as follows:

The Local Plan will:

a) will seek to deliver high quality development and provide for the needs of local communities and balance the impact of growth through the protection and enhancement of local services and (where appropriate) the safeguarding of employment sites, leisure uses, community facilities, valued green/open spaces and natural resources;

b) help to deliver wider regeneration objectives, particularly in the town centre and seafront, through the allocation of key urban sites;

c) seek to increase the rate of housing delivery from small sites.

d) The strategy for different parts of the Borough is as follows:

i) Land within the Built Up Area Boundary - development will be permitted subject to compliance with other policies in the Local Plan. Development should make efficient use of previously developed land but the density of development should be appropriate for its proposed use and also relate well to the surrounding uses and the character of the area. Within the existing urban fabric nine key regeneration sites are allocated for development.

ii) Edge Of Town Sites - five edge of town sites are allocated for development.

iii) Open Spaces / Countryside / Gaps - valued open space and landscapes outside of the Built Up Area Boundary are protected. This includes important gaps between settlements, the undeveloped coastline and the features which provide connectivity between these areas.

Proposed Modification Reference: MM6

Para / Policy: Para 3.21 and SS2 - Development sites

Description of modification:

- Para 3.21 revised to refer to housing trajectory which has been added as Appendix 1.
- Policy SS2 revised to provide update capacity assumptions

Reason for Modification:

- To set out the latest position / and in response to SDWLP-55 (WSP on behalf of Worthing Borough Council).
- To provide consistency and in response to Inspector's Initial Question 17 (Ref-IL01).
- To ensure that the WLP is consistent with national policy and in response to MIQ-43
- As discussed at Hearing Sessions to respond to changes being made to site allocations and to make policy effective.

Text from Submission Draft Worthing Local Plan - Paragraph 3.21:

3.21 In addition to the allocations referred to above, housing land supply figures include 'windfalls' which are sites that deliver development but that have not been specifically identified in the Local Plan. An explanation as to how this figure is calculated can be found in the Council's Housing Implementation Strategy. Other sources of supply include recent completions and commitments (sites with planning permission including developments that have commenced but not yet completed). These are summarised and incorporated within the table below:

Text proposed by MM6 - Paragraph 3.21:

3.21 In addition to the allocations referred to above, housing land supply figures include ‘windfalls’ which are sites that deliver development but that have not been specifically identified in the Local Plan. An explanation as to how this figure is calculated can be found in the Council’s Housing Implementation Strategy. Other sources of supply include recent completions and commitments (sites with planning permission including developments that have commenced but not yet completed). but not yet completed). 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. These are also summarised and incorporated within the table below.

Text from Submission Draft Worthing Local Plan - Policy SS2:

SS2 - Site Allocations

During the period 2020-2036

a) a minimum of 3,672 dwellings (net) will be delivered in Worthing. The following allocations will make a significant contribution to this figure.

b) a minimum of 28,000 sqm of employment floorspace (industrial and warehousing) and 10,000 sqm of commercial (retail and leisure) floorspace will be provided

WLP Ref	Site	Dwellings	Main Other Uses (Approximate Floorspace)
A1	Beeches Avenue	90	N/A
A2	Caravan Club Titnore Way	100	N/A
A3	Centenary House	250	10,000 sqm - Office space (part re-provided)
A4	Civic Centre, Stoke Abbott Road	0	7,000 sqm - Integrated health hub

A5	Decoy Farm	0	18,000 sqm - Industrial / Warehousing
A6	Fulbeck Avenue	120	N/A
A7	Grafton	150	2,500 sqm Commercial / Leisure / Retail
A8	HMRC Offices, Barrington Road	250	Care Home / Sheltered accommodation
A9	Lyndhurst Road	150	N/A
A10	Martlets Way	0	10,000 sqm 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
A15	Upper Brighton Road	123	N/A
	TOTAL	1,753	

Text proposed by MM6 - Policy SS2:

SS2 - Site Allocations

During the period 2020-2036

a) a minimum of 3,672 dwellings (net) will be delivered in Worthing. The following allocations will make a significant contribution to this figure.

b) a minimum of 24,000 sqm of employment floorspace (industrial and warehousing) and 9,200 sqm of commercial (retail and leisure) floorspace will be provided.

WLP Ref	Site	Dwellings (Indicative)	Main Other Uses (Approximate Floorspace)
A1	Beeches Avenue	90	N/A
A2	Caravan Club Titnore Way	100	N/A
A3	Centenary House	250	10,000 sqm - Employment (part re-provided)
A4	Civic Centre, Stoke Abbott Road	0	7,000 sqm - Integrated health hub
A5	Decoy Farm	0	14,000 sqm - Employment
A6	Fulbeck Avenue	152	N/A
A7	Grafton	150	2,500 sqm Commercial
A8	HMRC Offices, Barrington Road	250	Care Home / Sheltered accommodation
A9	Lyndhurst Road	150	N/A
A10	Martlets Way	28	10,000 sqm Employment
A11	Stagecoach, Marine Parade	60	2,000 sqm Commercial
A12	Teville Gate	250	4,000 sqm - Commercial
A13	Union Place	150	700 sqm - Commercial
A14	Upper Brighton Road	123	N/A
	TOTAL	1,753	

Proposed Modification Reference: MM7

Para / Policy: Para 3.36 and SS3 - Town Centre

Description of modification:

- Wording added to first bullet point below para 3.36
- Policy SS3 revised improve flow and new criterion g) added

Reason for Modification:

- As discussed at Hearing Sessions and to make policy effective.
- In response to SDWLP-18 (Transition Town Worthing CIC).
- In response to SDWLP-57 (Sussex Wildlife Trust).

Text from Submission Draft Worthing Local Plan - Paragraph 3.36:

- Retail - continue to support retail as valuable use but as part of a wider mix of uses.

Text proposed by MM7 - Paragraph 3.36:

- Retail - continue to support retail as valuable use but as part of a wider mix of uses. Encourage and support new forms of retail, particularly small local independent retailers.

Text from Submission Draft Worthing Local Plan - Policy SS3:

SS3 TOWN CENTRE

- 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. New retail, leisure, office and other town centre use development will therefore, usually be directed to the Town Centre.
- b) Improving and increasing the mix of uses in the Town Centre particularly retail, employment, community, residential, leisure, recreation, cultural and tourist facilities through maximising development around key development sites and through the more efficient use of existing sites.
- c) Making it easier and more convenient to move around and spend time in the Town Centre by identifying key public realm enhancements, opportunities for new public spaces and improving sustainable movement patterns particularly pedestrian, cycle and public transport provision.
- d) Establishing a stronger Town Centre identity and structure by reinforcing and improving the interrelationship between key locations including the railway station, the shopping areas, and the seafront, and making the Town Centre more cohesive and legible.
- e) Ensuring that the Town Centre and seafront are one integrated and linked destination. Active and vibrant uses along the key Town Centre seafront area will be supported.
- f) Delivering development, which has high architectural, urban design and environmental performance and sustainability standards.

Text proposed by MM7 - Policy SS3:

SS3 TOWN CENTRE

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:

- a) Ensure that retail, leisure, office and other town centre use development is usually directed to the Town Centre.
 - b) Improve and increase the mix of uses in the Town Centre particularly retail, employment, community, residential, leisure, recreation, cultural and tourist facilities through maximising development around key development sites and through the more efficient use of existing sites.
 - c) Make it easier and more convenient to move around and spend time in the Town Centre by identifying key public realm enhancements, opportunities for new public spaces and improving sustainable movement patterns particularly pedestrian, cycle and public transport provision.
 - d) Establish a stronger Town Centre identity and structure by reinforcing and improving the interrelationship between key locations including the railway station, the shopping areas, and the seafront, and making the Town Centre more cohesive and legible.
 - e) Ensure that the Town Centre and seafront are one integrated and linked destination. Active and vibrant uses along the key Town Centre seafront area will be supported.
 - f) Deliver development, which has high architectural, urban design and environmental performance and sustainability standards.
 - 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.
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Proposed Modification Reference: MM8

Para / Policy: SS4 - Countryside and undeveloped coast

Description of modification:

- Policy SS4 criterion a) and b) have been revised and text has been added to criterion f).

Reason for Modification:

- To reflect para 176 of NPPF and to ensure consistency with National Policy.
- In response to SDWLP-73 (SDNPA)
- Conformity with NPPF

Text from Submission Draft Worthing Local Plan - Policy SS4:

SS4 COUNTRYSIDE AND UNDEVELOPED COAST

- a) Outside of the Built Up Area Boundary land will be defined as ‘countryside and undeveloped coast’.
- 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.
- c) Development to support recreation uses on the coast will normally be permitted subject to:
- i. built facilities being located within the adjacent Built Up Area Boundary;
 - ii. the need to maintain and improve sea defences.
- d) Any development in the countryside and undeveloped coast should not result in a level of activity that has an adverse impact on the character or biodiversity of the area.
- e) Improvements to green infrastructure, including (but not restricted to) enhanced pedestrian, cycle, equestrian access, and better access for those with mobility difficulties will be supported.
- f) The setting of the South Downs National Park and the Designated International Dark Skies Reserve must be respected and opportunities to improve access to the National Park will be sought through joint working with other organisations including the Park Authority, West Sussex County Council, Highways England and landowners.

Text proposed by MM8 - Policy SS4:

SS4 COUNTRYSIDE AND UNDEVELOPED COAST

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'.

b) Development in the countryside will be permitted where a countryside location is essential to the proposed use. 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:

- comprise of entry-level homes that offer one or more types of affordable housing;
- are adjacent to existing settlements, and proportionate in size to them; and
- comply with any local design policies and standards.

c) Development to support recreation uses on the coast will normally be permitted subject to:

- i. built facilities being located within the adjacent Built Up Area Boundary;
- ii. the need to maintain and improve sea defences.

d) Any development in the countryside and undeveloped coast should not result in a level of activity that has an adverse impact on the character or biodiversity of the area.

e) Improvements to green infrastructure, including (but not restricted to) enhanced pedestrian, cycle, equestrian access, and better access for those with mobility difficulties will be supported.

f) The setting of the South Downs National Park and the Designated International Dark Skies Reserve must be respected and opportunities to improve access to the National Park will be sought through joint working with other organisations including the Park Authority, West Sussex County Council, National Highways 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.

Proposed Modification Reference: MM9

Para / Policy: SS5 - Local green gaps

Description of modification:

- Policy SS5 revised to clarify the relationship between policies SS4, SS56 and SS6.

Reason for Modification:

- As discussed during the Hearing Session. To clarify policy position and to ensure consistency with national policy.
- In response to SDWLP-43 (Southern Water).

Text from Submission Draft Worthing Local Plan - Policy SS5:

SS5 LOCAL GREEN GAPS

The four areas listed below are designated as Local Green Gaps between the settlements of Worthing & Ferring and Worthing & Sompting/Lancing, and will be protected in order to retain the separate identities and character of these settlements.

- a) Goring-Ferring Gap;
- b) Chatsmore Farm;
- c) Brooklands Recreation Area and abutting allotments; and
- d) Land east of proposed development (site A15) at Upper Brighton Road.

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 this Plan and ensure (individually or cumulatively):

- i) it does not lead to the coalescence of settlements;
- ii) it is unobtrusive and does not detract from the openness of the area;
- iii) it conserves and enhances the benefits and services derived from the area's Natural Capital; and
- iv) it conserves and enhances the area as part of a cohesive green infrastructure network.

Text proposed by MM9 - Policy SS5:

SS5 LOCAL GREEN GAPS

The four areas listed below are designated as Local Green Gaps between the settlements of Worthing & Ferring and Worthing & Sompting/Lancing, and will be protected in order to retain the separate identities and character of these settlements.

- a) Goring-Ferring Gap;
- b) Chatsmore Farm;
- c) Brooklands Recreation Area and abutting allotments; and
- d) Land east of proposed development (site A15) at Upper Brighton Road.

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:

- i) it would not undermine the physical and/or visual separation of settlements;
- ii) it would not compromise the integrity of the gap;
- iii) it conserves and enhances the benefits and services derived from the area's Natural Capital; and

iv) it conserves and enhances the area as part of a cohesive green infrastructure network.

Proposed Modification Reference: MM10

Para / Policy: Para 3.54-3.60 and Policy SS6 - Local green spaces

Description of modification:

- Paras 3.54-5.60 revised to respond to the reduced number of Local Green Spaces and to clarify the role of LGS designation
- Policy SS6 revised to clarify the relationship between policies SS4, SS56 and SS6.
- Policy SS6 revised to respond to the reduced number of Local Green Spaces

Reason for Modification:

- As discussed during the Hearing Session. To clarify the policy position and to ensure consistency with national policy.

Text from Submission Draft Worthing Local Plan - Paragraphs 5.54-3.60:

Local Green Space

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.

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.

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. 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 Wildlife Site), and opportunities to bird-watch, stargaze and enjoy quiet recreation. It is also recognised for the relative tranquillity 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.

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 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

Text proposed by MM10 - Paragraphs (formerly) 3.54-3.60:

Local Green Space

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. 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.

3.55 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.

3.56 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.

3.57 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 local residents were consulted about plans to create a management plan. 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 appropriate 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.

Text from Submission Draft Worthing Local Plan - Policy SS6:

SS6 LOCAL GREEN SPACE

The three areas listed below are designated as Local Green Space:

a) Goring-Ferring Gap:

The Goring Ferring Gap is designated as Local Green Space because the community value: its historic associations including important views that contribute strongly to a sense of place; wildlife; opportunities for bird-watching, stargazing, and quiet recreation; and the provision of relative tranquillity in an otherwise unrelieved urban conurbation.

i) Increased quiet and informal recreation would be compatible with this designation. However, additional formal recreation or structures to support informal recreation could damage the qualities for which the Goring-Ferring Gap is valued. Any proposal would have to demonstrate that it does not conflict with those values.

b) Chatsmore Farm:

Chatsmore Farm is designated as Local Green Space because the community value: its setting to the historic environment and the South Downs National Park; important views that contribute strongly to a sense of place; wildlife, especially along the Ferring Rife; and the offer of escape from the urban environment for relaxation and exercise.

ii) Increased quiet and informal recreation would be compatible with this designation. Whilst some formal recreation space could be considered it would be important that it did not conflict with the qualities for which Chatsmore Farm is valued.

c) Brooklands Recreation Area:

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.

iii) Development in Brooklands will not normally be permitted unless it is for recreation and/or landscape enhancement; does not compromise the functions of the lake or its long term maintenance; is compatible with the park's long-term management plan; uses the existing road access or a new access taken from Western Road; does not adversely impact on nearby residents significantly; and adequately investigates and takes measures to deal with contaminated land and potential for landfill gas emissions.

iv) Land to the north of the managed park area, which is currently overgrown with scrub and mature trees, could benefit from management. Proposals that may be acceptable, subject to the above points, could include a more managed woodland area with the possibility of open green space and/or an additional recreational facility of suitable scale and materials that sits appropriately screened in the semi-natural environment. Enhancement of boundary and internal tree cover will be required to conserve the separation between East Worthing and Lancing including when viewed from the National Park.

Text proposed by MM10 - Policy SS6:

SS6 - LOCAL GREEN SPACE

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.

Proposed Modification Reference: MM11

Para / Policy: Local Green Gap Map

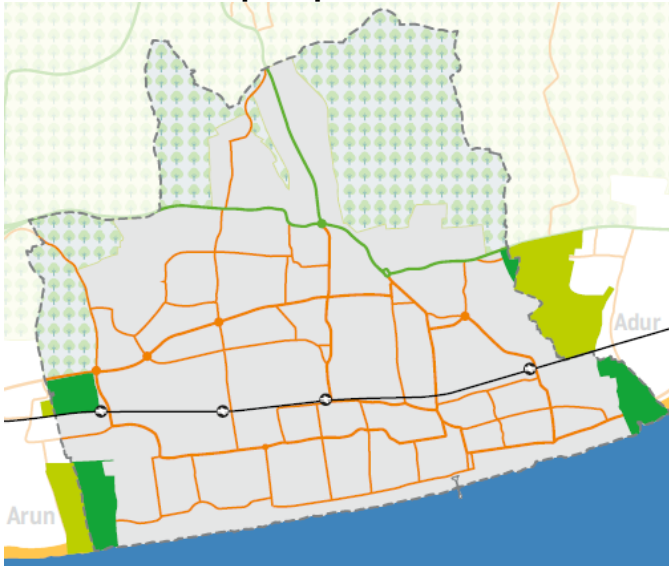
Description of modification:

- Boundary of the LGG designations amended so that they don't extend onto the beach / coastline / sea
- Boundary to Brooklands Recreation Area amended 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)

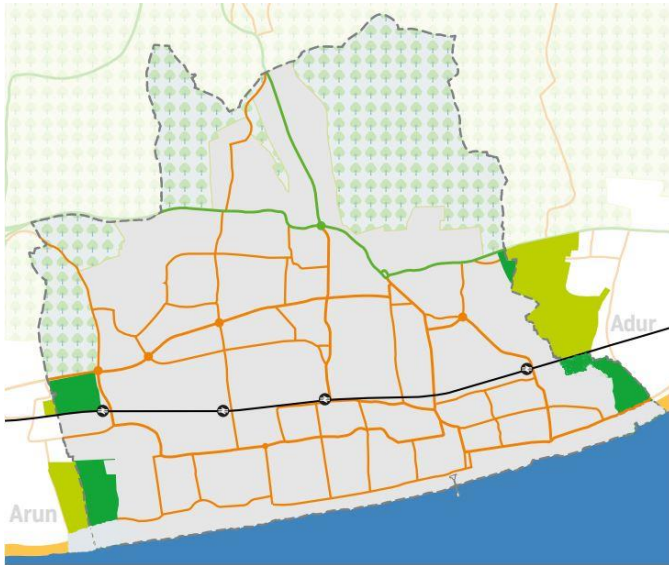
Reason for Modification:

- To correct previous mapping errors

Local Green Gap Map from Submission Draft Worthing Local Plan - Page 61:



Local Green Gap Map proposed by MM11: Page 61



Proposed Modification Reference: MM12

Para / Policy: Local Green Space Map

Description of modification:

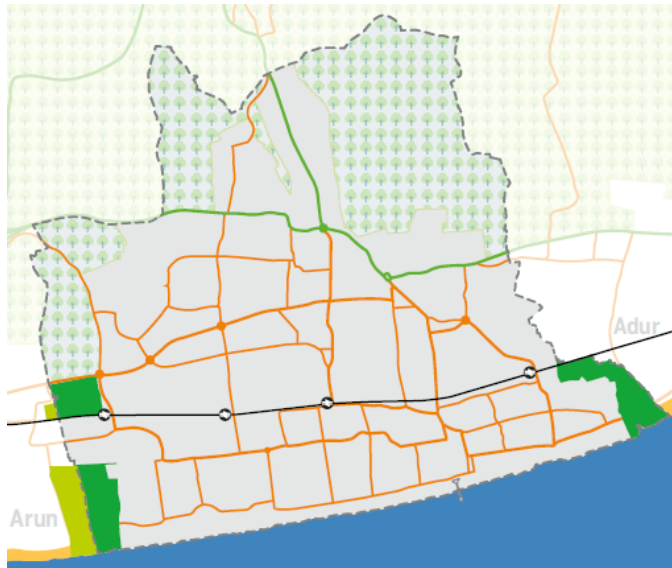
- Heading of map amended to refer to single Local green Space (rather than 'Spaces')
- Revised to remove the two parcels of land shown as Local Green Space to the west of the borough.
- Boundary of the LGS designation amended so that it doesn't extend onto the beach / coastline / sea

- Boundary to Brooklands Recreation Area amended to exclude land within Southern Water's ownership
- Revision to 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)

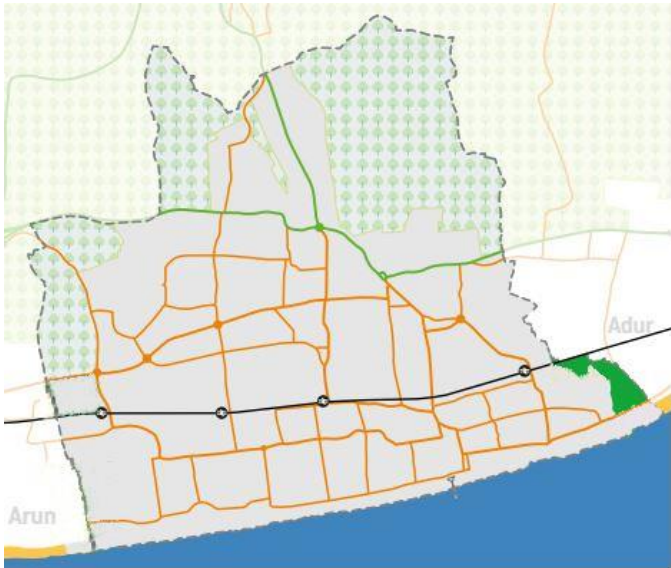
Reason for Modification:

- As discussed during the Hearing Session and to ensure that the WLP is effective
- To correct previous mapping errors

Local Green Space Map from Submission Draft Worthing Local Plan - Page 61:



Local Green Space Map proposed by MM12: Page 63



Chapter 4 - Site Allocations

Proposed Modification Reference: MM13

Para / Policy: Paragraph 4.1

Description of modification:

- Paragraph revised to clarify role of Flood Risk and Sequential Test.

Reason for Modification:

- In response to SDWLP-59 (Environment Agency).

Text from Submission Draft Worthing Local Plan - Paragraph 4.1:

4.1 As already established in this Plan, a key part of the overarching strategy is to maximise development on brownfield land and create sustainable urban extensions adjacent to the existing urban area. This will be achieved, in part, through the delivery of sites that are allocated for development in this chapter. 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. Supported by these documents and other evidence, a conclusion has been reached that they should be allocated for development.

Text proposed by MM13: Paragraph 4.1

4.1 As already established in this Plan, a key part of the overarching strategy is to maximise development on brownfield land and create sustainable urban extensions adjacent to the existing urban area. This will be achieved, in part, through the delivery of sites that are allocated for development in this chapter. All sites included in this section have been assessed in detail through the Council's Strategic Housing Land Availability Assessment (SHLAA), the Local Plan Sustainability Appraisal, and the SDWLP Flood

Risk Sequential and Exception Test. Supported by these documents and other evidence, a conclusion has been reached that they should be allocated for development. 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.

Proposed Modification Reference: MM14

Para / Policy: Paragraph 4.8

Description of modification:

- Paragraph revised to clarify role of specific development requirements.

Reason for Modification:

- As discussed during the Hearing Session - to clarify policy position and to ensure effectiveness.

Text from Submission Draft Worthing Local Plan - Paragraph 4.8:

4.8 Site Allocations Proposals for development should be supported by robust evidence and must comply with national planning legislation, other related guidance and the Council's Validation Checklist. Proposals will also need to comply with all related Strategic Policies (Chapter 2) and Development Management policies (Chapter 5) set out elsewhere in this Local Plan. In addition, proposals will need to meet (as a minimum) any site specific development requirements set out in the following policies. The use of masterplans may be necessary for some allocations to ensure that development is properly coordinated.

Text proposed by MM14: Paragraph 4.8

4.8 Site Allocations Proposals for development should be supported by robust evidence and must comply with national planning legislation, other related guidance and the Council’s Validation Checklist. Proposals will also need to comply with all related Strategic Policies (Chapter 2) and Development Management policies (Chapter 5) set out elsewhere in this Local Plan. In addition, each allocation highlights specific considerations relating to the development of each site and applicants will need to meet (as a minimum) the development requirements that are set out in the following policies. The use of masterplans may be necessary for some allocations to ensure that development is properly coordinated.

Proposed Modification Reference: MM15

Para / Policy: Sites Map and Legend

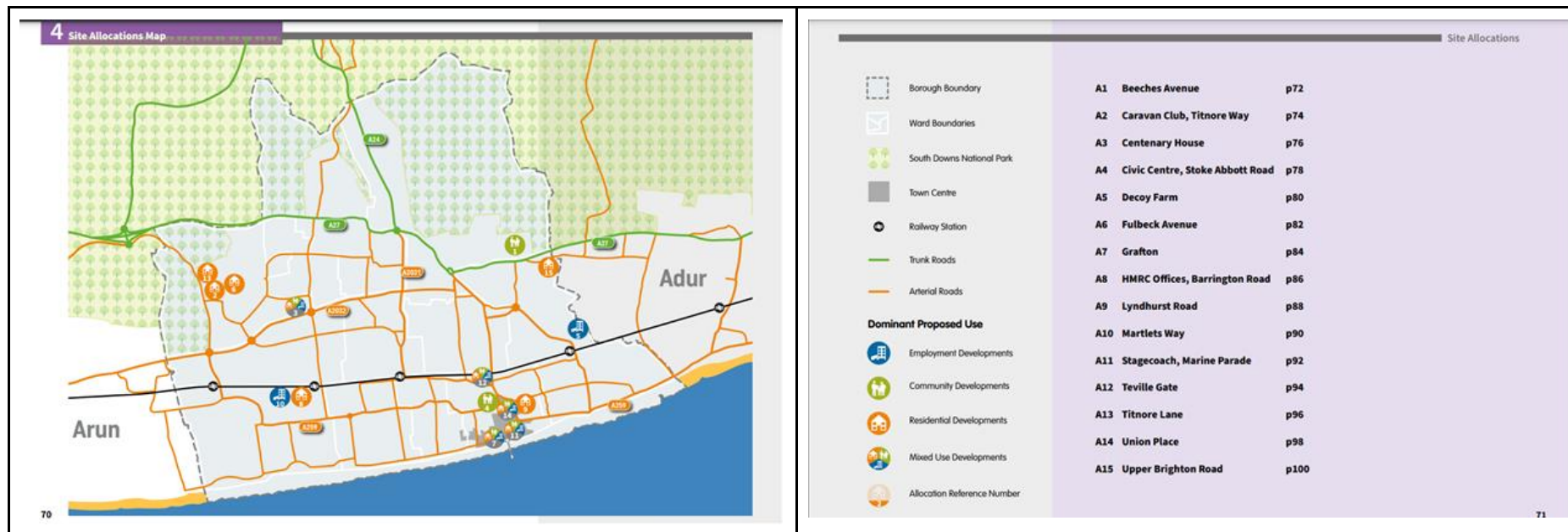
Description of modification:

- To reflect MM28 the Site Allocations Map (and associated Legend) has been amended to delete Allocation A13.

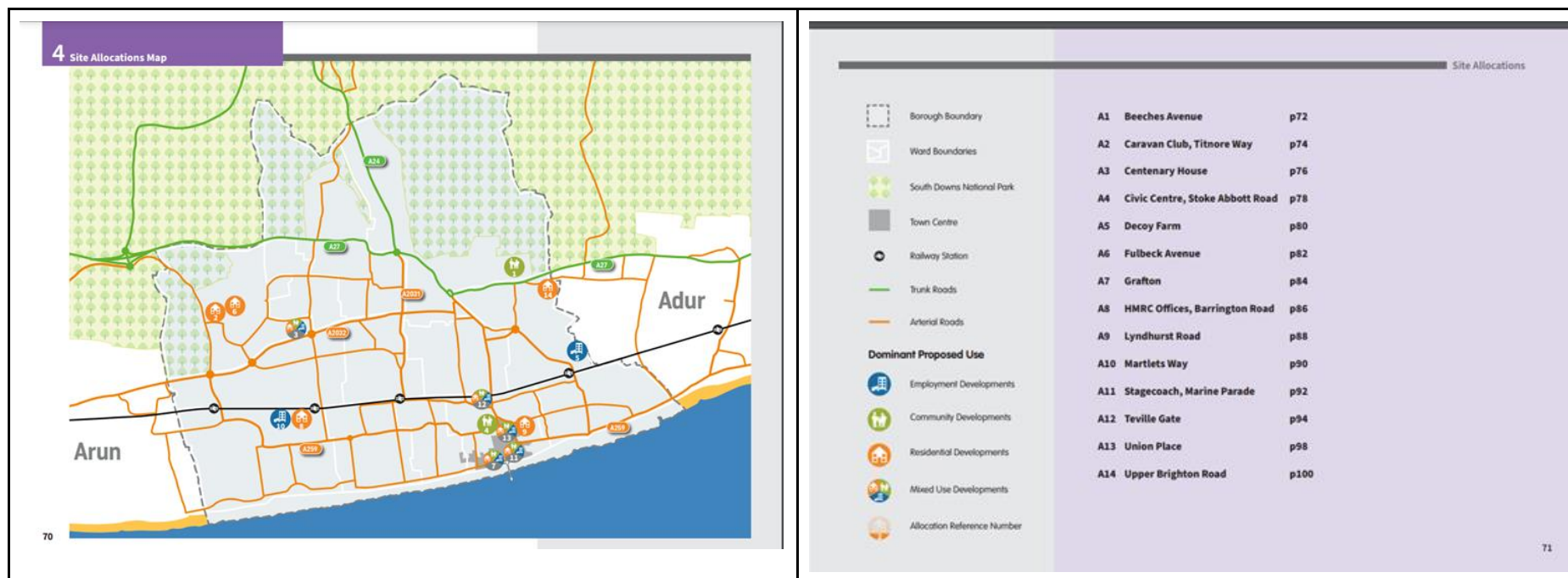
Reason for Modification:

- As discussed during the Hearing Session and to ensure that the WLP is effective.

Site Map and Legend from Submission Draft Worthing Local Plan - Page 70 & 71



Site Map and Legend proposed by MM15: Pages 70 & 71



Proposed Modification Reference: MM16

Para / Policy: A1 Beeches Avenue

Description of modification:

- Development requirements (a - g) have been revised and new requirements (h) have been added.

Reason for Modification:

- As discussed during the Hearing Session - to clarify policy position and to ensure effectiveness.

Text from Submission Draft Worthing Local Plan - Allocation A1 Beeches Avenue:**Development Requirements - any future development proposals should:**

- a) provide safe and suitable access from Lyons Farm that does not compromise or negatively impact operations of the Football Club;
- b) deliver improvements / links to the existing footpath network to improve access to the wider area and the SDNP, including a connection through the site between the PRowS at Charmandean Lane on the west of the site and through to Lambleys Lane on the east. There is also an opportunity for development to contribute to improvements on the existing PRow to the east along the northern edge of the business park;
- c) respond to the requirements of the Worthing Air Quality Action Plan and deliver a package of sustainability measures to mitigate the impact of development. This should include a commitment to 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;
- d) be of a high quality that conserves and enhances the setting of the SDNP, ensuring a transition from the site to the SDNP, with lower density development closer to the SDNP boundary;
- 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;
- f) Provide a Sustainable Urban Drainage System that includes measures to protect groundwater quality for drinking water;
- g) give consideration to suitable relocation of the car repairers;

h) retain features of local value and where appropriate enhance these features and the wider site through management and complimentary habitat creation.

Text proposed by MM16 - Allocation A1 Beeches Avenue:

Development Requirements - any future development proposals should:

- a) deliver a residential scheme comprising of a minimum 90 dwellings;
- b) provide safe and suitable primary vehicular access from Lyons Farm that does not compromise or negatively impact operations of the Football Club;
- c) deliver improvements / links to the existing footpath network to improve access to the wider area and the SDNP, including a connection through the site between the PRowS at Charmandean Lane on the west of the site and through to Lambleys Lane on the east. There is also an opportunity for development to contribute to improvements on the existing PRow to the east along the northern edge of the business park;
- d) respond to the requirements of the Worthing Air Quality Action Plan and deliver a package of sustainability measures to mitigate the impact 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;
- 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;
- f) provide a Sustainable Urban Drainage System that has been informed by a hydrogeological risk assessment to ensure and demonstrate the system does not pose an unacceptable risk to groundwater;
- g) 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;

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.

Proposed Modification Reference: MM17

Para / Policy: Paragraph 4.14 and A2 Caravan Club

Description of modification:

- Supporting text updated to provide latest position with regards to the existing Caravan Club
- Additional bullet point added to site constraints list to refer to Flood Risk sequential and exception text
- Development requirements (a - g, i and k) have been revised and new requirement (k) has been added.

Reason for Modification:

- As discussed during the Hearing Session - to clarify policy position and to ensure effectiveness.
- Update to highlight recent changes and in response to MIQ-96.
- In response to SDWLP-59 (Environment Agency).

Text from Submission Draft Worthing Local Plan - Paragraph 4.14:

4.14 The site is owned by Worthing Borough Council and leased to the Caravan Club. The Council and the Caravan Club 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 allows 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.

Text proposed by MM16 - Paragraph 4.14:

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

Text from Submission Draft Worthing Local Plan - Allocation A2 Caravan Club:

Site Constraints

- Titnore & Goring Woods Local Wildlife Site borders the site to the north and west, this includes a belt of Ancient Woodland running along the northern boundary.
- Lake lies to the north east of the site – a breach of the dam has previously caused flooding in the local area.
- North Barn Farm, an open windrow composting site, is located to the south west of this site (west of Titnore Lane).

Development Requirements - any future development proposals should:

- a) retain and enhance boundary vegetation to maintain self-containment and limit views of the site locally and from the National Park;
- b) adopt the sequential approach so the most vulnerable uses are located in the areas at lowest risk of flooding;
- c) 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;

- d) the design and layout of this site (along with neighbouring site at Fulbeck Avenue) should avoid any potential impacts on the Local Wildlife Site;
- e) deliver net gain in biodiversity and high quality green infrastructure to include the internal tree groups which should be incorporated into the design of the new development;
- f) development proposals should be informed by up to date ecological information;
- g) help to protect, and where possible, support the continued use of the land to the north as a caravan site;
- i) in line with the Waste Local Plan (Policy W2) proposals should give consideration to the continued safeguarding of the composting site located to the west;
- j) provide a footway adjacent to the southern boundary of the site on Titnore Way;
- k) deliver a package of sustainable travel measures 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;
- k) ensure a suitable relationship with the site to the east (A6 – Fulbeck Avenue) in terms of private amenity and overlooking.

Text proposed by MM17 - Allocation A2 Caravan Club:

Site Constraints

- Titnore & Goring Woods Local Wildlife Site borders the site to the north and west, this includes a belt of Ancient Woodland running along the northern boundary.
- Lake lies to the north east of the site – a breach of the dam has previously caused flooding in the local area.
- North Barn Farm, an open windrow composting site, is located to the south west of this site (west of Titnore Lane).

- 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).

Development Requirements - any future development proposals should:

- a) deliver a residential scheme comprising of a minimum 100 dwellings;
- 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;
- 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;
- 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;
- 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 the Local Wildlife Site;
- 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;
- g) in line with the West Sussex Waste Local Plan (Policy W2) proposals should not prejudice the continued safeguarding or affect the operation of the composting site located to the west;
- h) provide a footway adjacent to the southern boundary of the site on Titnore Way;

- 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. EV charge points (with a power output of at least 7kW) should be provided for all residential units, fitted ready for first occupation;
 - j) ensure a suitable relationship with the site to the east (A6 – Fulbeck Avenue) in terms of private amenity and overlooking;
 - 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.
-

Proposed Modification Reference: MM18

Para / Policy: A2 Caravan Club Map Extracts Page 75

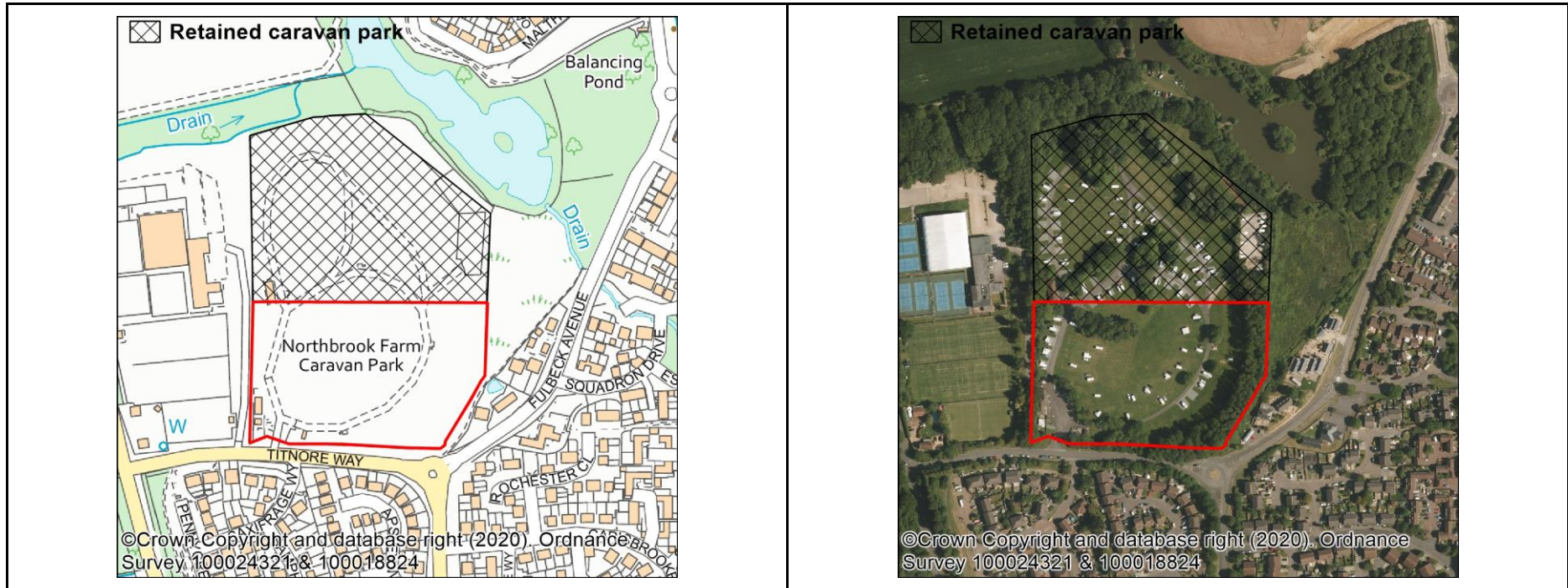
Description of modification:

- In line with MM17 above, the hatching used to indicate the retained Caravan Club has been deleted.

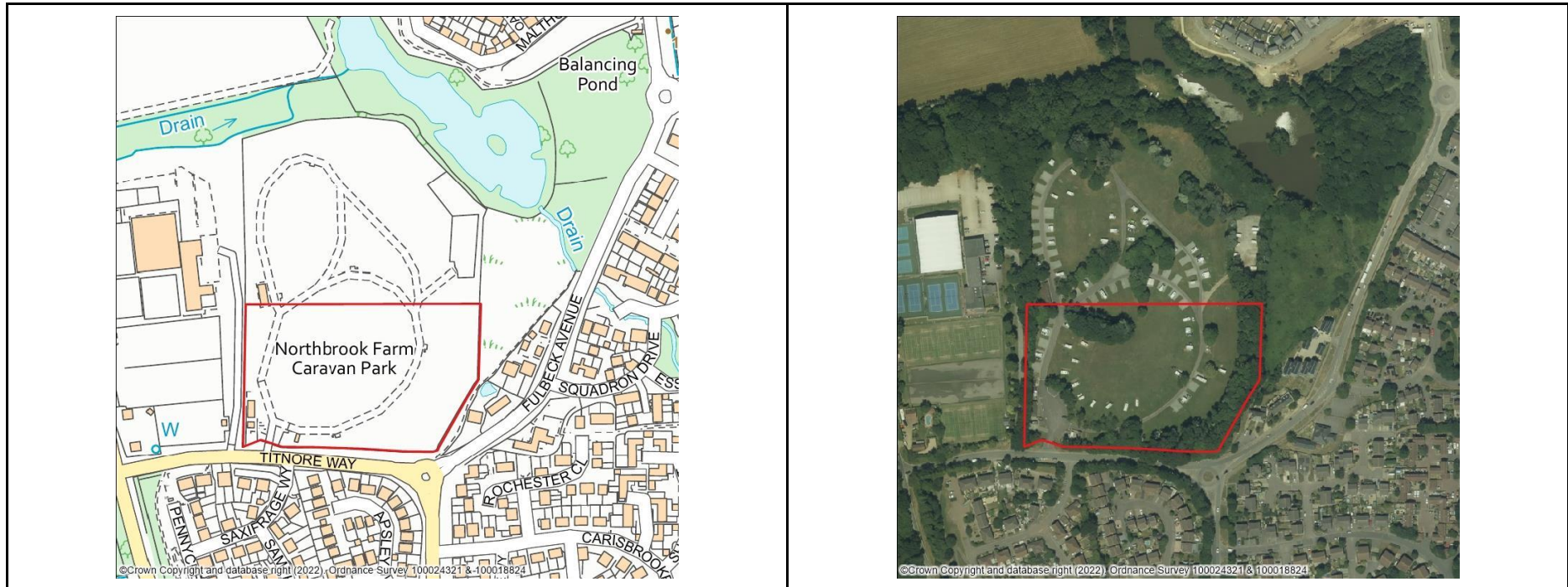
Reason for Modification:

- For consistency and to ensure that the Plan is effective.

A2 Site Map and Aerial Photograph from Submission Draft Worthing Local Plan - Page 75



A2 Site Map and Aerial Photograph as Proposed by MM18



Proposed Modification Reference: MM19

Policy / Para Number: A3 Centenary House

Description of modification:

- Indicative Capacity has been amended
- Paragraph 4.15 has been amended with additional text inserted and some existing text being deleted
- First bullet point under Site Constraints subheading has been amended
- Development requirements (a, b and c) have been revised and additional requirements (e, f, g, h, i) have been inserted.

Reason for Modification:

- For consistency and in response to Inspector's Initial Question 17 (Ref-IL01).
- To ensure the policy is up to date and effective and in response to MIQ-98.
- To ensure the policy is effective and consistent with national policy and in response to MIQ-99.

Text from Submission Draft Worthing Local Plan - Indicative Capacity:

Indicative Capacity - 250 residential units & 10,000 sqm employment floorspace

Text proposed by MM19 - Indicative Capacity:

Indicative Capacity - 250 residential units & 10,000 sqm employment (part re-provided)

Text from Submission Draft Worthing Local Plan - Paragraph 4.15:

4.15 This previously developed site lies within the existing built up area and is currently in use as offices occupied by West Sussex County Council (WSCC) services and Sussex Police. The site is bound by the A2032 to the south, residential properties to the west

& north and Durrington Lane to the east. It includes a prominent 6-storey tower with other 2-3 storey buildings providing a total of 11,000 sqm of office space along with a large expanse of parking (300+ spaces). A police custody suite, which is to be retained, is located to the west of the site. The offices are currently under-utilised, expensive to maintain and require significant investment. Redevelopment provides an opportunity to make more efficient use of land, and re-provide and enhance facilities for Sussex Police and WSCC (approx. 5,000 sqm) alongside the delivery of a multi-agency hub offering integrated and co-located public services. Redevelopment would also make use of surplus land for additional employment space (approx. 5,000 sqm) and new homes.

Text proposed by MM19 - Paragraph 4.15:

4.15 This previously developed site lies within the existing built up area and is currently in use as offices occupied by West Sussex County Council (WSCC) services and Sussex Police. The site is bound by the A2032 to the south, residential properties to the west & north and Durrington Lane to the east. It includes a prominent 6-storey tower with other 2-3 storey buildings providing a total of 11,000 sqm of office space along with a large expanse of parking (300+ spaces). A police custody suite, which is to be retained, is located to the west of the site. The offices are currently under-utilised, expensive to maintain and require significant investment. Redevelopment provides an opportunity to make more efficient use of land, and potential to re-provide and enhance facilities for the existing occupiers Sussex Police. West Sussex County Council has recently announced its intention to relocate their services from this site to Durrington Bridge House and elsewhere in the Worthing area. Redevelopment would make use of surplus land for new homes and additional employment space appropriate to the character of this residential area.

Text from Submission Draft Worthing Local Plan - Allocation A3 Centenary House:

Site Constraints

- Within an area considered to be at a high risk of groundwater flooding.
- Within an area containing recorded archaeological remains.
- Protection of existing employment uses.
- A number of protected trees border the site.
- The transport study indicates that, at peak times, the Durrington Lane north approach is operating over capacity.

Development Requirements - any future development proposals should:

- a) deliver a mixed-use community-led scheme with facilitating residential development;
- b) enhance boundary vegetation and incorporate the protected trees;
- 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;
- d) suitably address the prominent south-east corner of the site.

Text proposed by MM19 - Allocation A3 Centenary House:

Site Constraints

- Within an area considered to be at a high risk of groundwater flooding and likely to be at a higher risk from surface water flooding in the future. This site was included in the SDWLP Flood Risk Sequential and Exception Test which was informed by the Level 2 SFRA (2020).
- Within an area containing recorded archaeological remains.
- Protection of existing employment uses.
- A number of protected trees border the site.
- The transport study indicates that, at peak times, the Durrington Lane north approach is operating over capacity.

Development Requirements - any future development proposals should:

- a) deliver a residential and employment scheme comprising of a minimum 250 dwellings and approximately 10,000 sqm employment floorspace;

- 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;
- c) 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;
- d) suitably address the prominent south-east corner of the site;
- 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;
- f) undertake an assessment of the archaeological remains and ensure that any archaeological assessment requirements are implemented;
- 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;
- h) 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;
- i) seek to ensure the most vulnerable uses are located in the areas at lowest risk of flooding.

Proposed Modification Reference: MM20

Policy / Para Number: A4 Civic Centre

Description of modification:

- Indicative Capacity has been amended
- Site Constraints amended to provide flood risk update
- Development requirements (a, b, d, e, f and h) have been revised and additional requirements have been inserted (i, j, k)

Reason for Modification:

- For consistency and in response to Inspector's Initial Question 17 (Ref-IL01).
- As discussed during the Hearing Session - to clarify policy position and to ensure effectiveness.

Text from Submission Draft Worthing Local Plan - Indicative Capacity:

Indicative Capacity - Integrated Health Hub

Text proposed by MM20 - Indicative Capacity:

Indicative Capacity - 7,000sqm Integrated Health Hub

Text from Submission Draft Worthing Local Plan - Allocation A4 Civic Centre:

Site Constraints

- Groundwater vulnerability – major.

- Electricity sub-station located to the south of the site.
- The Town Hall, Assembly Room and museum are listed buildings.
- There may be a risk of contamination due to the existing use and this will need investigating prior to development.

Development Requirements - any future development proposals should:

- a) provide a modern purpose-built healthcare facility to deliver new models of care;
- b) enhance permeability and provide an attractive and accessible pedestrian link from the site;
- c) ensure that the operational requirements of neighbouring uses are not compromised;
- d) provide high quality design with particular attention to the height and massing. Due regard should be given to the established building line to the north of the site along the frontage of Christchurch Road;
- 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;
- f) provide sufficient parking and amenity space;
- g) comply with the requirements of policy DM17 (Energy) with regards to the delivery of district heat networks located within the identified opportunity clusters;
- h) ensure that any contaminated land issues are appropriately assessed and managed.

Text proposed by MM20 - Allocation A4 Civic Centre:

Site Constraints

- Groundwater vulnerability – major.

- Electricity sub-station located to the south of the site.
- The Town Hall, Assembly Room and museum are listed buildings.
- There may be a risk of contamination due to the existing use and this will need investigating prior to development.
- The SFRA identifies the site as being at a medium risk of flooding.

Development Requirements - any future development proposals should:

- a) deliver an Integrated Health Hub comprising of approximately 7,000 sqm;
- b) enhance permeability and provide an attractive and accessible pedestrian link from the site that incorporates green infrastructure;
- c) ensure that the operational requirements of neighbouring uses are not compromised;
- d) 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. 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;
- e) be sensitive to the surrounding Conservation Areas and protect nearby heritage assets and ensure no unacceptable harm is caused to them or their settings;
- f) provide sufficient parking to meet the needs of the new health facility and amenity space;
- g) comply with the requirements of policy DM17 (Energy) with regards to the delivery of district heat networks located within the identified opportunity clusters;

h) 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;

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

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;

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.

Proposed Modification Reference: MM21

Policy / Para Number: A5 Decoy Farm

Description of modification:

- Indicative Capacity has been amended
- Site Constraints amended to provide flood risk update
- Development requirements (a, b, d, e, f and h) have been revised and additional requirements have been inserted (i, j, k)

Reason for Modification:

- Updated to provide clarity and set out the latest position
- As discussed during the Hearing Session - to clarify policy position and to ensure effectiveness.

Text from Submission Draft Worthing Local Plan - Indicative Capacity:

Indicative Capacity - Minimum of 18,000 sqm employment land

Text proposed by MM21 - Indicative Capacity:

Indicative Capacity - 14,000 sqm employment land

Text from Submission Draft Worthing Local Plan - Paragraph 4.20-4.22:

4.20 This developable site is located within the existing built up area boundary. The site is a former landfill site that received domestic waste active in the 1970's. Remediation of the site is due to commence at the end of 2020 including the removal of near surface soil to provide suitable levels to facilitate the delivery of a sustainable development. The delivery of new employment floorspace (industrial / storage & distribution / research & development and possibly some limited trade counters) will help to support the growth of local SMEs. In addition, this site may represent an opportunity to relocate existing businesses which could include the Stagecoach bus depot (see site A11).

4.21 The site adjoins industrial estates to the west and the Local Green Gap (within Adur District) to the east. To the south of the site is the household waste recycling site. Current access for the site is from 80 Deacon Way, which is accessed via Dominion Way.

4.22 The majority of the site is a plateau consisting of open grassland. The Teville Stream (a Water Framework Directive waterbody) runs along the western boundary and there are culverted watercourses to the east and south. Works are now underway to re-route and enhance the Teville Stream. There are also proposals to extend the Cokeham Brooks Local Wildlife Site and deliver a footpath/cycleway across the Worthing-Sompting Local Green Gap which is likely to end in the vicinity of this site.

Text proposed by MM21 - Paragraph 4.20-4.22:

4.20 This developable site is located within the existing built up area boundary. The site is a former landfill site that received domestic waste active in the 1970's. Remediation of the site was completed at the end of March 2021 and this included the removal of near surface soil to provide suitable levels to facilitate the delivery of a sustainable development. The delivery of new employment floorspace (industrial / storage & distribution / research & development and possibly some limited trade counters) will

help to support the growth of local SMEs. In addition, this site may represent an opportunity to relocate existing businesses which could include the Stagecoach bus depot (see site A11).

4.21 The site adjoins industrial estates to the west and the Local Green Gap (within Adur District) to the east. To the south of the site is the household waste recycling site. Current access for the site is from Dominion Way.

4.22 The majority of the site is a plateau consisting of open grassland. The Teville Stream (a Water Framework Directive waterbody) runs along the western boundary and there are culverted watercourses to the east and south. Works are now underway to re-route and enhance the Teville Stream. There are also proposals to extend the Cokeham Brooks Local Wildlife Site and deliver a footpath/cycleway across the Worthing-Sompting Local Green Gap which is likely to end in the vicinity of this site. Opportunities should be taken to deliver Biodiversity Net Gains in keeping with the location, size and scale of development as stipulated in Policy DM18.

Text from Submission Draft Worthing Local Plan - Allocation A5 Decoy Farm:

Site Constraints

- The site is known to be contaminated due to its use as a former landfill. The costs on any necessary remediation, and the impact this will have on viability, must be taken into account during the consideration of any development proposal.
- In places, the site is between 2 and 4 metres above surrounding land.
- Adjacent to the Local Green Gap (within Adur District).
- The Teville Stream (partly culverted) and a number of watercourses run along the site boundaries. There are areas of Flood Zone 3 associated with these.
- Directly adjoins the boundary of the Household Waste Recycling Site which is safeguarded through the West Sussex Waste Local Plan.

Development Requirements - any future development proposals should:

- a) 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;
- b) have careful regard to and protect and enhance the distinctive character of the Worthing-Sompting Local Green Gap (within Adur District);
- c) adopt the sequential approach so the most vulnerable uses are located in the areas at lowest risk of flooding and no built development is located in Flood Zone 3;
- d) demonstrate how flood risk will be safely managed across the lifetime of the development, taking climate change into account, and not increased elsewhere;
- e) working with Worthing Borough Council, West Sussex County Council and the respective landowner to the east, development should help to facilitate and deliver a connection to the public right of way that will be delivered in Adur District Council to provide a link to Sompting across the Local Green Gap;
- f) minimise impacts on nearby residential properties; protect the continued operation of the adjacent household waste recycling site;
- g) consultation with West Sussex and Worthing Borough Council to agree any mitigation for off site traffic impacts on the local and strategic road networks;
- h) protect the Teville Stream providing an adequate buffer between the watercourse and any potential development, and seek opportunities to enhance and restore the watercourse including removing culverts
- i) development should be supported by a scheme to eradicate invasive species present on site;
- j) 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.

k) maximise biodiversity value on site through wildlife friendly landscape planting and design (SUDs etc) and compensate for residual habitat loss through off-site solutions.

Text proposed by MM21: Allocation A5 Decoy Farm

Site Constraints

- The site is known to be contaminated due to its use as a former landfill. The costs of any necessary remediation, and the impact this will have on viability, must be taken into account during the consideration of any development proposal.
- In places, the site is between 2 and 4 metres above surrounding land.
- Adjacent to the Local Green Gap (within Adur District).
- The Teville Stream (partly culverted) and a number of watercourses run along the site boundaries. 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).
- Directly adjoins the boundary of the Household Waste Recycling Site. 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.

Development Requirements - any future development proposals should:

- a) deliver an employment scheme comprising of a minimum of 14,000 sqm employment land;
- b) 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;

- c) have careful regard to and protect and enhance the distinctive character of the Worthing-Sompting Local Green Gap (within Adur District);
- d) 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;
- e) 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;
- f) working with Worthing Borough Council, West Sussex County Council and the respective landowner to the east, development should help to facilitate and deliver a connection to the public right of way that will be delivered in Adur District Council to provide a link to Sompting across the Local Green Gap;
- g) minimise impacts on nearby residential properties. 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;
- h) consultation with West Sussex County Council, 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;
- i) retain protect and enhance existing waterbodies providing an adequate buffer between the watercourse and any potential development, and seek opportunities to create new wetland habitats;
- 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.
- 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. Invasive species on the site should be eradicated.

Proposed Modification Reference: MM22

Policy / Para Number: A6 Fulbeck Avenue

Description of modification:

- Indicative Capacity has been amended
- Site Constraints amended to provide flood risk update
- Development requirements (a - g, i, and j) have been revised

Reason for Modification:

- To clarify error relating to the extent of the 'buffer'.
- To ensure the policy is effective and consistent with national policy

Text from Submission Draft Worthing Local Plan - Indicative Capacity:

Indicative Capacity - 120 residential unit

Text proposed by MM22 - Indicative Capacity:

Indicative Capacity - 152 residential unit

Text from Submission Draft Worthing Local Plan - Allocation A6 Fulbeck Avenue:

Site Constraints

- A band of preserved trees runs along the north east boundary of the site.
- Local Wildlife Site borders site to north-west.
- 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.
- Barleyfields Stream crosses the southern part of the site.
- North Barn Farm, an open windrow composting site, is located to the west.

Development Requirements - any future development proposals should:

- a) 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 to provide a natural habitat between the site and the West Durrington development and to limit views to the site from the National Park to the north;
- b) enhance boundary vegetation;
- c) adopt the sequential approach so the most vulnerable uses are located in the areas at lowest risk of flooding;
- 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;
- e) be informed by up to date ecological information;
- f) protect the stream / watercourse and incorporate within the design of the open space to be provided as part of the development;

- g) ensure that the design and layout of this site (along with neighbouring site - the Caravan Club) avoids any potential impacts on the Local Wildlife Site;
- h) ensure a suitable relationship with the site to the west in terms of private amenity and overlooking;
- i) give consideration to the continued safeguarding of the composting site located to the west, in line with the Waste Local Plan (Policy W2);
- j) provide a new point of access from Fulbeck Avenue

Text proposed by MM22: Allocation A6 Fulbeck Avenue

Site Constraints

- A band of preserved trees runs along the north east boundary of the site.
- Local Wildlife Site borders site to north-west.
- 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 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.
- 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.
- Barleyfields Stream crosses the southern part of the site.

- North Barn Farm, an open windrow composting site, is located to the west.

Development Requirements - any future development proposals should:

- a) deliver a residential scheme comprising of a minimum 152 dwellings;
- 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;
- c) 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 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;
- d) retain, protect and enhance existing waterbodies and seek opportunities to create new wetland habitats. Incorporate within the design of the open space to be provided as part of the development and maintain a suitable buffer to the lake;
- e) ensure that the design and layout of this site (along with neighbouring site - the Caravan Club) safeguards and has regard to opportunities for enhancement of the Local Wildlife Site;
- f) ensure a suitable relationship with the site to the west in terms of private amenity and overlooking;
- 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.

Proposed Modification Reference: MM23

Policy / Para Number: A7 Grafton

Description of modification:

- Site Constraints amended to provide flood risk update
- Development requirements (a, b, c, f, h, and i) have been revised and new requirements (j and k) have been added.

Reason for Modification:

- As discussed during the Hearing Session - to provide updates, avoid duplication and to ensure effectiveness.

Text from Submission Draft Worthing Local Plan - Allocation A7 Grafton:

Site Constraints

- The majority of the site is in Flood Zone 3.
- Foul & surface water drains cross the site and wastewater and surface water pumping stations are currently located on the site.
- The surroundings include several Conservation Areas, and the Lido (a Grade II Listed Building) is opposite the site on the seafront.
- The multi-storey car park currently provides space for 430 cars.
- There are complex access rights to neighbouring retail and residential areas.
- Development proposals will need to address 'Right of Light' issues with neighbouring properties.

Development Requirements - any future development proposals should:

- a) provide a mix of high quality residential, retail and leisure uses and amenity space;
- b) adopt the sequential approach so the most vulnerable uses are located in the areas at lowest risk of flooding;
- c) demonstrate how flood risk will be safely managed across the lifetime of the development, taking climate change into account, and not increased elsewhere;
- d) reposition and maintain the network of service connections to existing properties (surface and foul water drainage and pumping station) and provide to new-build;
- e) ensure that a suitable gap is provided between the pumping station and any sensitive development (such as housing);
- f) provide a high quality public realm that enhances the town centre and provides an attractive setting to the historic environment, including the Grade II Listed Lido and surrounding Conservation Areas;
- g) address access arrangements for all users/ to all uses; this might include temporary arrangements during construction as well as long term solutions;
- h) create a new route linking the seafront and primary shopping area in a coherent and attractive way;
- i) ensure that daylight and sunlight implications are appropriately managed.

Text proposed by MM23: Allocation A7 Grafton

Site Constraints

- 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.

- Foul & surface water drains cross the site and wastewater and surface water pumping stations are currently located on the site.
- The surroundings include several Conservation Areas, and the Lido (a Grade II Listed Building) is opposite the site on the seafront.
- There are complex access rights to neighbouring retail and residential areas.
- Development proposals will need to address 'Right of Light' issues with neighbouring properties.

Development Requirements - any future development proposals should:

- a) deliver a residential and employment scheme comprising of a minimum of 150 residential units and approximately 2,500 sqm commercial;
- b) seek to ensure the most vulnerable uses are located in the areas at lowest risk of flooding;
- 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;
- d) reposition and maintain the network of service connections to existing properties (surface and foul water drainage and pumping station) and provide to new-build;
- e) ensure that a suitable gap is provided between the pumping station and any sensitive development (such as housing);

- f) provide a high quality public realm that enhances the town centre and protects nearby heritage assets and ensures no unacceptable harm is caused to them or their settings; including the Grade II Listed Lido and surrounding Conservation Areas;
- g) address access arrangements for all users/ to all uses; this might include temporary arrangements during construction as well as long term solutions;
- h) enhance permeability and provide an attractive and accessible pedestrian link that incorporates green infrastructure linking the seafront and primary shopping area in a coherent and attractive way;
- 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.
- 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;
- 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.

Proposed Modification Reference: MM24

Policy / Para Number: A8 HMRC Offices

Description of modification:

- Site Constraints amended to provide flood risk update

- Development requirements (a, b, c, e, and g) have been revised and new requirements (i, j and k) have been added.

Reason for Modification:

- As discussed during the Hearing Session - to ensure effectiveness.

Text from Submission Draft Worthing Local Plan - Allocation A8 HMRC Offices:

Site Constraints

- Low to moderate risk of contamination / pollution.
- Some areas of mature vegetation and trees lie within the site and along parts of the site boundary.

Development Requirements - any future development proposals should:

- a) deliver of mix of residential and employment uses with emphasis on encouraging the retention of Durrington Bridge House (to the east) and the delivery of employment uses on the western section of the site;
- b) ensure that any contaminated land issues are appropriately assessed and managed;
- c) retain high quality trees in and around the site;
- d) mitigate any impacts of noise and vibration resulting from the presence of the railway line to the north of the site;
- e) ensure that the development does not have an unacceptable impact on the amenity of neighbouring residents;
- f) not prevent (or negatively impact) the potential for development on land lying adjacent to the west of the site (Martlets Way);
- g) seek to improve access to and from Durrington Station;
- h) provide appropriate junction improvements at Barrington Rd / Shaftesbury Avenue.

Text proposed by MM24: Allocation A8 HMRC Offices

Site Constraints

- Low to moderate risk of contamination / pollution.
- Some areas of mature vegetation and trees lie within the site and along parts of the site boundary.
- The SFRA identifies the site as being at a medium risk of flooding.

Development Requirements - any future development proposals should:

- a) deliver a residential scheme comprising of a minimum of 250 residential units, provision of care home / sheltered accommodation and employment uses with emphasis on encouraging the retention of Durrington Bridge House (to the east);
- b) ensure that any contaminated land issues are appropriately assessed and where necessary appropriate remediation takes place. Consider the implications of this to ensure appropriate sustainable drainage systems are provided;
- 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;
- d) mitigate any impacts of noise and vibration resulting from the presence of the railway line to the north of the site;
- e) 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;
- f) not prevent (or negatively impact) the potential for development on land lying adjacent to the west of the site (Martlets Way);

- g) enhance permeability and provide an attractive and accessible pedestrian link that incorporates green infrastructure from the site as well as seeking to improve access to and from Durrington Station;
- h) provide appropriate junction improvements at Barrington Rd / Shaftesbury Avenue;
- i) provide an appropriate level of contribution towards highway capacity improvements at the A259 / A2032 Goring Crossways junction;
- j) seek to ensure the most vulnerable uses are located in the areas at lowest risk of flooding;
- 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.
-

Proposed Modification Reference: MM25

Policy / Para Number: A9 Lyndhurst Road

Description of modification:

- Expected delivery date revised
- Site Constraints amended to provide flood risk update and heritage
- Development requirements (a, b, c and d) have been revised and new requirements (g, h, i and j) have been added.

Reason for Modification:

- To reflect progress made on the site and to ensure that the allocation is clear and effective.
- As discussed during the Hearing Session and to ensure effectiveness.

Text from Submission Draft Worthing Local Plan - Expected Delivery Date:

- Expected Delivery dates - 6+ years to 0-5 years

Expected Delivery Date Proposed by MM25:

- Expected Delivery dates - 0-5 years

Text from Submission Draft Worthing Local Plan - Allocation A9 Lyndhurst Road:

Site Constraints

- Significant levels of contaminated land.
- Within an area containing recorded archaeological remains.
- Evidence of potential ecological constraints.
- Potential access issues.

Development Requirements - any future development proposals should:

- a) provide a high quality residential development;
- b) undertake detailed investigations of the contamination to assess the level of remediation required;
- c) deliver a surface water drainage scheme that ensures that surface water is not discharged through contaminated soils;
- d) undertake an assessment of the archaeological remains;
- e) undertake an extensive phase 1 habitat survey and desktop study and provide mitigation as appropriate;

- f) address provision for suitable access/egress on Park Road and Lyndhurst Road;
- g) enhance permeability and provide an attractive and accessible pedestrian link from the site to the High Street and town centre – this should include consideration of an improved footway / cycleway along the northern boundary.

Text proposed by MM25: Allocation A9 Lyndhurst Road

Site Constraints

- Significant levels of contaminated land.
- Within an area containing recorded archaeological remains.
- Evidence of potential ecological constraints.
- Potential access issues.
- The SFRA identifies the site as being at a medium risk of flooding.
- Conservation Areas lie in close proximity to the site.

Development Requirements - any future development proposals should:

- a) deliver a residential scheme comprising of a minimum 150 dwellings;
- b) 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;
- c) undertake an assessment of the archaeological remains and ensure that any archaeological assessment requirements are implemented;

- 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;
- e) address provision for suitable access/egress on Park Road and Lyndhurst Road;
- f) enhance permeability and provide an attractive and accessible pedestrian link from the site to the High Street and town centre – this should include consideration of an improved footway / cycleway along the northern boundary.
- g) protect nearby heritage assets and ensure no unacceptable harm is caused to them or their settings;
- h) seek to ensure the most vulnerable uses are located in the areas at lowest risk of flooding;
- 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;
- 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.

Proposed Modification Reference: MM26

Policy / Para Number: A10 Martlets Way

Description of modification:

- Indicative Capacity has been amended
- Site Constraints amended to provide flood risk update

- Development requirements (a, b, d, e, and g) have been revised and new requirements (h, i and j) have been added

Reason for Modification:

- To ensure the policy is effective and consistent with national policy

Text from Submission Draft Worthing Local Plan - Indicative Capacity:

Indicative Capacity - 10,000 sqm employment

Text proposed by MM26 - Indicative Capacity:

Indicative Capacity - 10,000 sqm employment & 28 residential units

Text from Submission Draft Worthing Local Plan - Allocation A10 martlets Way:

Site Constraints

- Current access arrangements from the west will require some improvement.
- There is a risk with piecemeal development on parts of the site, although separate applications may be acceptable if supported by an appropriate planning strategy.
- Previous site uses indicate likely contamination.
- A line of mature established Ilex trees crosses the site.
- Close proximity of residential development may affect any employment layout with a need for adequate screening.

Development Requirements - any future development proposals should:

a) provide employment development accessed from the west;

- b) ensure that the development does not have an unacceptable impact on the amenity of neighbouring residents;
- c) promote a travel plan to improve the accessibility and sustainability of the site;
- d) ensure that any contaminated land issues are appropriately assessed and managed;
- e) protect mature Ilex oak trees that separate the former gas holder site from the former sewage treatment works (subject to appropriate assessment work);
- f) ensure that the layout and access arrangements for any development does not constrain or prevent the ability for development to come forward elsewhere within the site as a whole;
- 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 and provide for the former gasholder site to be brought forward.

Text proposed by MM26: Allocation A10 Martlets Way

Site Constraints

- Current access arrangements from the west will require some improvement.
- There is a risk with piecemeal development on parts of the site, although separate applications may be acceptable if supported by an appropriate planning strategy.
- Previous site uses indicate likely contamination.
- A line of mature established Ilex trees crosses the site.
- Close proximity of residential development may affect any employment layout with a need for adequate screening.
- The SFRA identifies the site as being at a medium risk of flooding.

Development Requirements - any future development proposals should:

- a) deliver a residential and employment scheme comprising of a minimum of 28 residential units and approximately 10,000 sqm employment;
- b) 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 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;
- c) promote a travel plan to improve the accessibility and sustainability of the site;
- d) ensure that any contaminated land issue is appropriately assessed and where necessary appropriate remediation takes place. Consider the implications of this to ensure appropriate sustainable drainage systems are provided;
- 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;
- f) ensure that the layout and access arrangements for any development does not constrain or prevent the ability for development to come forward elsewhere within the site as a whole;
- 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.
- 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;

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

Proposed Modification Reference: MM26

Policy / Para Number: A11 Stagecoach

Description of modification:

- Indicative Capacity has been amended
- Site Constraints amended to provide flood risk update
- Development requirements (a - f, h, j and k) have been revised and new requirement (k) has been added

Reason for Modification:

- To ensure the policy is effective and consistent with national policy
- For consistency
- In response to SDWLP-59 (Environment Agency).

Text from Submission Draft Worthing Local Plan - Indicative Capacity:

Indicative Capacity - 60 residential units & 2,000sqm Commercial / Leisure

Text proposed by MM27 - Indicative Capacity:

Indicative Capacity - 60 residential units & 2,000sqm Commercial

Text from Submission Draft Worthing Local Plan - Allocation A11 Stagecoach:

Site Constraints

- Part of the site is within Flood Zone 2 and parts lie within Zone 3.
- There may be a risk of contamination on this site due to the existing use and this will need investigating prior to development.
- The whole site is bounded by Conservation Areas with a small part situated within the Steyne Garden Conservation Area.
- The Dome Cinema is a Grade II* listed building. Other listed buildings in close proximity include the residential terrace of Bedford Row, the Chatsworth Hotel, houses fronting Steyne Gardens and Stanford Cottage.
- Within an area containing recorded archaeological remains.
- There are a number of preserved trees within and adjacent to the site.

Development Requirements - any future development proposals should:

- a) provide for a 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;
- b) use the sequential approach to site layout to ensure the most vulnerable types of development are located in the areas of lowest flood risk;
- c) manage flood risks so that development is safe across its lifetime without increasing flood risk elsewhere;
- 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;
- e) ensure that any contaminated land issues are appropriately assessed and managed;

- 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;
- g) consider opportunities to enhance the Conservation Area by incorporating land in Bedford Row to the west (currently used for parking);
- h) enhance permeability and provide an attractive and accessible pedestrian link from Marine Parade to Warwick Street;
- i) consider whether there is there is an opportunity to re-open the historic twitten;
- j) undertake an assessment of the archaeological remains;
- k) incorporate the existing protected trees into any proposed design.

Text proposed by MM27: Allocation A11 Stagecoach

Site Constraints

- 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.
- There may be a risk of contamination on this site due to the existing use and this will need investigating prior to development.
- The whole site is bounded by Conservation Areas with a small part situated within the Steyne Garden Conservation Area.

- The Dome Cinema is a Grade II* listed building. Other listed buildings in close proximity include the residential terrace of Bedford Row, the Chatsworth Hotel, houses fronting Steyne Gardens and Stanford Cottage.
- Within an area containing recorded archaeological remains.
- There are a number of preserved trees within and adjacent to the site.

Development Requirements - any future development proposals should:

- a) deliver a residential and employment scheme comprising of a minimum of 60 residential units and approximately 2,000 sqm commercial;
- b) seek to ensure the most vulnerable uses are located in the areas at lowest risk of flooding;
- 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;
- d) ensure that any contaminated land issue is appropriately assessed and where necessary appropriate remediation takes place. Consider the implications of this to ensure appropriate sustainable drainage systems are provided;
- e) protect nearby heritage assets and ensure no unacceptable harm is caused to them or their settings;
- f) consider opportunities to enhance the Conservation Area by incorporating land in Bedford Row to the west (currently used for parking);
- g) enhance permeability and provide an attractive and accessible pedestrian link (that incorporates green infrastructure) from Marine Parade to Warwick Street;
- h) consider whether there is there is an opportunity to re-open the historic twitten;

i) undertake an assessment of the archaeological remains and ensure that any archaeological assessment requirements are implemented;

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;

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.

Proposed Modification Reference: MM28

Policy / Para Number: A12 Teville Gate

Description of modification:

- Site Constraints amended to provide flood risk update
- Development requirements (a - e) have been revised and new requirements (g, h, i and j) have been added

Reason for Modification:

- To ensure the policy is effective and consistent with national policy
- In response to SDWLP-59 (Environment Agency).

Text from Submission Draft Worthing Local Plan - Allocation A12 Teville Gate:

Site Constraints

- There are areas of potentially contaminated land within the site.
- The site is in an area with a high chance of surface water flooding and is at high risk of groundwater flooding.
- Grade II Listed Worthing Railway Station site and the Grand Victorian Hotel are in close proximity to the site.
- There are underground utilities services and a culverted watercourse running through the site.

Development Requirements - any future development proposals should:

- a) deliver a mixed use scheme with a minimum of 250 homes, retail and leisure uses, commercial uses and replacement public car parking spaces;
- b) ensure that any contaminated land issues are appropriately assessed, remediated and managed;
- 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;
- d) protect and enhance nearby heritage assets and ensure no significant harm is caused to them or their settings;
- e) provide a high quality public realm with cycle and pedestrian links from the station to the town centre, and under the A24 to Morrisons, having regard to the Worthing Public Realm Study;
- f) protect the amenity of future occupants from unacceptable levels of rail and road noise.

Text proposed by MM28: Allocation A12 Teville Gate

Site Constraints

- There are areas of potentially contaminated land within the site.
- 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).
- Grade II Listed Worthing Railway Station site and the Grand Victorian Hotel are in close proximity to the site.
- There are underground utilities services and a culverted watercourse running through the site.

Development Requirements - any future development proposals should:

- a) deliver a mixed use scheme comprising of a minimum of 250 residential units and approximately 4,000 sqm commercial;
- b) ensure that any contaminated land issue is appropriately assessed and where necessary appropriate remediation takes place. Consider the implications of this to ensure appropriate sustainable drainage systems are provided;
- 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;
- d) protect nearby heritage assets and ensure no significant harm is caused to them or their settings;
- e) 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;
- f) protect the amenity of future occupants from unacceptable levels of rail and road noise;

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

Proposed Modification Reference: MM29

Policy / Para Number: A13 Titnore Lane

Description of modification:

- Proposed site allocation A13 has now been deleted from the Plan.

Reason for Modification:

- The Inspectors Post Hearing Advice Letter (IL07) concluded that the risk of adverse impacts from developing the site 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.
 - The allocation is not justified or consistent with national policy.
-

Proposed Modification Reference: MM30

Policy / Para Number: A14 Union Place

Description of modification:

- Indicative Capacity has been amended
- Site Constraints amended to provide flood risk update
- Development requirements (a, b, d, f, g and i) have been revised and new requirements (l and m) have been added

Reason for Modification:

- To ensure the policy is effective and consistent with national policy

Text from Submission Draft Worthing Local Plan - Indicative Capacity:

Indicative Capacity - 150 residential units and 700 sqm leisure / commercial

Text proposed by MM30 - Indicative Capacity:

Indicative Capacity - 150 residential units & 700 sqm commercial

Text from Submission Draft Worthing Local Plan - Allocation A11 Stagecoach:**Site Constraints**

- Includes small areas with a medium or high chance of surface water flooding.
- Includes large areas of potentially contaminated land – below ground conditions currently unknown.
- Overlooking and 'Right of Light' issues associated with surrounding buildings.
- Chapel Road Conservation Area (CA) lies west of the site, and the development would most likely be visible from Conservation Areas in the surrounding area.
- There are a number of Grade II listed buildings in close proximity to the north and east of this site, and an Archaeological Notification Area lies to the west of the High Street.
- Development of the site will need to take the amenity of nearby occupiers into account and address capacity for power, water and drainage created by the new scheme.

Development Requirements - any future development proposals should:

- a) create a landmark development in the heart of the town centre which creates a sense of place and provides an attractive setting to the historic environment;
- b) 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;
- c) provide a mix of uses including homes and commercial floorspace with the potential for restaurants and leisure uses;
- d) provide a high quality public realm and generate new retail / leisure circuits connecting to Chapel Road, High Street and South Street;
- e) introduce active usages along Union Place and the High Street (employing natural surveillance to design out crime);
- f) ensure that any contaminated land issues are appropriately assessed and managed;
- g) manage daylight and sunlight implications appropriately;
- h) provide an appropriate number of replacement car parking spaces;
- i) ensure that any archaeological assessment requirements are met;
- j) comply with the requirements of policy DM17 (Energy) with regards to the delivery of district heat networks located within the identified opportunity clusters.

Text proposed by MM30: Allocation A14 Union Place

Site Constraints

- Includes small areas with a medium or high chance of surface water flooding.
- Includes large areas of potentially contaminated land – below ground conditions currently unknown.

- Overlooking and 'Right of Light' issues associated with surrounding buildings.
- Chapel Road Conservation Area (CA) lies west of the site, and the development would most likely be visible from Conservation Areas in the surrounding area.
- There are a number of Grade II listed buildings in close proximity to the north and east of this site, and an Archaeological Notification Area lies to the west of the High Street.
- Development of the site will need to take the amenity of nearby occupiers into account and address capacity for power, water and drainage created by the new scheme.
- The SFRA identifies the site as being at a medium risk of flooding.

Development Requirements - any future development proposals should:

- a) deliver a residential and employment scheme comprising of a minimum of 150 residential units and approximately 700 sqm leisure / commercial;
- b) create a landmark development in the heart of the town centre which creates a sense of place and provides an attractive setting to the historic environment;
- c) protect nearby heritage assets and ensure no unacceptable harm is caused to them or their settings;
- d) provide a mix of uses including homes and commercial floorspace with the potential for restaurants and leisure uses;
- 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;
- f) introduce active usages along Union Place and the High Street (employing natural surveillance to design out crime);

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

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;

i) provide an appropriate number of replacement car parking spaces;

j) undertake an assessment of the archaeological remains and ensure that any archaeological assessment requirements are implemented;

k) comply with the requirements of policy DM17 (Energy) with regards to the delivery of district heat networks located within the identified opportunity clusters;

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

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.

Proposed Modification Reference: MM31

Para / Policy: A15 Upper Brighton Road

Description of modification:

- Supporting text updated to provide latest position with regards to the playing field
- Site constraints updated to provide update on flood risk
- Development requirements (a - g, l and n) have been revised and new requirements (m, n and o) have been added.

Reason for Modification:

- As discussed during the Hearing Session - to clarify policy position and to ensure effectiveness.
- Update to highlight recent changes and in response to MIQ-133..

Text from Submission Draft Worthing Local Plan - Paragraph 4.43:

4.43 The site adjoins housing to the west and south beyond which (to the south) lies a large industrial area. Bramber Primary School is located adjacent to the south west and an area of land within the site is reserved for an expansion of the school to provide a playing field. The boundary with Adur District Council runs along the eastern edge of the site and a small linear settlement designated as the Sompting Village Conservation Area lies adjacent to the north east.

Text proposed by MM31 - Paragraph 4.43:

4.43 The site adjoins housing to the west and south beyond which (to the south) lies a large industrial area. Bramber Primary School (and playing field) is located adjacent to the south west. The boundary with Adur District Council runs along the eastern edge of the site and a small linear settlement designated as the Sompting Village Conservation Area lies adjacent to the north east.

Text from Submission Draft Worthing Local Plan - Allocation A15 Upper Brighton Road:

Site Constraints

- Cabling (and associated easement strip) to serve Rampion offshore windfarm crosses the site diagonally and this restricts development in the eastern part of both land parcels.
- In close proximity to the South Downs National Park boundary.
- Sompting Conservation Area and Upton Farm House (Grade II listed building) lie close to the eastern boundary.

Development Requirements - any future development proposals should:

- a) 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);
- b) deliver biodiversity net gains, provide high quality green infrastructure and enhance & strengthen hedgerows / linear scrub habitats along existing boundaries;
- c) be informed by up to date ecological information and create a range of habitats with high wildlife interest within areas of open space;
- d) integrate trees reflecting the landscape character of the site to mitigate visual impact from the South Downs National Park;
- e) retain and enhance existing waterbodies and/or create new wetland habitats;
- f) provide additional tree planting along boundaries;
- g) protect the setting of both the listed building and the Sompting Village Conservation Area;
- h) provide a safe and suitable vehicular access from Upper Brighton Road;
- i) help to support and not prejudice the wider aspirations of the Sompting Estate (within Adur District as well as Worthing) to develop necessary infrastructure for diverse local food production and for local supply;
- j) ensure that agricultural access (from A27 through Lower Lambleys Lane and across Upper Brighton Road into Church Farm) is maintained, and where possible, enhanced;
- k) provide non-motorised user access from the southern portion of site onto Bramber Road and improved non-motorised user facilities along Upper Brighton Road.
- l) Respond to the requirements of the Worthing Air Quality Action Plan and deliver a package of sustainability measures to mitigate the impact of development. EV charge points (with a power output of at least 7kW) should be provided for all residential units, fitted ready for first occupation.

Parcel A

m) strengthen eastern boundary vegetation;

n) provide playing field for Bramber First School;

o) protect, or provide suitable diversion for, public footpath (3135) which should be enhanced to include improvements to surface quality and widening to allow for cycling;

Parcel B

p) provide a buffer of open space and then low density housing along the northern edge of the site nearest the A27 / National Park;

q) maintain separation between the eastern edge of Worthing and the more rural in character settlement to the east by limiting development to the western half of the site.

Text proposed by MM31: Allocation A15 Upper Brighton Road

Site Constraints

- Cabling (and associated easement strip) to serve Rampion offshore windfarm crosses the site diagonally and this restricts development in the eastern part of both land parcels.
- In close proximity to the South Downs National Park boundary.
- Sompting Conservation Area and Upton Farm House (Grade II listed building) lie close to the eastern boundary.
- The SFRA identifies the site as being at a high risk of flooding.

Development Requirements - any future development proposals should:

- a) 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;
- 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;
- 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;
- d) be informed by up to date ecological information and create a range of habitats with high wildlife interest within areas of open space;
- 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;
- f) retain, protect and enhance existing waterbodies including the winterbourne chalk stream and seek opportunities to /or create new wetland habitats;
- g) protect nearby heritage assets (including Sompting Village Conservation Area) and ensure no unacceptable harm is caused to them or their settings;
- h) provide a safe and suitable vehicular access from Upper Brighton Road;
- i) help to support and not prejudice the wider aspirations of the Sompting Estate (within Adur District as well as Worthing) to develop necessary infrastructure for diverse local food production and for local supply;
- j) ensure that agricultural access (from A27 through Lower Lambleys Lane and across Upper Brighton Road into Church Farm) is maintained, and where possible, enhanced;

k) provide non-motorised user access from the southern portion of site onto Bramber Road and improved non-motorised user facilities along Upper Brighton Road.

l) Respond to the requirements of the Worthing Air Quality Action Plan and deliver a package of sustainability measures to mitigate the impact 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.

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 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;

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.

Parcel A

p) strengthen eastern boundary vegetation;

q) protect, or provide suitable diversion for, public footpath (3135) which should be enhanced to include improvements to surface quality and widening to allow for cycling;

Parcel B

r) provide a buffer of open space and then low density housing along the northern edge of the site nearest the A27 / National Park;

s) maintain separation between the eastern edge of Worthing and the more rural in character settlement to the east by limiting development to the western half of the site.

Proposed Modification Reference: MM32

Para / Policy: A15 Upper Brighton Road Map Extracts Page 100

Description of modification:

- In line with MM31 above, 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.

Reason for Modification:

- For consistency and to ensure that the Plan is effective.

A15 Site Map and Aerial Photograph from Submission Draft Worthing Local Plan - Page 100



A15 (now A14) Site Map and Aerial Photograph as Proposed by MM32



Chapter 5 - Development Management Policies

Proposed Modification Reference: MM33

Para / Policy: Paras 5.8, 5.14, 5.15, 5.25 & Policy DM1 - Housing Mix

Description of modification:

- Paragraphs 5.8, 5.14 & 5.15 have been amended
- Paragraph 5.25 has been deleted
- Criterion a) of Policy DM1 has been amended
- Additional text has been added to criterion c) of Policy DM1
- A new criterion (g) has been added to Policy DM1

Reason for Modification:

- To ensure the policy is effective and consistent with national policy
- In response to SDWLP-62 (The Planning Bureau on behalf of McCarthy & Stone), SDWLP-49 (ECE on behalf of St Williams), SDWLP-54 (WSP on behalf of NewRiver) and SDWLP-60 Rapleys (On behalf of EM Goring Ltd)
- In response to MIQ-54

Text from Submission Draft Worthing Local Plan - Paras 5.8, 5.14, 5.15, 5.25 & Policy DM1

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. Larger sites and greenfield land where a greater proportion of family homes would be expected. 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.

5.14 Options include retirement living or sheltered housing (housing with support) , extra care housing or housing with care (both classed as C3 dwellings) and residential care homes and nursing homes (care bed spaces).

5.15 Provision of housing with care (C3 use class) is an alternative to care/nursing home bed spaces and can help to reduce costs associated with care by supporting people to remain as independent for as long as possible. These can also support not only older people but also those with a lifelong disability. In addition, they can be integrated well into local communities and also as part of larger developments. The Strategic Housing Market Assessment suggests that in the period to 2036 Worthing has a need for 1,601 additional market and affordable dwellings to provide housing with support or housing with care and a maximum of 435 additional care bed spaces.

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

Policy DM1: Housing Mix

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.

b) The Council will support proposals for high-quality self-build and custom build projects that are sensitive to the characteristics of the local area.

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.

d) To meet the needs of older people, housing with support and housing with care should be prioritised over care bed spaces. These should be in both affordable and market tenures in accessible and suitable locations close to local services.

e) The Council will seek to resist any net loss of existing residential accommodation (Use Class C3). Planning applications that result in the loss of residential accommodation will not be permitted unless one or more of the following exceptions apply:

i) it can be demonstrated that the accommodation cannot be renovated to achieve satisfactory housing standards;

- ii) the proposal would result in a net gain in units of affordable housing;
- iii) the loss would enable residential units to be enlarged to meet residential space standards;
- iv) the proposed change of use will provide a local community service/ facility that meets an identified need;
- v) it can be demonstrated that a proposed change of use is the only practicable way of preserving the special architectural or historic interest of a listed building or other building of heritage significance; or
- vi) applications for the conversion of flats or Houses in Multiple Occupation (HMO) back to family sized homes will be considered on their merits taking account of other considerations including, for example, amenity considerations and evidence regarding the need for family homes.

f) When considering proposals for the conversion of dwellings into smaller units of self-contained accommodation, the proposal must provide a high standard of accommodation that complies with internal space standards and requirements for private outdoor space. In addition, the Council will consider:

- i) the impact on the mix of dwellings locally
- ii) the impact on the character of the area
- iii) the impact on the amenity of adjoining dwellings
- iv) the quality of the accommodation. Applications for the change of use to a C4 use, a mixed C3/C4 use or to a sui generis HMO use should also demonstrate that the communal living space and cooking and bathroom facilities are provided appropriate in size to the expected number of occupants
- v) At least one unit of the accommodation provided is suitable for family occupation unless it can be demonstrated that:
 - A different mix of units is essential to preserve the character of a listed building or building with heritage importance; or
 - The proposal is specifically for people with special housing needs.

Text proposed by MM33 - Paras 5.8, 5.14, 5.15 & Policy DM1

5.8 How this mix is applied to individual development sites should take account of the nature and location of the site. For example, larger sites and greenfield land are more likely to deliver a greater proportion of family homes, whereas high density flatted schemes are more likely to be focused towards the delivery of smaller properties.

5.14 Options include sheltered housing and extra care housing (classed as C3 dwellings) and residential care homes and nursing homes (care bed spaces classed as C2 provision).

5.15 Sheltered and extra care housing are alternatives to care/nursing home bed spaces and can help to reduce costs associated with care by supporting people to remain as independent for as long as possible. These can also support not only older people but also those with a lifelong disability. In addition, they can be integrated well into local communities and also as part of larger developments. The Strategic Housing Market Assessment suggests that in the period to 2036 Worthing has a need for 1,601 additional market and affordable dwellings to provide housing with support or housing with care and a maximum of 435 additional care bed spaces.

Policy DM1: Housing Mix

- 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 to help determine the most appropriate housing mix based on the character and location of the individual site.
- b) The Council will support proposals for high-quality self-build and custom build projects that are sensitive to the characteristics of the local area.
- 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 unless it can be demonstrated that this would be impractical, unachievable or unviable.

d) To meet the needs of older people, housing with support and housing with care should be prioritised over care bed spaces. These should be in both affordable and market tenures in accessible and suitable locations close to local services.

e) The Council will seek to resist any net loss of existing residential accommodation (Use Class C3). Planning applications that result in the loss of residential accommodation will not be permitted unless one or more of the following exceptions apply:

i) it can be demonstrated that the accommodation cannot be renovated to achieve satisfactory housing standards;

ii) the proposal would result in a net gain in units of affordable housing;

iii) the loss would enable residential units to be enlarged to meet residential space standards;

iv) the proposed change of use will provide a local community service/ facility that meets an identified need;

v) it can be demonstrated that a proposed change of use is the only practicable way of preserving the special architectural or historic interest of a listed building or other building of heritage significance; or

vi) applications for the conversion of flats or Houses in Multiple Occupation (HMO) back to family sized homes will be considered on their merits taking account of other considerations including, for example, amenity considerations and evidence regarding the need for family homes.

f) When considering proposals for the conversion of dwellings into smaller units of self-contained accommodation, the proposal must provide a high standard of accommodation that complies with internal space standards and requirements for private outdoor space. In addition, the Council will consider:

i) the impact on the mix of dwellings locally

ii) the impact on the character of the area

iii) the impact on the amenity of adjoining dwellings

iv) the quality of the accommodation. Applications for the change of use to a C4 use, a mixed C3/C4 use or to a sui generis

HMO use should also demonstrate that the communal living space and cooking and bathroom facilities are provided appropriate in size to the expected number of occupants

v) At least one unit of the accommodation provided is suitable for family occupation unless it can be demonstrated that:

- A different mix of units is essential to preserve the character of a listed building or building with heritage importance; or
- The proposal is specifically for people with special housing needs.

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.

Proposed Modification Reference: MM34

Para / Policy: Policy DM2 - Density

Description of modification:

- Revise the format and text of criteria a), b) and c)
- Amend criterion d) and e).

Reason for Modification:

- To ensure the policy is effective.

Text from Submission Draft Worthing Local Plan - Policy DM2

- 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:
 - 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;
 - ii) its current and future level of accessibility by walking, cycling and public transport;
 - iii) the need to achieve high quality design;
 - iv) the need to minimise environmental impacts, including detrimental impacts on the amenities of adjoining occupiers;
 - v) the capacity of surrounding infrastructure.
- b) Residential development of family housing should achieve a net density of a minimum of 35 dwellings per hectare. In exceptional cases, lower densities 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;
- 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.
- 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 for external space.
- e) The Council will only any consider 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 emergency accommodation and that there is a clear and robust 'move on' strategy and site management in place.

Text proposed by MM34 - Policy DM2

- a) Development proposals must make the most efficient use of land, which will usually mean developing at densities above those of the surrounding area.
 - i) residential development of family housing should achieve a net density of a minimum of 35 dwellings per hectare;
 - ii) 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.
- b) In exceptional cases, lower densities to those set out above may 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;
- c) 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:
 - 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;
 - ii) its current and future level of accessibility by walking, cycling and public transport;
 - iii) the need to achieve high quality design;
 - iv) the need to minimise environmental impacts, including detrimental impacts on the amenities of adjoining occupiers;
 - v) the capacity of surrounding infrastructure.

- 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. Applicants will be expected to have regard to the Council's local guidance for external space.
 - e) The Council will only consider any variation to the requirements set out above in exceptional circumstances.
-

Proposed Modification Reference: MM35

Para / Policy: Para 5.51 & Policy DM3 - Affordable Housing

Description of modification:

- Paragraph 5.51 has been amended
- Criterion c) and d) have been amended.

Reason for Modification:

- To ensure the policy is effective and complies with PPG.

Text from Submission Draft Worthing Local Plan - Para 5.51 & Policy DM3

5.51 In addition the SHMA estimates that 3% of households need to meet the needs of a wheelchair user. National planning guidance states that Local Plan policies for wheelchair accessible homes (M4(3)) should be applied only to those dwellings where the local authority is responsible for allocating or nominating a person to live in that dwelling.

Policy DM3

a) New residential development (including conversions and changes of use) with the capacity to provide 10 or more self-contained units will be expected to provide an appropriate mix of affordable housing according to the following site size thresholds:

i) Sites on previously developed land involving the development of flats there will be a requirement for 20% affordable housing;

ii) For all housing schemes on previously developed land there would be a requirement for 30%;

iii) For all development on greenfield sites there would be a requirement for 40%;

b) Affordable housing should be delivered on-site. In exceptional circumstances a financial contribution may be accepted by the Council in order to provide affordable housing off-site where the other sites may be more appropriate to provide affordable housing than the site of the proposed development.

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: 75% social / affordable rented housing and 25% intermediate housing.

d) Where there is an identified need for a wheelchair accessible dwelling, the provision of affordable homes constructed to Building Regulation Standard M4(3) Category 3: Wheelchair Accessible Standards, will be a matter for negotiation taking account of suitability and viability of the site.

e) Affordable housing should be appropriately distributed throughout a new development and should be designed to a high quality, with the same or a consistent external appearance as for market housing.

f) Where a developer states that exceptional development costs mean it is not possible to meet the full requirements for the delivery of affordable housing the onus will be on them to demonstrate this to the Council and this must be supported by robust financial viability evidence (through an open book approach).

Text proposed by MM35 - Para 5.51 & Policy DM2

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. The SHMA estimates that 3% of households need

to meet the needs of a wheelchair user. National planning guidance states that Local Plan policies for wheelchair accessible homes (M4(3)) should be applied only to those dwellings where the local authority is responsible for allocating or nominating a person to live in that dwelling.

Policy DM3

a) New residential development (including conversions and changes of use) with the capacity to provide 10 or more self-contained units will be expected to provide an appropriate mix of affordable housing according to the following site size thresholds:

- i) Sites on previously developed land involving the development of flats there will be a requirement for 20% affordable housing;
- ii) For all housing schemes on previously developed land there would be a requirement for 30%;
- iii) For all development on greenfield sites there would be a requirement for 40%;

b) Affordable housing should be delivered on-site. In exceptional circumstances a financial contribution may be accepted by the Council in order to provide affordable housing off-site where the other sites may be more appropriate to provide affordable housing than the site of the proposed development.

c) Affordable housing should incorporate a mix of tenures and sizes prioritising rented affordable homes at social rent levels. To most effectively meet the borough's housing needs the Council will require the following mix of tenure as a minimum: 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.

d) A minimum of 3% 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, taking account of the suitability and viability of the site.

e) Affordable housing should be appropriately distributed throughout a new development and should be designed to a high quality, with the same or a consistent external appearance as for market housing.

f) Where a developer states that exceptional development costs mean it is not possible to meet the full requirements for the delivery of affordable housing the onus will be on them to demonstrate this to the Council and this must be supported by robust financial viability evidence (through an open book approach).

Proposed Modification Reference: MM36

Para / Policy: Policy DM4 - Gypsies, Travellers & Travelling Showpeople

Description of modification:

- Criterion b) has been deleted
- Criterion c) has been amended and becomes criterion b).

Reason for Modification:

- To avoid unnecessary wording and to ensure that the policy is effective.

Text from Submission Draft Worthing Local Plan - Policy DM4

Policy DM4

a) Proposals for new Gypsy, Traveller and Travelling Showpeople sites will be permitted provided that the following criteria can be satisfied:

- i) the potential occupants are recognised as Gypsies, Travellers or Travelling Showpeople (as defined in Planning Policy for Travellers Sites 2015); and
- ii) the proposal helps meet the identified need;

- iii) the site would have safe access to the highway network and provision for parking and turning;
 - iv) the site would be well related to the existing settlement where local services and community facilities (including schools and health services) can be accessed by foot, cycle and public transport as well as by car;
 - v) development should be of a scale that is sympathetic to the local environment and should not have an unacceptable adverse impact on the amenities of both residents of the site and occupiers of nearby properties, particularly in respect of noise and disturbance from vehicular movements, on-site business activities and other potential sources of noise;
 - vi) the site would be served, or be capable of being served by an adequate mains water supply, and electricity, drainage and sewerage connections;
 - vii) the site would not be located in an area of high flood risk (Flood Zone 3), on contaminated land, near refuse/landfill sites, wastewater treatment works, electricity pylons or be adversely affected by noise and odour in order to protect the amenity, health and well-being of residents; and
 - viii) there is adequate provision for storage and maintenance of equipment, where required for Travelling Showpeople.
- 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.
- c) Any new site/s that may come forward during the Local Plan period will be safeguarded.

Text proposed by MM36 - Policy DM4

Policy DM4

- a) Proposals for new Gypsy, Traveller and Travelling Showpeople sites will be permitted provided that the following criteria can be satisfied:

- i) the potential occupants are recognised as Gypsies, Travellers or Travelling Showpeople (as defined in Planning Policy for Travellers Sites 2015); and
 - ii) the proposal helps meet the identified need;
 - iii) the site would have safe access to the highway network and provision for parking and turning;
 - iv) the site would be well related to the existing settlement where local services and community facilities (including schools and health services) can be accessed by foot, cycle and public transport as well as by car;
 - v) development should be of a scale that is sympathetic to the local environment and should not have an unacceptable adverse impact on the amenities of both residents of the site and occupiers of nearby properties, particularly in respect of noise and disturbance from vehicular movements, on-site business activities and other potential sources of noise;
 - vi) the site would be served, or be capable of being served by an adequate mains water supply, and electricity, drainage and sewerage connections;
 - vii) the site would not be located in an area of high flood risk (Flood Zone 3), on contaminated land, near refuse/landfill sites, wastewater treatment works, electricity pylons or be adversely affected by noise and odour in order to protect the amenity, health and well-being of residents; and
 - viii) there is adequate provision for storage and maintenance of equipment, where required for Travelling Showpeople.
- 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.

Proposed Modification Reference: MM37

Para / Policy: Para 5.59, 5.64, 5.72 & 5.73 & Policy DM5 - Quality of the Built Environment

Description of modification:

- Para 5.59, 5.64 & 5.72 have been amended
- An additional document has been inserted to the bullet point list in para 5.73
- Criteria a) and criterion c) have been amended
- A new subheading and criterion d) have been incorporated at the end of Policy DM5

Reason for Modification:

- To improve the effectiveness of the policy
- In response to revised NPPF (July 2021) - Paragraphs 127 / 128 / 129 / 134
- In response to SDWLP-54 (WSP on behalf of NewRiver), SDWLP-58 (Woodland Trust) (criterion a) ii and a) ix) and SDWLP-60 (Rapleys on behalf of EM Goring Ltd) (criterion a) viii)
- CorrectiON - the use of conditions (as previously worded) would be ultra vires in that they cannot pre-judge how the Council deals with subsequent planning applications.

Text from Submission Draft Worthing Local Plan - Para 5.59, 5.64, 5.72 & 5.73 & Policy DM5

5.59 The NPPF seeks to secure high quality design and makes clear that poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions should be refused. Local Plans are also required to include policies that promote healthy communities and sustainable travel measures, and create safe and accessible environments where crime and disorder and the fear of crime do not undermine quality of life or community cohesion.

5.64 The relatively compact form of the borough and the constrained nature of the surrounding areas means that pressure to build upwards is likely to continue. Whilst this form of development can contribute towards meeting housing needs it is acknowledged that tall buildings can be assertive and dominant due to their visibility. In response to this, the Council has published a Tall Building Guidance Supplementary Planning Document (SPD) which helps to lead taller buildings to the most appropriate sites and sets out the criteria by which the quality developments will be assessed and controlled.

5.72 Although some aspects have been superseded by national policy and other policies in this Plan, they all have parts that remain relevant. The Council is committed to updating these documents and will schedule this work in its forthcoming Local

Development Scheme. In the meantime applicants are advised to discuss with the Council about how this guidance should be used.

Policy DM5

a) All new development (including extensions, residential annexes, alterations, ancillary development, change of use and intensification) should:

- i) be of a high architectural and design quality and respect and enhance the character of the site and the prevailing character of the area. This will include consideration of proportion, form, design, context, massing, siting, layout, density, height, size, scale, materials, detailed design features and landscaping;
- 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, impact on street scene and layout of the development;
- iii) make a positive contribution to the sense of place, local character and distinctiveness of an area;
- iv) respect, preserve and enhance heritage assets and settings;
- v) be well built, accessible, fit for purpose, and adaptable to changing lifestyle, demography and climate;
- vi) include a layout and design which: take account of potential users of the site; create safe conditions for access, egress and active travel (walking and cycling) between all locations; provide good links to integrated public transport; and have acceptable parking arrangements (in terms of amount and layout);
- vii) make a positive contribution to creating a safe and secure environment by integrating measures for security and designing out opportunities for crime;
- 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 or vehicular movements or loss of important open space;

ix) respect the existing natural features of the site, including landform, trees and biodiversity and contribute positively to biodiversity net gain;

x) ensure that lighting incorporated into developments provides the minimum for public safety, is energy efficient and avoids light pollution.

Residential Annexes

b) Residential annexes must be designed as ancillary to the main dwelling and be capable of satisfactory conversion for use in association with the main dwelling when it is no longer required by a relative or dependant.

Ensuring Approved Plans are Delivered

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 that would impact negatively on the design and quality of the scheme proposed.

Text proposed by MM37 - Para 5.59, 5.64, 5.72 & 5.73 & Policy DM5

5.59 The NPPF seeks to secure high quality design and makes clear that poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions should be refused. Local Plans are also required to include policies that promote healthy communities and sustainable travel measures, and create safe and accessible environments where crime and disorder and the fear of crime do not undermine quality of life 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.

5.64 The relatively compact form of the borough and the constrained nature of the surrounding areas means that pressure to build upwards is 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 of development can contribute towards meeting housing needs it is acknowledged that tall buildings can be assertive and dominant due to their visibility. In response to this, the Council has published a Tall Building Guidance Supplementary Planning Document (SPD) which helps to lead

taller buildings to the most appropriate sites and sets out the criteria by which the quality developments will be assessed and controlled.

5.72 Although some aspects have been superseded by national policy and other policies in this Plan, they all have parts that remain relevant. The Council is committed to updating these documents and will schedule this work in its forthcoming Local Development Scheme. In the meantime applicants are advised to discuss with the Council about how this guidance 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.

Para 5.73 -

- National Model Design Code (June 2021)

Policy DM5

a) All new development (including extensions, residential annexes, alterations, ancillary development, change of use and intensification) should:

- i) be of a high architectural and design quality and respect and enhance the character of the site and the prevailing character of the area. This will include consideration of proportion, form, design, context, massing, siting, layout, density, height, size, scale, materials, detailed design features and landscaping;
- 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, tree canopy, impact on street scene and layout of the development;
- iii) make a positive contribution to the sense of place, local character and distinctiveness of an area;
- iv) respect, preserve and where appropriate enhance heritage assets and settings;

- v) be well built, accessible, fit for purpose, and adaptable to changing lifestyle, demography and climate;
- vi) include a layout and design which: take account of potential users of the site; create safe conditions for access, egress and active travel (walking and cycling) between all locations; provide good links to integrated public transport; and have acceptable parking arrangements (in terms of amount and layout);
- vii) make a positive contribution to creating a safe and secure environment by integrating measures for security and designing out opportunities for crime;
- 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 giving rise in significant adverse impacts, or vehicular movements resulting in severe cumulative impacts on the road network, or loss of important open space of public value (unless it satisfies any of the exceptions set out under Policy DM7 – Open Space, Recreation and Leisure);
- ix) respect the existing natural features of the site, including landform, trees and biodiversity and contribute positively to biodiversity net gain. Where appropriate, this will include the protection and integration of existing trees and green infrastructure into new developments;
- x) ensure that lighting incorporated into developments provides the minimum for public safety, is energy efficient and avoids light pollution.

Residential Annexes

- b) Residential annexes must be designed as ancillary to the main dwelling and be capable of satisfactory conversion for use in association with the main dwelling when it is no longer required by a relative or dependant.

Ensuring Approved Plans are Delivered

- c) To ensure that the quality of approved development is not materially diminished between permission and completion, where appropriate, the Council will resist subsequent planning applications that would impact negatively on the design and quality of the approved scheme.

Ensuring Good Design

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.

Proposed Modification Reference: MM38

Para / Policy: Policy DM6 - Public Realm

Description of modification:

- Criterion a), c), e) & f) have been amended

Reason for Modification:

- To improve the clarity and effectiveness of the policy
- In response to SDWLP-20 (British Sign & Graphics Association).

Text from Submission Draft Worthing Local Plan - Policy DM6

Policy DM6

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 new development, integrated sustainable transport initiatives or regeneration schemes.

b) Proposals must ensure that the public realm is safe, accessible for all, inclusive, attractive, well-connected, easy to understand and maintain, and that it relates to the local and historic context. It is expected that new development will incorporate the highest quality design, landscaping, green infrastructure, street furniture and surfaces.

- c) Proposals for improvements to the public realm that are in line with the Council's Public Realm Strategy and Seafront Investment Plan will be supported.
- d) New shopfronts will be permitted where the design and materials respect the character of the area and of the building of which they form part.
- 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.
- f) The Council will support the delivery of public art that helps to enhance the public realm. Public art should be incorporated as part of any major development proposal.

Text proposed by MM38 - Policy DM6

Policy DM6

- 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. New development in appropriate locations, integrated sustainable transport initiatives or regeneration schemes will be expected to improve the public realm.
- b) Proposals must ensure that the public realm is safe, accessible for all, inclusive, attractive, well-connected, easy to understand and maintain, and that it relates to the local and historic context. It is expected that new development will incorporate the highest quality design, landscaping, green infrastructure, street furniture and surfaces.
- c) Proposals for improvements to the public realm that have regard to the Council's Public Realm Strategy and Seafront Investment Plan will be supported.
- d) New shopfronts will be permitted where the design and materials respect the character of the area and of the building of which they form part.

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.

f) The Council will support the delivery of public art that helps to enhance the public realm. Where appropriate, public art should be incorporated as part of any major development proposal.

Proposed Modification Reference: MM39

Para / Policy: Para 5.100, 5.101 & Policy DM7 - Open Space, Recreation & Leisure

Description of modification:

- An additional row has been inserted in Table 1 (para 5.100)
- Two additional tables have been inserted in para 5.101
- Additional text has been added to para 5.101
- Criterion a), b) & c) iii) have been amended
- Criterion e) has been deleted

Reason for Modification:

- The Accessible Natural Green Space Standard was inadvertently omitted from Table 1
- To improve the effectiveness of the policy
- To provide clarity
- In response to MIQ-188
- In response to SDWLP-58 (Woodland Trust), SDWLP-49 (ECE on behalf of St Williams) & SDWLP-60 (Rapleys on behalf of EM Goring Ltd).

Text from Submission Draft Worthing Local Plan - Para 5.100, 5.101 & Policy DM7

Table 1

Typology	Quantity Standards for Existing Provision and New Provision (ha/1000 population)	Access Standard (Distance in metres and walk time)
Allotments	0.20	720m / 15 min
Amenity Green Space (sites greater than 0.15ha)	0.60	480m / 10 mins
Park & Recreation Grounds (public & private combined)	0.80	720m / 15 min
Play Space (Children)	0.06	480m / 10 mins
Play Space (Youth)	0.06	720m / 15 mins

5.101 New residential development will be required to provide on-site open space in accordance with the standards. The exceptions to this approach will be where the site or development is not of sufficient size in itself to make the appropriate provision feasible, or where it is preferable to seek contributions towards a specific facility in the locality. The potential to make off-site provision will be considered on a case by case basis.

Policy DM7

- a) Schemes of 10+ dwellings will be required to provide open space on site in accordance with the Council's adopted standards. 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.
- b) Proposals incorporating leisure/recreation facilities should use the findings of the Sport, Leisure and Open Space Study to inform the types required.
- c) The loss of existing open space, or sports and recreation buildings/ facilities will be refused unless:

- i) the development is for alternative sports and recreational provision, the need for which clearly outweighs the loss; or
- ii) an assessment has been undertaken which clearly shows the open space, buildings or land to be surplus to requirements and not required to meet any other shortfalls in open space types; or
- 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.

d) Proposals for built sports facilities and formal sports provision will be supported where they are in accordance with policies in this plan.

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.

Text proposed by MM39 - Para 5.100, 5.101 & Policy DM7

Table 1

Typology	Quantity Standards for Existing Provision and New Provision (ha/1000 population)	Access Standard (Distance in metres and walk time)
Allotments	0.20	720m / 15 min
Amenity Green Space (sites greater than 0.15ha)	0.60	480m / 10 mins
Park & Recreation Grounds (public & private combined)	0.80	720m / 15 min
Play Space (Children)	0.06	480m / 10 mins
Play Space (Youth)	0.06	720m / 15 mins

Accessible Natural Green Space (ANGS)	1.0 (for new provision only)	960 metres / 20 minutes & ANGS Standards for ANGS above 20ha
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Table 2: Eligible types of residential development

Category	Open Market Housing / Flats	Affordable Housing	Older People's Accommodation	Permanent Mobile Homes
Play Space (Children and Youth)	Yes	Yes	No	Yes
Parks and Recreation Grounds	Yes	Yes	On a case by case basis	Yes
Amenity Open Space	Yes	Yes	On a case by case basis	Yes
Accessible Natural Green Space	Yes	Yes	On a case by case basis	Yes
Allotments	Yes	Yes	On a case by case basis	Yes

Table 3: Potential open space requirements based on scheme size

Type of Provision	10 - 19 dwellings	20 - 49 dwellings	50 - 99 dwellings	100 - 199 dwellings	200+ dwellings

Allotments	Off-site	Off-site	Off-site	On-site	On-site
Amenity Green Space	Off-site	On-site	On-site	On-site	On-site
Parks & Recreation	Off-site	Off-site	Off-site	Off-site	On-site
Play Space (Children)	Off-site	Off-site	Off-site	On-site	On-site
Play Space (Youth)	Off-site	Off-site	Off-site	Off-site	On-site
Accessible Natural Green Space	Off-site	Off-site	Off-site	On-site	On-site

5.101 New residential development will be required to provide on-site open space in accordance with the standards. The exceptions to this approach will be where the site or development is not of sufficient size in itself to make the appropriate provision feasible, or where it is preferable to seek contributions towards a specific facility in the locality. The potential to make off-site provision 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 access standards can be found within the Open Space, Recreation & Leisure Guidance Note (2021).

Policy DM7

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 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.

b) Proposals incorporating leisure/recreation facilities have regard to the findings of the Sport, Leisure and Open Space Study (or any future updated study) to inform the types required.

c) The loss of existing open space, or sports and recreation buildings/ facilities will be refused unless:

i) the development is for alternative sports and recreational provision, the need for which clearly outweighs the loss; or

ii) an assessment has been undertaken which clearly shows the open space, buildings or land to be surplus to requirements and not required to meet any other shortfalls in open space types; or

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.

d) Proposals for built sports facilities and formal sports provision will be supported where they are in accordance with policies in this plan.

Proposed Modification Reference: MM40

Para / Policy: Para 5.108 & Policy DM8 - Planning for sustainable communities / community facilities

Description of modification:

- Paragraph 5.108 has been amended
- Criterion e) i) and ii) have been amended

Reason for Modification:

- To ensure that the policy is effective
- In response to MIQ-153
- To provide clarity of the Developer Contributions SPD

Text from Submission Draft Worthing Local Plan - Para 5.108 & Policy DM8

5.108 The Local Plan is supported by an Infrastructure Delivery Plan (IDP) which provides an overview of existing education, health, social, community and cultural facilities and their current quality and capacity. It highlights the additional infrastructure required, as identified by infrastructure providers, to support forecast growth and how this will be delivered throughout the life of the Plan. Facilities may be provided in isolation or as part of more extensive developments. In addition, and as explained further within Policy DM9, planning obligations and the Community Infrastructure Levy can be used to help fund and support the delivery of essential community facilities.

Policy DM8

- a) The Council will support improvements to health, education, social, community and cultural facilities to ensure they meet the needs of local communities where it is demonstrated that there would be no unacceptable impact on the occupiers of adjacent properties.
- b) The provision of multi-purpose facilities and the sharing or extended use of facilities that can be accessed by the wider community will be encouraged.
- c) The Council will work with service providers to deliver appropriate facilities in accessible locations. Proposals by service providers for the delivery of facilities in appropriate locations to meet the needs generated by new development and existing communities will be supported in principle.
- d) The Council will seek planning obligations to secure new and improved community facilities and services to mitigate the impact of developments. The Council may also fund improvements to community facilities using receipts from the Community Infrastructure Levy.
- e) Development which would result in the loss of community facilities will normally be resisted and will only be permitted where:
 - i) an accessible replacement facility of a similar nature is provided that meets the needs of its current and intended users, as well as the local community;
 - ii) it can be demonstrated 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.

Text proposed by MM40 - Para 5.108 & Policy DM8

5.108 The Local Plan is supported by an Infrastructure Delivery Plan (IDP) which provides an overview of existing education, health, social, community and cultural facilities and their current quality and capacity. It highlights the additional infrastructure required, as identified by infrastructure providers, to support forecast growth and how this will be delivered throughout the life of the Plan. Facilities may be provided in isolation or as part of more extensive developments. In addition, and as explained further within Policy DM9, planning obligations and the Community Infrastructure Levy can be used to help fund and support the delivery of essential community facilities. Information on these mechanisms and an explanation of the relationship between them is set out within the Developer Contributions SPD.

Policy DM8

- a) The Council will support improvements to health, education, social, community and cultural facilities to ensure they meet the needs of local communities where it is demonstrated that there would be no unacceptable impact on the occupiers of adjacent properties.
- b) The provision of multi-purpose facilities and the sharing or extended use of facilities that can be accessed by the wider community will be encouraged.
- c) The Council will work with service providers to deliver appropriate facilities in accessible locations. Proposals by service providers for the delivery of facilities in appropriate locations to meet the needs generated by new development and existing communities will be supported in principle.
- d) The Council will seek planning obligations to secure new and improved community facilities and services to mitigate the impact of developments. The Council may also fund improvements to community facilities using receipts from the Community Infrastructure Levy.
- e) Development which would result in the loss of community facilities will normally be resisted and will only be permitted where:
 - i) an accessible replacement facility of a similar nature is provided that meets the needs of its current and intended users, as well as the local community; or

ii) it can be demonstrated that 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.

Proposed Modification Reference: MM41

Para / Policy: Para 5.115, 5.123 & Policy DM9 - Delivering Infrastructure

Description of modification:

- Para 5.115 & 5.123 have been amended
- Criterion c) has been amended
- A new additional criterion f) has been incorporated into policy

Reason for Modification:

- To ensure that the policy is effective
- In response to MIQ-155 & MIQ-156

Text from Submission Draft Worthing Local Plan - Para 5.115, 5.123 & Policy DM9

5.115 The Council will work with infrastructure providers to facilitate the timely provision of infrastructure needed to support development. This may involve suitable phasing of development in order to ensure that essential infrastructure is in place when needed.

5.123 The planning obligation requirements set out within the Local Plan have been subject to plan-wide viability assessment. It is however recognised that there may be site-specific circumstances where the cumulative effect of policy requirements and planning obligations would compromise development viability for particular schemes. Where a developer considers that the proposal has been made unviable by the level of infrastructure required, the Council will work with the developer and will suggest how this may

be resolved. The developer will need to demonstrate how this would threaten delivery of the development. If full mitigation measures and contributions are not able to be delivered the development will only be permitted where:

- 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;
- b) the value of the planning obligations has been maximised having regard to likely viability;
- c) 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
- 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.

Policy DM9

- a) Development will be required to take into account existing infrastructure and to provide or contribute to the provision (and where appropriate, maintenance) of facilities, infrastructure and services made necessary by development, or where it gives rise to a need for additional or improved infrastructure.
- b) The Council will work with partners including infrastructure and service providers and stakeholders to ensure that the necessary physical, economic, social and environmental infrastructure is provided to support communities.
- c) Infrastructure should be provided at the appropriate time, prior to the development becoming operational or being occupied. Larger developments may need to be phased to ensure that this requirement can be met.
- d) Ensure that layout is planned to allow future access to existing water and / or wastewater infrastructure for maintenance and upsizing purposes.
- e) Proposals by service providers for the delivery of utility infrastructure to meet the needs generated by new development and by existing communities will normally be permitted.

Text proposed by MM41 - Para 5.115, 5.123 & Policy DM9

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 also involve the suitable phasing of development in order to ensure that essential infrastructure is in place when needed.

5.123 The planning obligation requirements set out within the Local Plan have been subject to plan-wide viability assessment. It is however recognised that there may be site-specific circumstances where the cumulative effect of policy requirements and planning obligations would compromise development viability for particular schemes. Where a developer considers that the proposal has been made unviable by the level of infrastructure required, the Council will work with the developer and will suggest how this may be resolved. The developer will need to demonstrate how this would threaten delivery of the development. Criterion f) of Policy DM9 sets out that where appropriate, a clawback mechanism will need to be incorporated into a legal agreement.

Policy DM9

- a) Development will be required to take into account existing infrastructure and to provide or contribute to the provision (and where appropriate, maintenance) of facilities, infrastructure and services made necessary by development, or where it gives rise to a need for additional or improved infrastructure.
- b) The Council will work with partners including infrastructure and service providers and stakeholders to ensure that the necessary physical, economic, social and environmental infrastructure is provided to support communities.
- c) Infrastructure should be provided at the appropriate time, usually this will be prior to the development becoming operational or being occupied. Larger developments may need to be phased to ensure that this requirement can be met.
- d) Ensure that layout is planned to allow future access to existing water and / or wastewater infrastructure for maintenance and upsizing purposes.
- e) Proposals by service providers for the delivery of utility infrastructure to meet the needs generated by new development and by existing communities will normally be permitted.
- f) If full mitigation measures and contributions are not able to be delivered the development will only be permitted where:

- 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 on reasonable assumptions;
 - ii) the value of the planning obligations has been maximised having regard to likely viability;
 - 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
 - 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.
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Proposed Modification Reference: MM42

Para / Policy: Para 5.142 & 5.143

Description of modification:

- Paragraphs 5.142 & 5.143 have been revised

Reason for Modification:

- Factual update highlighted in hearing session.

Text from Submission Draft Worthing Local Plan - Para 5.142 & 5.143

5.142 Following national guidance, the study looked at a range of growth scenarios and translated this into floorspace requirements. In the context of the NPPF requirement to plan positively for growth, the evidence recommended planning to accommodate at least the labour demand (job growth) based requirement to ensure that business growth potential is not

constrained by lack of spatial capacity in future. 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, 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.

5.143 The Council will plan positively to meet this need to ensure that the indigenous growth potential of Worthing (i.e. from its resident workforce) is not constrained by a lack of capacity. However, the ability to provide this level of employment floorspace must be considered in the context of the constrained availability of land in Worthing and the competing pressures on the sites that are available. As a consequence, there are only a limited number of new sites specifically for identified employment use that will help to meet the identified need. The primary focus is therefore to protect and enhance existing employment land and buildings through reinvestment, intensification and redevelopment.

Text proposed by MM42 - Para 5.142 & 5.143

5.142 Following national guidance, the study looked at a range of growth scenarios and translated this into floorspace requirements. In the context of the NPPF requirement to plan positively for growth, the evidence recommended planning to accommodate at least the labour demand (job growth) based requirement, a minimum of 32,560 sqm (6.8 ha) employment floorspace over the Local Plan period, to ensure that business growth potential is not constrained by lack of spatial capacity in future. This includes approximately 9,800 sqm for office space, and approximately 24,000 sqm of warehousing/distribution space. 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.

5.143 The Council will plan positively to meet this need to ensure that the indigenous growth potential of Worthing (i.e. from its resident workforce) is not constrained by a lack of capacity. However, the ability to provide this level of employment floorspace must be considered in the context of the constrained availability of land in Worthing and the competing pressures on the sites that are available. As a consequence, there are only a limited number of new sites specifically for identified employment use and this Plan seeks to accommodate, as a minimum, 24,000 sqm of employment floorspace to help to meet some of the identified need. The focus placed on the protection and enhancement of existing employment land and buildings through reinvestment, intensification and redevelopment will help to meet the remaining need.

Proposed Modification Reference: MM43

Para / Policy: Policy DM11 - Protecting and enhancing employment sites

Description of modification:

- Criterion a) and b) have been amended
- Criterion c) has been deleted

Reason for Modification:

- To improve the effectiveness of the policy and not to defer matters to a Supplementary Planning Document.

Text from Submission Draft Worthing Local Plan - Policy DM11

Policy DM11

a) Existing premises, sites or floorspace which are used for, or last used for, employment uses, which is suitable for continued business use and that provides local employment opportunities will in general be protected against loss to other uses.

b) Protected Employment Areas

i) The following key industrial estates and business parks will be protected:

- Broadwater Business Park
- Northbrook Business Park
- Northbrook Trading Estate
- Canterbury Road (including Garcia Trading Estate)
- Downlands Business Park
- East Worthing Industrial Estate
- Faraday Close
- Goring Business Park

- Ivy Arch Road
- Meadow Road Industrial Estate
- Yeoman Way

ii) The following key office locations will be protected:

- Liverpool Terrace/Liverpool Gardens
- Chatsworth Road
- North Street/High Street
- Railway Approach
- Crescent Road
- Farncombe Road

c) The primary focus in these 'protected' employment areas will be 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.

d) Outside the protected employment areas listed above, existing premises and land or floorspace which is used, or was last used, for use employment uses will 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:

- i) the primary focus is to be protect existing employment uses however, greater flexibility will be given to other employment generating uses which cannot reasonably be located elsewhere; and
- ii) if the introduction of any non-employment uses will not negatively impact on the operation of the remaining or neighbouring uses; and
- iii) if the site, with or without adaptation, would not be capable of accommodating an acceptable employment development;

iv) if no effective demand exists or is likely to exist in the future to use the land or buildings for employment use. Consideration should include the length of time the property has remained vacant, the attempts made to sell/let it and the demand for the size and type of employment premises in the area; and

v) if the loss of a small proportion of floorspace would lead to a significant upgrade of the remaining employment floorspace;

vi) if the existing use conflicts with neighbouring uses.

Text proposed by MM43 - Policy DM11

Policy DM11

a) Existing premises, sites or floorspace which are used for, or last used for, employment uses, located within the following Key Employment Areas will be protected against loss to other uses.

b) Protected Key Employment Areas

i) The following key industrial estates and business parks will be protected:

- Broadwater Business Park
- Northbrook Business Park
- Northbrook Trading Estate
- Canterbury Road (including Garcia Trading Estate)
- Downlands Business Park
- East Worthing Industrial Estate
- Faraday Close
- Goring Business Park
- Ivy Arch Road
- Meadow Road Industrial Estate
- Yeoman Way

ii) The following key office locations will be protected:

- Liverpool Terrace/Liverpool Gardens
- Chatsworth Road
- North Street/High Street
- Railway Approach
- Crescent Road
- Farncombe Road

c) 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 for employment uses appropriate to their location. 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 undertaking any assessment regard will be had to the following factors:

i) robust evidence setting out the importance of the use to the future of the local economy;

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;

iii) evidence that the loss of the existing use would not negatively impact the local economy and;

iv) evidence of alternative sites outside of the key employment areas have been considered. and that no suitable sites are available.

d) Outside the identified key employment areas listed above, existing premises and land or floorspace which is used, or was last used, for use employment uses will 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:

i) the primary focus is to be protect existing employment uses however, greater flexibility will be given to other employment generating uses which cannot reasonably be located elsewhere; and

ii) if the introduction of any non-employment uses will not negatively impact on the operation of the remaining or neighbouring uses; and

iii) if the site, with or without adaptation, would not be capable of accommodating an acceptable employment development;

iv) if no effective demand exists or is likely to exist in the future to use the land or buildings for employment use. Consideration should include the length of time the property has remained vacant, the attempts made to sell/let it and the demand for the size and type of employment premises in the area; and

v) if the loss of a small proportion of floorspace would lead to a significant upgrade of the remaining employment floorspace;

vi) if the existing use conflicts with neighbouring uses.

Proposed Modification Reference: MM44

Para / Policy: Policy DM12 - The visitor economy

Description of modification:

- Criterion b) has been amended

Reason for Modification:

- To improve the effectiveness of the policy and not to defer matters to a Supplementary Planning Document.

Text from Submission Draft Worthing Local Plan - Policy DM12

Policy DM12

a) The Local Plan supports the provision of tourism facilities, in particular those that would help to extend the tourist season; improves the quality of the visitor economy; meet the needs of visitors and the local community and are acceptable in environmental and amenity terms.

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 tests included in its Sustainable Economy Supplementary Planning Document including the following:

i) evidence of marketing actively conducted for a reasonable period of time;

ii) that alternative visitor uses have been fully explored;

iii) an appraisal indicating that the use is no longer viable;

iv) evidence that the site has not been made deliberately unviable;

v) evidence of the suitability of the site to accommodate the alternative visitor use; and

vi) evidence that a reduction of floorspace or bed spaces in the case of visitor accommodation is the only way of improving the standard of the existing tourist facility.

c) The Council will have regard to changes in the market, the economy and supply of visitor accommodation at the time of assessing an application.

Text proposed by MM44 - Policy DM12

Policy DM12

a) The Local Plan supports the provision of tourism facilities, in particular those that would help to extend the tourist season; improves the quality of the visitor economy; meet the needs of visitors and the local community and are acceptable in environmental and amenity terms.

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 tests set out below:

i) evidence of marketing actively conducted for a reasonable period of time;

ii) that alternative visitor uses have been fully explored;

iii) an appraisal indicating that the use is no longer viable;

iv) evidence that the site has not been made deliberately unviable;

v) evidence of the suitability of the site to accommodate the alternative visitor use; and

vi) evidence that a reduction of floorspace or bed spaces in the case of visitor accommodation is the only way of improving the standard of the existing tourist facility.

c) The Council will have regard to changes in the market, the economy and supply of visitor accommodation at the time of assessing an application.

Proposed Modification Reference: MM45

Para / Policy: Para 5.175, 5.194 & Policy DM13 - Retail and town centre uses

Description of modification:

- Paragraphs 5.175 & 5.194 have been amended
- Criterion a) b) b) v), d) d) i) d) iii), g) g) i) g) ii) and g) iii) have been amended
- Two new additional criteria have been added - b) x) and b) xi)
- Criterion c) is no longer a criterion
- Criterion e) has been deleted

- Applicable to All Centres and criterion h) have been deleted

Reason for Modification:

- To ensure the policy is effective and consistent with national policy
- In response to MIQ-139 & MIQ-144

Text from Submission Draft Worthing Local Plan - Para 5.175, 5.194 & Policy DM13

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 within the town centres. As a result the ability for the Council to control development and manage change is reduced. Despite this, the Council feels that it is important that a clear strategy for Worthing is provided. Where appropriate, planning policies will continue to be used to manage change but, where this is no longer possible, it is hoped that a clear and robust strategy will help to influence decisions so that the right uses are steered to the right locations.

Applicable to all Centres

Drinking establishments (A4) and takeaway establishments (A5)

5.194 Applications for uses such as drinking establishments and takeaway establishments in any District or Local level of centre will need to be carefully considered on their merits, 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.

Policy DM13

a) The Local Plan will support the vitality and viability of Worthing's town centres by seeking to meet the identified floorspace needs for retail and other town centre uses up to 2026.

The Hierarchy

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.

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. All such proposals will be required to:

- i) Make a positive contribution to the vitality, viability and diversity of the centre;
- ii) Not unacceptably impact on daytime footfall;
- iii) Maintain a strong role for the centre in providing a varied range of convenience goods and meeting other day-to-day needs;
- iv) Positively restore and/or enhance the character and appearance of the frontage;
- v) Maintain the continuity of active frontages; and
- vi) Be of a scale and type of use appropriate to the size and function of the centre, or part of the centre concerned;
- vii) Ensure that any proposal will cause no significant adverse effects for the occupiers of neighbouring properties;
- viii) Ensure that there will be no severe negative impact on existing parking arrangements;
- ix) Retain or re-provide ancillary facilities within individual premises, (such as loading, storage, staff or administrative facilities), unless it is demonstrated that these are no longer necessary for appropriate future use of the premises.

Worthing Town Centre

c) Proposals for development in the Town Centre will be assessed against policy SS3 - Town Centre.

d) 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 following ground floor frontages within the 'Primary Shopping Area' will apply:

i) Primary Shopping Frontage (PSF) - will be the focus for retail uses within the centre and the loss of retail uses will be resisted to ensure that the centre retains its role as a sub-regional shopping centre and meets the shopping needs of the towns 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;

ii) Secondary Shopping Frontage (SSF) - a wider range of uses will be supported provided they are active uses with active shop fronts that will enhance the vitality and viability and complement existing uses. However, uses such as takeaways (A5) and uses with closed and inactive street frontages will be resisted.

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.

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.

f) 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.

District Centres and Local Centres

g) 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. The following approach will be applied:

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;

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.

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.

Applicable to all Centres

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.

Upper Floor Uses

i) The efficient and effective use of the upper floors that add to the vitality and viability of centres will be encouraged subject to:

i) the proposed use of the upper floor will not undermine the viability of the unit on the ground floor particularly those retail uses;

ii) consideration will be given to the nature of the use, its appropriateness to the centre in which it is proposed, hours of operation, intensity of use and impact on nearby uses.

Sequential and Impacts Tests

j) Where development of main town centre uses is proposed on the edge of or outside of centres, the sequential approach as set out in the NPPF will be applied.

k) Where retail, leisure or office development is proposed outside centres, an impact assessment will be required when development is above the following thresholds:

- retail, or a use that could change to retail without planning permission, over 500 sqm (gross);
- leisure and office uses will be subject to the NPPF threshold - 2500sqm.

l) Where necessary conditions and / or legal agreements will be applied to any permission accepted out of defined centres, including defining the nature and extent of the proposed use to ensure no significant adverse impact on existing designated centres.

Text proposed by MM45 - Para 5.175, 5.194 & Policy DM13

5.175 As mentioned above, changes made at the national level have, in effect, increased the ability for changes to be made between land uses within the town centres. As a result the ability for the Council to control development and manage change is reduced. Despite this, the Council feels that it is important that a clear strategy for Worthing is provided. Where appropriate, planning policies will continue to be used to manage change but, where this is no longer possible, it is hoped that a clear and robust strategy will help to influence decisions so that the right uses are steered to the right locations.

Applicable to all Centres

5.194 Applications for uses such as drinking or takeaway establishments and other uses with closed and inactive street frontages will need to be carefully considered, 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. Where appropriate, advice and evidence will be sought from Environmental Health, Licensing, Planning Enforcement and the Police.

Policy DM13

a) The Local Plan will support the vitality and viability of Worthing's town centres by seeking to meet the identified floorspace needs for retail and other town centre uses up to 2026.

The Hierarchy

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.

- Worthing Town Centre Primary Shopping Area (comprising the Primary Shopping Frontage, Secondary Shopping Frontages and the Town Centre Seafront Area)
- District Centres (Broadwater, Goring and West Durrington)
- Medium Scale Local Centres (Findon Valley / Tarring Road / South Farm Road / The Strand / Thomas A. Beckett / Ham Road / Rowlands Road / The Mulberry)
- 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 / Dominion Road / Downlands Parade)

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 such proposals regard will be had as to whether they would:

- i) Make a positive contribution to the vitality, viability and diversity of the centre;
- ii) Not unacceptably impact on daytime footfall;
- iii) Maintain a strong role for the centre in providing a varied range of convenience goods and meeting other day-to-day needs;
- iv) Positively restore and/or enhance the character and appearance of the frontage;

- v) Maintain the continuity of active frontages;
- vi) Be of a scale and type of use appropriate to the size and function of the centre, or part of the centre concerned;
- vii) Ensure that any proposal will cause no significant adverse effects for the occupiers of neighbouring properties;
- viii) Ensure that that there will be no severe negative impact on existing parking arrangements;
- ix) Retain or re-provides ancillary facilities within individual premises, (such as loading, storage, staff or administrative facilities), unless it is demonstrated that these are no longer necessary for appropriate suture use of the premises.
- 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

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:

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 tool to help assess whether a specific proposal would give rise to harm to the individual character or vision for each character area. The following sets out the approach to ground floor frontages within the 'Primary Shopping Area':

i) Primary Shopping Frontage (PSF) - will be the focus for retail uses within the centre. The Council will seek to retain 65% of units in retail use to ensure that the centre retains its role as a sub-regional shopping centre and meets the shopping needs of the towns population. Uses such as Drinking Establishments and takeaways together with other uses that would detract from the overall shopping function of the frontage will be resisted;

ii) Secondary Shopping Frontage (SSF) - a wider range of uses will be supported provided they are active uses with active shop fronts that will enhance the vitality and viability and complement existing uses. However, uses such as takeaways and uses with closed and inactive street frontages will be resisted.

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 and uses with closed and inactive street frontages will be resisted. particularly where they cause or contribute to an over-concentration of such uses.

d) 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.

District Centres and Local Centres

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. When considering relevant proposals within these centres regard will be had to the following:

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.

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.

iii) in all District and Local Centres drinking establishments and takeaways 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.

Upper Floor Uses

f) The efficient and effective use of the upper floors that add to the vitality and viability of centres will be encouraged subject to:

i) the proposed use of the upper floor will not undermine the viability of the unit on the ground floor particularly those retail uses;

ii) consideration will be given to the nature of the use, its appropriateness to the centre in which it is proposed, hours of operation, intensity of use and impact on nearby uses.

Sequential and Impacts Tests

g) Where development of main town centre uses is proposed on the edge of or outside of centres, the sequential approach as set out in the NPPF will be applied.

h) Where retail, leisure or office development is proposed outside centres, an impact assessment will be required when development is above the following thresholds:

- retail, or a use that could change to retail without planning permission, over 500 sqm (gross);
- leisure and office uses will be subject to the NPPF threshold - 2500sqm.

i) Where necessary conditions and / or legal agreements will be applied to any permission accepted out of defined centres, including defining the nature and extent of the proposed use to ensure no significant adverse impact on existing designated centres

Proposed Modification Reference: MM46

Para / Policy: Para 5.203 & 5.206 & Policy DM14 - Digital infrastructure

Description of modification:

- Add text to the end of paragraph 5.203
- Add the following text to the end of Paragraph 5.206
- Amend criterion a)
- Delete all of existing text in criteria b), c) & d and replace
- Delete sub-heading and criterion e)
- Amend criterion g)

Reason for Modification:

- To ensure that the policy is effective and up-to-date and in response to MIQ-159.
- To improve the clarity and effectiveness of the policy

Text from Submission Draft Worthing Local Plan - Para 5.203 & 5.206 & Policy DM14

5.203 In March 2020, the Government stated their intention to amend Building Regulations to require all new build developments to have the physical infrastructure to support gigabit-capable connections. At the time of writing, Building Regulations remain unchanged; however, the Local Plan policy has regard for this. Adopting this approach will also prevent the need for fibre retrofitting programmes in the future which often has significant cost implications.

5.206 The Digital Infrastructure policy seeks to strike a balance between protecting the borough's environment and ensuring Worthing has the transformational infrastructure needed to deliver continually improving digital connectivity. Whilst some telecommunications work requires planning permission, most fall within the category of 'permitted development' where only prior approval is required, a less prescriptive process where the local planning authority can only consider the siting and appearance of the apparatus. The relevant parts of this policy will therefore be applied to the consideration of full applications and prior approval applications as appropriate. Any works that are subject to Town and Country Planning (General Permitted Development) Order 1995 (as amended) will be subject to the limitations and conditions specified.

Policy DM14

- a) The Council supports the expansion and improvement of digital infrastructure. Applicants will be required to actively demonstrate that they have considered broadband and mobile connectivity within their proposals for new housing, employment and retail developments. Fibre to Premises
- 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. Telecommunications Infrastructure
- 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. New Telecommunications Infrastructure
- f) Relevant proposals should demonstrate that:
 - i) the installation is the minimum required for the efficient operation of the network;
 - ii) all opportunities to make the most efficient use of existing telecommunication site have been explored fully such as: mast sharing, use of existing buildings or structures;
 - iii) no other suitable sites are available.
- g) All relevant proposals (including prior approvals) will need to submit:

- i) evidence that the proposal is the least environmentally harmful option;
 - ii) a statement that self-certifies that the cumulative exposure will not exceed the guidelines of the International Commission on Non-Ionising Radiation Protection (ICNIRP).
 - h) The location and appearance of the proposed apparatus and associated structures should seek to minimise impact on the visual amenity, character or appearance of the surrounding area/host building.
- i) Conditions or planning obligations may be used to secure landscaping as well as restoration of the site if operation ceases.

Text proposed by MM46 - Para 5.203 & 5.206 & Policy DM14

5.203 In March 2020, the Government stated their intention to amend Building Regulations to require all new build developments to have the physical infrastructure to support gigabit-capable connections. At the time of writing, Building Regulations remain unchanged; however, the Local Plan policy has regard for this. Adopting this approach will also prevent the need for fibre retrofitting programmes in the future which often has significant 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.

5.206 The Digital Infrastructure policy seeks to strike a balance between protecting the borough's environment and ensuring Worthing has the transformational infrastructure needed to deliver continually improving digital connectivity. Whilst some telecommunications work requires planning permission, most fall within the category of 'permitted development' where only prior approval is required, a less prescriptive process where the local planning authority can only consider the siting and appearance of the apparatus. The relevant parts of this policy will therefore be applied to the consideration of full applications and prior approval applications as appropriate. Any works that are subject to Town and Country Planning (General Permitted Development) Order 1995 (as amended) will be subject to the limitations and conditions specified. In assessing applications the Council will have regard to the countywide guidance which has been developed by West Sussex County Council (WSSCC) 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 WSSCC 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.

Policy DM14

The Council supports the expansion and improvement of digital infrastructure. Applicants will be required to meet the following requirements.

Fibre to Premises

- 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 available to occupiers.
 - 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.
- c) Relevant proposals should demonstrate that:
 - i) the installation is the minimum required for the efficient operation of the network;
 - ii) all opportunities to make the most efficient use of existing telecommunication site have been explored fully such as: mast sharing, use of existing buildings or structures;
 - iii) no other suitable sites are available.
- d) All relevant applications for planning permission shall submit;

i) evidence that the proposal is the least environmentally harmful option;

ii) a statement that self-certifies that the cumulative exposure will not exceed the guidelines of the International Commission on Non-Ionising Radiation Protection (ICNIRP).

e) The location and appearance of the proposed apparatus and associated structures should seek to minimise impact on the visual amenity, character or appearance of the surrounding area/host building.

f) Conditions or planning obligations may be used to secure landscaping as well as restoration of the site if operation ceases.

Proposed Modification Reference: MM47

Para / Policy: Para 5.223 & Policy DM15 - Sustainable transport

Description of modification:

- Amend paragraph 5.223
- Revise criterion a) iv)
- Add new criterion a) vii), a) viii) and b)vii)
- Delete criterion b) v)

Reason for Modification:

- In response to Inspector's Initial Questions 27 & 28 (Ref-IL01) and to help clarify how the WSCC parking standards will be applied.
- In response to revised NPPF (July 2021) - Paragraph 110.
- To improve the effectiveness of the policy.

Text from Submission Draft Worthing Local Plan - Para 5.223 & Policy DM15

5.223 Parking & design standards Car parking standards aim to ensure that parking provided to serve new development is appropriate to the type and location of the development and does not encourage unnecessary car travel. When considering applications, proposals must comply with the criteria contained in Worthing Borough Council's and West Sussex County Council's planning and guidance documents relevant to design, car cycle parking and electric vehicle charging points, or any other appropriate national standard. To help reduce parking pressures, particularly for sites in and around the town centre, the Council will consider whether a lower level of provision might be appropriate and will support the use and promotion of car clubs.

Policy DM15

In order to manage the anticipated growth in demand for travel, development proposals which promote an improved and integrated transport network, with a re-balancing in favour of non-car modes as a means of access to jobs, homes, services and facilities, will be encouraged and supported.

a) Worthing Borough Council will promote and support development that prioritises active travel by walking, cycling, Non-Motorised User routes and public transport, and reduces the proportion of journeys made by car. This will help to achieve a rebalancing of transport in favour of sustainable modes by:

- i) ensuring that new development is located in sustainable locations with good access to schools, shops, jobs and other key services by walking, cycling and public transport in order to reduce the need to travel by car;
- ii) ensuring that the design and layout of new development prioritises the needs of pedestrians, cyclists and users of public transport over ease of access by the motorist;
- iii) ensuring that new development minimises the need to travel and, where appropriate, incorporates measures to mitigate for any transport impacts which may arise from that development;
- iv) requiring new development to provide for an appropriate level of cycle, car parking and electric vehicle space allocations that takes into consideration the impact of development upon on-street parking and accords with West Sussex County Council standards / guidance;
- v) promoting the provision of, and participation in, car club schemes;

vi) requiring development which generates a significant demand for travel, and/or is likely to have other transport implications to:

- be supported by a Transport Assessment / Transport Statement and sustainable Travel Plan (in line with West Sussex County Council guidance and the NPPF);
- contribute to improved sustainable transport infrastructure, including the provision of safe and reliable sustainable transport modes; and
- provide facilities and measures to support sustainable travel modes.

b) The local planning authority will work with West Sussex County Council and other relevant agencies to encourage and support measures that promote improved accessibility, create safer roads, reduce the environmental impact of traffic movements, enhance the pedestrian environment, or facilitate highway improvements. In particular, the local planning authority will:

i) support the expansion and improvement of public transport services;

ii) encourage improvements to existing rail services, new or enhanced connections or interchanges between bus and rail services, and improvements to the quality and quantity of car and cycle parking at railway stations;

iii) support the development of a network of high quality walking and cycling routes throughout the borough, including those identified in the Local Cycling and Walking Infrastructure Plan, including improved access across the A27, and railway line and better connectivity with the South Downs National Park and green infrastructure network;

iv) support the development of key arterial cycle routes at: National Cycle Network Route 2; George V Avenue and Sea Lane and A24 Worthing Town Centre to Washington; phase 1 Findon Valley to Findon Village as identified in the WSCC Local Transport Investment Programme

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;

vi) pursue ways of managing the impact of HGVs and implement measures as appropriate;

vii) support improvements to the road network including the A259 and A27 and, as identified in the Worthing Local Plan Transport Study, provide appropriate mitigation measures to address capacity issues at a number of key junctions and road safety impacts on identified road links.

Text proposed by MM47 - Para 5.223 & Policy DM15

5.223 Parking & design standards Car parking standards aim to ensure that parking provided to serve new development is appropriate to the type and location of the development and does not encourage unnecessary car travel. When considering applications, proposals must have regard to criteria contained in Worthing Borough Council's and West Sussex County Council's planning guidance document relevant to design, residential amenity, highway safety, car cycle parking and electric vehicle charging points, or any other appropriate national standard. To help reduce parking pressures, particularly for sites in and around the town centre, the Council will consider whether a lower level of provision might be appropriate and will support the use and promotion of car clubs.

Policy DM15

In order to manage the anticipated growth in demand for travel, development proposals which promote an improved and integrated transport network, with a re-balancing in favour of non-car modes as a means of access to jobs, homes, services and facilities, will be encouraged and supported.

a) Worthing Borough Council will promote and support development that prioritises active travel by walking, cycling, Non-Motorised User routes and public transport, and reduces the proportion of journeys made by car. This will help to achieve a rebalancing of transport in favour of sustainable modes by:

i) ensuring that new development is located in sustainable locations with good access to schools, shops, jobs and other key services by walking, cycling and public transport in order to reduce the need to travel by car;

ii) ensuring that the design and layout of new development prioritises the needs of pedestrians, cyclists and users of public transport over ease of access by the motorist;

iii) ensuring that new development minimises the need to travel and, where appropriate, incorporates measures to mitigate for any transport impacts which may arise from that development;

iv) requiring new to provide for an appropriate level of cycle parking, car parking and electric vehicle space allocations that take into consideration the impact of development upon on-street parking, residential amenity, highway safety and has regard to West Sussex County Council standards / guidance;

v) promoting the provision of, and participation in, car club schemes;

vi) requiring development which generates a significant demand for travel, and/or is likely to have other transport implications to:

- be supported by a Transport Assessment / Transport Statement and sustainable Travel Plan (in line with West Sussex County Council guidance and the NPPF);
- contribute to improved sustainable transport infrastructure, including the provision of safe and reliable sustainable transport modes; and
- provide facilities and measures to support sustainable travel modes.

vii) 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;

viii) ensuring that new development does not unacceptably prejudice planned highway improvement schemes.

b) The local planning authority will work with West Sussex County Council and other relevant agencies to encourage and support measures that promote improved accessibility, create safer roads, reduce the environmental impact of traffic movements, enhance the pedestrian environment, or facilitate highway improvements. In particular, the local planning authority will:

i) support the expansion and improvement of public transport services;

ii) encourage improvements to existing rail services, new or enhanced connections or interchanges between bus and rail services, and improvements to the quality and quantity of car and cycle parking at railway stations;

iii) support the development of a network of high quality walking and cycling routes throughout the borough, including those identified in the Local Cycling and Walking Infrastructure Plan, including improved access across the A27, and railway line and better connectivity with the South Downs National Park and green infrastructure network;

iv) support the development of key arterial cycle routes at: National Cycle Network Route 2; George V Avenue and Sea Lane and A24 Worthing Town Centre to Washington; phase 1 Findon Valley to Findon Village as identified in the WSCC Local Transport Investment Programme

v) pursue ways of managing the impact of HGVs and implement measures as appropriate;

vi) support improvements to the road network including the A259 and A27 and, as identified in the Worthing Local Plan Transport Study, provide appropriate mitigation measures to address capacity issues at a number of key junctions and road safety impacts on identified road links.

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.

Proposed Modification Reference: MM48

Para / Policy: Policy DM16 - Sustainable Design

Description of modification:

- Revise criterion a), b), c) and f)

Reason for Modification:

- To ensure the policy is effective and in response to MIQ-174.
- To ensure residential policy requirements are consistent with the 2015 Written Ministerial Statement and non-residential requirements are consistent with the emerging future buildings standard.

Text from Submission Draft Worthing Local Plan - Policy DM16

Policy DM16

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. Applications for major development must be supported by a Sustainability Statement demonstrating that the minimum standards are met and where possible exceeded. All development is encouraged to exceed these minimum standards where possible.

Towards Zero Carbon Development

b) All new build housing will achieve a minimum 20% Co2 reduction through energy efficiency measures, and where achievable a 31% reduction in CO2 based on the 2013 Edition of the 2010 Building Regulations (Part L). Developers will be expected to provide evidence of the level of carbon reduction achieved in the dwellings through submission of SAP calculation reports at the design and built stages.

c) All major developments will need to achieve a 31% reduction (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.

d) All new build housing should seek to achieve an A rating (with a minimum expectation of B rating) Energy Performance Certificate. New housing should achieve a minimum of a 'C' rating Energy Performance Certificate.

e) All non-domestic properties (including those created through conversions) should achieve a 'B' rating Energy Performance Certificate.

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 based on the latest BREEAM scheme.

Preventing Overheating

g) All new development should incorporate design measures where appropriate to minimise excessive solar gain and maximise opportunities for passive cooling through natural ventilation and other passive means to avoid contributing to the urban heat island effect and reduce vulnerability to overheating. Multifunctional green infrastructure should be integrated into public spaces to provide urban cooling and access to shady outdoor space.

h) Major development proposals should reduce potential overheating and reliance on energy intensive air conditioning systems and demonstrate this in accordance with the cooling hierarchy.

Minimising Waste

i) All development will be required to follow the waste hierarchy to minimise the amount of waste disposed to landfill and incorporate facilities that enable and encourage high rates of recycling and re-use of waste and materials. j) New development should minimise construction waste and maximise the recycling and re-use of demolition materials.

Text proposed by MM48 - Policy DM16

Policy DM16

a) All development (excluding householder applications) will be required to achieve the relevant minimum standards below unless superseded by national planning policy, 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 development must be supported by a Sustainability Statement demonstrating that the minimum standards are met and where possible exceeded. All development is encouraged to exceed these minimum standards where possible.

Towards Zero Carbon Development

b) All new build housing will achieve a minimum 20% CO₂ reduction compared to the Building Regulations Part L 2013 standard, through energy efficiency measures unless superseded by national policy or Building Regulations. Developers will be expected to provide evidence of the level of carbon reduction achieved in the dwellings through submission of SAP calculation reports at the design and built stages.

c) New non-domestic buildings will achieve a 27% reduction in CO₂ on average per building compared to the Building Regulations

Part L 2013 standard. Applications for major development should demonstrate how the design and layout of the development has sought to maximise reductions in carbon emissions in line with the energy hierarchy.

d) All new build housing should seek to achieve an A rating (with a minimum expectation of B rating) Energy Performance Certificate. New housing should achieve a minimum of a 'C' rating Energy Performance Certificate.

e) All non-domestic properties (including those created through conversions) should achieve a 'B' rating Energy Performance Certificate.

f) Non residential development of at least 1,000 sqm floorspace should achieve BREEAM New Construction 'Very Good' as a minimum rating based on the latest BREEAM scheme.

Preventing Overheating

g) All new development should incorporate design measures where appropriate to minimise excessive solar gain and maximise opportunities for passive cooling through natural ventilation and other passive means to avoid contributing to the urban heat island effect and reduce vulnerability to overheating. Multifunctional green infrastructure should be integrated into public spaces to provide urban cooling and access to shady outdoor space.

h) Major development proposals should reduce potential overheating and reliance on energy intensive air conditioning systems and demonstrate this in accordance with the cooling hierarchy.

Minimising Waste

i) All development will be required to follow the waste hierarchy to minimise the amount of waste disposed to landfill and incorporate facilities that enable and encourage high rates of recycling and re-use of waste and materials.

j) New development should minimise construction waste and maximise the recycling and re-use of demolition materials.

Proposed Modification Reference: MM49

Para / Policy: Para DM17 - Energy

Description of modification:

- Delete all of criterion c) and replace

Reason for Modification:

- In response to changes made to Policy DM17
- To improve effectiveness by ensuring policy is not overly prescriptive

Text from Submission Draft Worthing Local Plan - Policy DM17

Policy DM17

a) All new housing and major non-residential development should incorporate renewable and low carbon energy production equipment to meet at least 10% of predicted total energy requirements (after Co2 reductions from energy efficiency measures).

b) All proposals for major development must demonstrate that the heating and cooling systems have been selected in accordance with the heating and cooling hierarchy and that the lowest carbon solution that is feasible is used. Applicants will be required to submit a feasibility assessment to provide a rationale for the chosen heating/cooling system.

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.

d) The development of renewable, low carbon, or decentralised energy schemes will be supported and community initiatives encouraged where proposals:

- i) are located appropriately and do not cause an unacceptable impact on surrounding uses or the local environment, landscape character or visual appearance of the area (including the South Downs National Park), taking into account the cumulative impact of other energy generation schemes; and

ii) mitigate any potential noise, odour, traffic or other impacts of the development so as not to cause an unacceptable impact on the environment or local amenity.

Text proposed by MM49 - Policy DM17

Policy DM17

a) All new housing and major non-residential development should incorporate renewable and low carbon energy production equipment to meet at least 10% of predicted total energy requirements (after Co2 reductions from energy efficiency measures).

b) All proposals for major development must demonstrate that the heating and cooling systems have been selected in accordance with the heating and cooling hierarchy and that the lowest carbon solution that is feasible is used. Applicants will be required to submit a feasibility assessment to provide a rationale for the chosen heating/cooling system.

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:

i) they exist at the time of permission being granted

ii) the heat network route lies adjacent to the site

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.

d) The development of renewable, low carbon, or decentralised energy schemes will be supported and community initiatives encouraged where proposals:

i) are located appropriately and do not cause an unacceptable impact on surrounding uses or the local environment, landscape character or visual appearance of the area (including the South Downs National Park), taking into account the cumulative impact of other energy generation schemes; and

ii) mitigate any potential noise, odour, traffic or other impacts of the development so as not to cause an unacceptable impact on the environment or local amenity.

Proposed Modification Reference: MM50

Para / Policy: Para 5.259 & Policy DM18 - Biodiversity

Description of modification:

- Amend paragraph 5.259
- Amend criteria f) & h)

Reason for Modification:

- To reflect the Royal Assent of the Environment Act and reference to Local Nature Strategies.
- In response to SDWLP-57 (Sussex Wildlife Trust).
- To ensure the policy is consistent with national policy and in response to MIQ-192.
- To provide an update and improve the effectiveness of the policy.

Text from Submission Draft Worthing Local Plan - Para 5.259 & Policy DM18

5.259 Biodiversity net gain delivers measurable improvements for biodiversity by creating or enhancing habitats after avoiding or mitigating harm as far as possible. The Environment Bill (2019) includes a new requirement for 'Net Gain' to biodiversity in development projects. This requires developers to demonstrate that at least a 10% gain has been achieved using DEFRA's Biodiversity Metric 2.0. It expects developers to maintain any habitat creation or enhancement for a minimum of 30 years.

Policy DM18

a) Planning applications should be supported by relevant environmental information, which is informed by appropriate up-to-date ecological information, prior to determination.

- b) All development should ensure the protection, conservation, and enhancement of biodiversity. If significant harm cannot be avoided (by locating development on an alternative site with less harmful impacts or through design), then such harm should be adequately mitigated. Where it cannot be adequately mitigated then as a last resort such harm must be compensated for. Where it cannot be compensated for, then planning permission should be refused. This process is known as the mitigation hierarchy.
- c) Developments which would adversely affect a Site of Special Scientific Interest (SSSI) (individually or cumulatively) will not normally be permitted. Exceptions will only be made where the benefits of the development on the particular site clearly outweigh both the impacts that it is likely to have on the features of the site that make it of special scientific interest and any broader impacts. Where an exception is considered the mitigation hierarchy will apply.
- d) Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) will be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists.
- e) Proposals for development in, or likely to have an adverse effect (directly or indirectly) on a Local Wildlife Site, wildlife corridors, stepping stones or Local Geological Site will not be permitted unless it can be demonstrated the benefits of the proposal outweigh the need to safeguard the nature conservation value of the site/feature. Where an exception is considered the mitigation hierarchy will apply.
- f) Development that is likely to have an adverse effect on priority habitat or species will not be permitted unless it can be demonstrated the benefits of the proposal outweigh the need to safeguard the nature conservation value of the site/feature. Where an exception is considered the mitigation hierarchy will apply.
- g) Where relevant, new development adjacent to the coast will have to demonstrate how it is reducing the impacts of coastal squeeze.
- 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. 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.

i) Where appropriate, the Council will use planning conditions or obligations to provide appropriate enhancement and site management measures, and where impacts are unavoidable, mitigation or compensatory measures.

Text proposed by MM50 - Para 5.259 & Policy DM18

5.259 Biodiversity net gain delivers measurable improvements for biodiversity by creating or enhancing habitats after avoiding or mitigating harm as far as possible and is in addition to any compensation identified. The Environment Act (2021) 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 3.0. It expects developers to maintain any habitat creation or enhancement for a minimum of 30 years. 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 habitat and focus habitat creation or improvement where it will achieve the best outcomes.

Policy DM18

a) Planning applications should be supported by relevant environmental information, which is informed by appropriate up-to-date ecological information, prior to determination.

b) All development should ensure the protection, conservation, and enhancement of biodiversity. If significant harm cannot be avoided (by locating development on an alternative site with less harmful impacts or through design), then such harm should be adequately mitigated. Where it cannot be adequately mitigated then as a last resort such harm must be compensated for. Where it cannot be compensated for, then planning permission should be refused. This process is known as the mitigation hierarchy.

c) Developments which would adversely affect a Site of Special Scientific Interest (SSSI) (individually or cumulatively) will not normally be permitted. Exceptions will only be made where the benefits of the development on the particular site clearly outweigh both the impacts that it is likely to have on the features of the site that make it of special scientific interest and any broader impacts. Where an exception is considered the mitigation hierarchy will apply.

d) Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) will be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists.

e) Proposals for development in, or likely to have an adverse effect (directly or indirectly) on a Local Wildlife Site, wildlife corridors, stepping stones or Local Geological Site will not be permitted unless it can be demonstrated the benefits of the proposal outweigh the need to safeguard the nature conservation value of the site/feature. Where an exception is considered the mitigation hierarchy will apply.

f) Development that is likely to have an adverse effect on notable priority habitat or species will not be permitted unless it can be demonstrated the benefits of the proposal outweigh the need to safeguard the nature conservation value of the site/feature. Where an exception is considered the mitigation hierarchy will apply.

g) Where relevant, new development adjacent to the coast will have to demonstrate how it is reducing the impacts of coastal squeeze.

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. 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. 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.

i) Where appropriate, the Council will use planning conditions or obligations to provide appropriate enhancement and site management measures, and where impacts are unavoidable, mitigation or compensatory measures.

Proposed Modification Reference: MM51

Para / Policy: Para 5.271 & 5.277 Policy DM19 - Green Infrastructure

Description of modification:

- Amend paragraph 5.271
- Amend supporting text paragraph 5.277

- Amend DM19 criteria a), b) and c)

Reason for Modification:

- To improve the effectiveness of the policy

Text from Submission Draft Worthing Local Plan - Para 5.271 & 5.277 & Policy DM19

5.271 Trees and woodland in the right places provide space for nature and are a key component of GI contributing to climate change adaptation and mitigation, and providing urban cooling, shading, filtering air pollution, buffering noise and enhancing quality of life. The National Design Guide recognises the importance of trees in new development, and sets out how landscaping, including streets being tree-lined wherever possible, will be considered as part of the forthcoming National Model Design Code. The trees in urban areas, known as the urban forest, are a key GI feature. New development should ensure appropriate trees are incorporated in ways that they can thrive, be easy to maintain, and minimise the risk of damage or interference with buildings or infrastructure.

5.277 New developments should include high quality, well designed GI as an integral part of their proposals. Until such time a GI Strategy is produced, applicants are encouraged to refer to existing information and records on green infrastructure assets. These currently include: Worthing Landscape and Ecology Study (2017) that identifies key GI opportunities for potential development sites around the edge of Worthing; and Ecoservices maps that were produced by the Sussex Biodiversity Records Centre and Sussex Wildlife Trust in 2017. They consist of a series of maps showing GI assets, capacity, demand, and management zones across a range of ecosystem services.

Policy DM19

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 development can protect, conserve, enhance and deliver green infrastructure across Worthing.

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. Opportunities should be taken to

incorporate elements of green infrastructure onsite to create, protect, enhance and manage green infrastructure assets and/or networks to achieve environmental net gain. This should be based on up-to date ecological evidence on, and information about, green infrastructure networks and assets to maximise multi-functional benefits.

c) In all new developments there should be no net loss of trees and any trees removed should usually be replaced on a 1:1 basis to maintain current levels of canopy cover. Additional tree planting is encouraged where appropriate to improve the quality of the local environment and increase appropriate species canopy cover.

d) Arrangements and funding for the management and maintenance of green infrastructure over the long term should be identified and implemented. Where appropriate, the Council will seek to secure this via planning obligations.

e) Major developments should demonstrate how they are meeting the requirements of this policy in their submitted sustainability statements and are encouraged to achieve Building with Nature Full Award (Excellent).

Text proposed by MM51 - Para 5.271 & 5.277 & Policy DM19

5.271 The National Design Guide and National Model Design Code recognise the importance of trees and landscaping in new development and how streets should be tree-lined wherever possible.

5.277 New developments should include high quality, well designed GI as an integral part of their proposals. 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 currently includes: Worthing Landscape and Ecology Study (2017) that identifies key GI opportunities for potential development sites around the edge of Worthing; and Ecoservices maps that were produced by the Sussex Biodiversity Records Centre and Sussex Wildlife Trust in 2017. They consist of a series of maps showing GI assets, capacity, demand, and management zones across a range of ecosystem services.

Policy DM19

- 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. Development should protect, conserve, enhance and deliver green infrastructure across Worthing.
- b) Creative and connected opportunities should be taken to incorporate elements of green infrastructure onsite to create, protect, enhance and manage green infrastructure assets and/or networks to achieve environmental net gain. This should be based on up-to date ecological evidence on, and information about, green infrastructure networks and assets to maximise multi-functional benefits.
- c) In all new developments there should be no net loss of trees and any trees removed should, where practical and appropriate, be replaced on a greater than 1:1 basis to support levels of canopy cover and contribute to biodiversity net gain. Where this is not possible, an off-site contribution may be sought. Where practical and appropriate additional tree planting is encouraged to improve the quality of the local environment and increase appropriate species canopy cover. Where possible, tree stock should be UK sourced and grown.
- d) Arrangements and funding for the management and maintenance of green infrastructure over the long term should be identified and implemented. Where appropriate, the Council will seek to secure this via planning obligations.
- e) Major developments should demonstrate how they are meeting the requirements of this policy in their submitted sustainability statements and are encouraged to achieve Building with Nature Full Award (Excellent).
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Proposed Modification Reference: MM52

Para / Policy: Para 5.280 & 5.282 & Policy DM20 - Flood Risk and Sustainable Drainage

Description of modification:

- Amend supporting text 5.280 and 5.282
- Amend criteria a) / b) iii) / c) i) of Policy DM20

Reason for Modification:

- To add clarity and in response to SDWLP-13
- In response to revised NPPF (July 2021) - Paragraph 162 / 167 and new footnote 55.
- To ensure the policy is effective, consistent with national policy (responding to the 2021 NPPF update) and in response to MIQ-181 and MIQ-182.

Text from Submission Draft Worthing Local Plan - Para 5.280 & 5.282 & Policy DM20

5.280 The exception test may have to be applied. The need for the exception test will depend on the potential vulnerability of the site and of the development proposed, in line with the Flood Risk Vulnerability Classification set out in national planning guidance. Inappropriate development in areas at risk of flooding will not be permitted. For the exception test to be passed it should be demonstrated that:

- a) the development would provide wider sustainability benefits to the community that outweigh the flood risk; and
- 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.

5.282 Opportunities should be sought to reduce the causes and impacts of flooding where appropriate through the use of natural flood management techniques whereby natural processes are used to reduce the risk of flooding and coastal erosion such as floodplain restoration, structure removal, bank stabilisation and re-naturalisation.

Policy DM20

- a) The Council will work with relevant bodies to ensure that flood risk in Worthing is managed and reduced. Development should be directed away from areas of highest risk of flooding and opportunities should be taken to reduce flooding through sustainable drainage systems and natural flood management to deliver multi-functional benefits for people and wildlife. Flood Risk Assessment
- b) A site specific Flood Risk Assessment must be submitted with planning applications for:
 - i) sites of 1 hectare or greater in Flood Zone 1;

ii) all new development (including minor development and change of use) in Flood Zones 2 and 3;

iii) all new development (including change of use to a more vulnerable class) subject to other sources of flooding identified by the Strategic Flood Risk Assessment.

c) The Flood Risk Assessment should be proportionate to the degree of flood risk and appropriate to the scale, nature and location of development. It will need to demonstrate that:

i) the site has passed the sequential test and within the site the most vulnerable development is located in areas at lowest flood risk unless there are overriding reasons for not doing so;

ii) 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;

iii) ensure safe access and egress to and from the development, where necessary as part of an agreed flood warning and evacuation plan;

iv) development will not increase flood risk elsewhere, and where possible will reduce the overall level of flood risk;
Surface Water Drainage

d) The surface water drainage scheme should use Sustainable Drainage Systems and be designed to:

i) limit runoff to greenfield 1 year rates for events up to and including the 100 year plus climate change event where possible, and always ensure no increase in flows as a result of development;

ii) follow natural drainage flow paths and work with existing site topography;

iii) provide adequate capacity for the 30 year plus climate change event to be contained within the drainage system, and demonstrate that the development is safe for the 100 year plus climate change event scenario and does not increase in flood risk off site;

iv) incorporate green infrastructure and maximise multi-functional benefits ensuring adequate treatment of surface water prior to discharge to ensure that the quality of local water is not adversely affected;

v) be sensitively located and designed to promote an enhanced landscape/ townscape and good quality spaces that improve public amenity;

vi) discharge run-off according to the following hierarchy: (1) into the ground (infiltration), (2) to a surface water body, (3) to a surface water sewer, (4) to a combined sewer. Surface water connections to the public sewerage network should only be made with prior agreement of the relevant sewerage undertaker and where it can be demonstrated that there are no feasible alternatives (this applies to new developments and redevelopments) and where there is no detriment to existing users.

e) Clear management arrangements and funding for their ongoing maintenance over the lifetime of the development should be proposed. Planning conditions or obligations will be used to secure these arrangements.

Text proposed by MM52 - Para 5.280 & 5.282 & Policy DM20

5.280 The exception test may have to be applied. The need for the exception test will depend on the potential vulnerability of the site and of the development proposed, in line with the Flood Risk Vulnerability Classification set out in national planning guidance. Inappropriate development in areas at risk of flooding will not be permitted. For the exception test to be passed both elements set out in criterion c) should be satisfied.

5.282 Opportunities should be sought to reduce the causes and impacts of flooding through the use of appropriate flood resilience and resistance measures, and natural flood management techniques whereby natural processes are used to reduce the risk of flooding and coastal erosion such as floodplain restoration, structure removal, bank stabilisation and re-naturalisation.

Policy DM20

a) The Council will work with relevant bodies to ensure that flood risk in Worthing is managed and reduced. Development should be directed away from areas of highest risk of flooding from any source and opportunities should be taken to reduce flooding through sustainable drainage systems and natural flood management to deliver multi-functional benefits for people and wildlife. Flood Risk Assessment

b) A site specific Flood Risk Assessment must be submitted with planning applications for:

i) sites of 1 hectare or greater in Flood Zone 1;

ii) all new development (including minor development and change of use) in Flood Zones 2 and 3;

iii) development 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

c) The Flood Risk Assessment should be proportionate to the degree of flood risk and appropriate to the scale, nature and location of development. It will need to demonstrate that:

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 not doing so;

ii) where required by national policy, demonstrate both parts of the exception test have been passed:

- the development would provide wider sustainability benefits to the community that outweigh the flood risk; and
- 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.

iii) current and future flooding from all sources, including in-combination and cumulative effects, and any residual risk can be safely managed.

iv) ensure safe access and egress to and from the development, where necessary as part of an agreed flood warning and evacuation plan;

v) development will not increase flood risk elsewhere, and where possible will reduce the overall level of flood risk;

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.

Surface Water Drainage

- d) The Surface water drainage scheme should use Sustainable Drainage Systems, unless there is clear evidence that this would be inappropriate, and be designed to:
- i) limit runoff to greenfield 1 year rates for events up to and including the 100 year plus climate change event where possible, and always ensure no increase in flows as a result of development;
 - ii) follow natural drainage flow paths and work with existing site topography;
 - iii) provide adequate capacity for the 30 year plus climate change event to be contained within the drainage system, and demonstrate that the development is safe for the 100 year plus climate change event scenario and does not increase in flood risk off site;
 - iv) incorporate green infrastructure and maximise multi-functional benefits ensuring adequate treatment of surface water prior to discharge to ensure that the quality of local water is not adversely affected;
 - v) be sensitively located and designed to promote an enhanced landscape/ townscape and good quality spaces that improve public amenity;
 - vi) discharge run-off according to the following hierarchy: (1) into the ground (infiltration), (2) to a surface water body, (3) to a surface water sewer, (4) to a combined sewer. Surface water connections to the public sewerage network should only be made with prior agreement of the relevant sewerage undertaker and where it can be demonstrated that there are no feasible alternatives (this applies to new developments and redevelopments) and where there is no detriment to existing users.
- e) Clear management arrangements and funding for their ongoing maintenance over the lifetime of the development should be proposed. Planning conditions or obligations will be used to secure these arrangements.
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Proposed Modification Reference: MM53

Para / Policy: Policy DM21 - Water Quality and Sustainable Water Use

Description of modification:

- Amend criterion b)
- Replace criterion e)

Reason for Modification:

- In response to MIQ-184.
- To improve effectiveness of the policy and ensure it is consistent with national policy

Text from Submission Draft Worthing Local Plan - Policy DM21

a) Development should protect and enhance groundwater, surface water features and control aquatic pollution. Development will be permitted provided that it does not have an unacceptable impact on the quality and potential yield of local water resources, the water environment and its ecology.

b) Opportunities should be taken, where appropriate, to replace existing drainage systems with suitable sustainable drainage systems to further reduce water pollution and improve water quality.

c) Potentially polluting development should be steered away from the most sensitive areas. As a minimum a preliminary risk assessment will be required for any development where there is potential risk of contamination of controlled waters. New development within Groundwater Source Protection Zones will only be permitted provided that it has no adverse impact on the quality of the groundwater source or a risk to its ability to maintain a public water supply.

d) Development must be phased to take into account the timing of any water and/or wastewater infrastructure required which must be in place prior to the occupation of development.

e) As a minimum, new housing should incorporate water efficiency measures to limit water use to 110 litres/person/day (lpd), and where possible to 100 litres/person/day.

Text proposed by MM53 - Policy DM21

- a) Development should protect and enhance groundwater, surface water features and control aquatic pollution. Development will be permitted provided that it does not have an unacceptable impact on the quality and potential yield of local water resources, the water environment and its ecology.
- b) The Council will support proposals to replace existing traditional drainage systems with suitable sustainable drainage systems to further reduce water pollution and improve water quality.
- c) Potentially polluting development should be steered away from the most sensitive areas. As a minimum a preliminary risk assessment will be required for any development where there is potential risk of contamination of controlled waters. New development within Groundwater Source Protection Zones will only be permitted provided that it has no adverse impact on the quality of the groundwater source or a risk to its ability to maintain a public water supply.
- d) Development must be phased to take into account the timing of any water and/or wastewater infrastructure required which must be in place prior to the occupation of development.
- e) 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.
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Proposed Modification Reference: MM54

Para / Policy: Para 5.313 & DM22 - Pollution

Description of modification:

- Para 5.313 - Insert additional document
- Amend criterion a),b),d) and e)

Reason for Modification:

- To recognise new guidance.
- To address amendments suggested by SDWLP-60 (Rapleys on behalf of EM Goring Ltd).
- To ensure consistency with the NPPF.

Text from Submission Draft Worthing Local Plan - Para 5.313 & Policy DM22

5.313 Therefore, where appropriate, Air Quality Assessments may be required for major development anywhere within the borough to avoid public health impacts and risk creating new air quality problems outside of the existing AQMA. Any assessments should include an assessment of cumulative impacts from individual sites in the area. Assessments should have regard to and be carried out in accordance with the following (or future guidance / updates):

- Worthing Borough Council's Air Quality Action Plan for Worthing Air Quality Management Area No. 2 (2015);
- Air Quality and Emission Mitigation Guidance document produced by the Sussex Air Quality Partnership;
- Breathing Better: a partnership approach to improving air quality in West Sussex (2020)

Policy DM22

a) Development should not 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.

b) New development in Worthing will be located in areas most suitable to the use of that development to avoid risks from all sources of pollution.

c) Mitigation measures will need to be implemented for developments that could increase levels of pollution, taking into account any cumulative impact. Mitigation should avoid, minimise and offset the impact of development and take opportunities to improve local environmental conditions. Where there are significant levels of increased pollution that cannot be mitigated, development will be refused.

d) Where appropriate, air quality and/or noise 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.

e) 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.

Text proposed by MM54 - Para 5.313 & Policy DM22

5.313 Therefore, where appropriate, Air Quality Assessments may be required for major development anywhere within the borough to avoid public health impacts and risk creating new air quality problems outside of the existing AQMA. Any assessments should include an assessment of cumulative impacts from individual sites in the area. Assessments should have regard to and be carried out in accordance with the following (or future guidance / updates):

- Worthing Borough Council's Air Quality Action Plan for Worthing Air Quality Management Area No. 2 (2015);
- Air Quality and Emission Mitigation Guidance document produced by the Sussex Air Quality Partnership;
- Breathing Better: a partnership approach to improving air quality in West Sussex (2020)
- Planning Noise Advice Document: Sussex (March 2021).

Policy DM22

a) 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. Where possible development should help to improve local environmental conditions.

b) 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.

c) Mitigation measures will need to be implemented for developments that could increase levels of pollution, taking into account any cumulative impact. Mitigation should avoid, minimise and offset the impact of development and take opportunities to improve local environmental conditions. Where there are significant levels of increased pollution that cannot be mitigated, development will be refused.

d) 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 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.

e) Where there is potential risk of contaminated land, proportionate investigations and assessments 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.

Proposed Modification Reference: MM55

Para / Policy:DM23 - Strategic approach to the historic environment

Description of modification:

- Revise criterion b ii)

Reason for Modification:

- To ensure the policy is effective

Text from Submission Draft Worthing Local Plan - Policy DM23

a) The Council will conserve and enhance the historic environment and character of Worthing, which includes historic areas, buildings, features,

archaeological assets and their settings, important views and relationships between settlements and landscapes/seascapes.

b) The Council will seek to:

i) update Worthing's Conservation and Heritage Guide

ii) review Worthing's heritage assets

iii) review Worthing's Conservation Areas (updating their Character Appraisals and producing Management Plans) and seek opportunities to enhance their character and appearance in accordance with their Character Appraisals and Management Plans;

iv) take opportunities to seek improvements to listed buildings and buildings within Conservation Areas when their condition has deteriorated. Where requests are not complied with the Council may use its statutory powers to enforce positive change;

v) 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;

vi) recognise the role of and encourage the best use of heritage assets in regeneration, design, tourism and education;

vii) use Article 4 directions where important heritage assets are under threat;

viii) work with others, including the local community where appropriate, to address how best to conserve any assets listed on Historic England's Heritage at Risk Register, or any other assets at risk of loss, and to understand the significance of the historic environment in Worthing's character and sense of place; and

ix) have regard to Historic England's range of published information, guidance and advice, and will work with others towards implementing best practice.

Text proposed by MM55 - Policy DM23

a) The Council will conserve and enhance the historic environment and character of Worthing, which includes historic areas, buildings, features, archaeological assets and their settings, important views and relationships between settlements and landscapes/seascapes.

b) The Council will seek to:

i) update Worthing's Conservation and Heritage Guide;

ii) review Worthing's heritage assets including the lists of Local Interest Buildings;

iii) review Worthing's Conservation Areas (updating their Character Appraisals and producing Management Plans) and seek opportunities to enhance their character and appearance in accordance with their Character Appraisals and Management Plans;

iv) take opportunities to seek improvements to listed buildings and buildings within Conservation Areas when their condition has deteriorated. Where requests are not complied with the Council may use its statutory powers to enforce positive change;

v) 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;

vi) recognise the role of and encourage the best use of heritage assets in regeneration, design, tourism and education;

vii) use Article 4 directions where important heritage assets are under threat;

viii) work with others, including the local community where appropriate, to address how best to conserve any assets listed on Historic England's Heritage at Risk Register, or any other assets at risk of loss, and to understand the significance of the historic environment in Worthing's character and sense of place; and

ix) have regard to Historic England's range of published information, guidance and advice, and will work with others towards implementing best practice.

Proposed Modification Reference: MM56

Para / Policy: Para 5.328 & Policy DM24 - The historic environment

Description of modification:

- Replace paragraph 5.328
- Revise criterion c) and g)
- Delete criterion i)

Reason for Modification:

- To improve the effectiveness of the policy
- For clarity, and to ensure that the policy is effective, consistent with national policy and in response to. MIQ-171(i) and (ii)

Text from Submission Draft Worthing Local Plan - Para 5.328 & Policy DM24

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.

Policy DM24

- a) Where development affecting any designated or undesignated heritage asset is permitted, it must be of a high quality, respecting its context and demonstrating a strong sense of place.
- b) Proposed development should take account of the information and guidance in Worthing's Conservation and Heritage Guide (which will be updated and periodically reviewed).

Designated Heritage Assets

- c) Development should not adversely affect the setting of heritage assets. Where a proposed development would lead to substantial harm to, or total loss of a designated heritage asset, a Heritage Impact Assessment must be submitted describing the significance of any heritage assets affected, including any contribution made by their setting.
- d) Planning permission and/or Listed Building consent will only be granted provided that the appearance, significance, or historic character of the Listed Building is not adversely affected. The reinstatement or replication of original features such as windows or doors will be supported. Materials used must be consistent with those originally used or typical of the locality. Change of use may be supported where this secures the retention of a building of historic architectural interest where it could otherwise be lost.
- e) Development in Conservation Areas will be required to be of a high standard of design and materials so as to respect, preserve and enhance the character and appearance of that area, and preserve important features. Conservation Area Character Appraisals will be used to assess applications within designated Conservation Areas and opportunities will be taken to preserve and enhance these areas, and to implement the recommendations of Conservation Area Management Plans. The importance to the local area of Buildings of Local Interest within Conservation Areas will be a material consideration in assessing an application for their demolition or development. Where, in compelling circumstances, the Council is minded to grant permission for demolition of a building in a Conservation Area, this shall not be granted until detailed plans for redevelopment have been approved.
- f) Planning permission to replace shopfronts of inappropriate design or materials, or in poor condition, in Conservation Areas will be granted providing the replacement is of appropriate design and materials, respecting the character of both the building and the Conservation Area. Advertisements in Conservation Areas should respect the character, proportions and design of the building on which it is displayed, and use traditional materials where necessary. Internally illuminated signs will generally not be permitted.

Undesignated Heritage Assets

- g) The following locally listed heritage assets will be a material consideration when determining planning applications:
- i) Buildings of Local Interest;
 - ii) Environmental Areas of Special Character;
 - iii) Parks and Gardens of Local Interest.

They have been identified for their contribution to the character of the area in which they are located as set out in Worthing's Conservation and Heritage Guide. Their importance to the local area and community will be considered, and account will be taken of the desirability to sustain and enhance their significance. Development proposals should respect, support, and where possible, positively contribute to the essential character of these heritage assets. Other buildings and features of design and architectural interest not included above may also be considered undesignated heritage assets and therefore will also be subject to these requirements.

h) The Council will preserve archaeological features against damaging or discordant development. Such features should only be removed or altered in compelling circumstances where there is no practical alternative and where provision can be made for recording. Where a site includes, or potentially includes, heritage assets of archaeological interest, an appropriate desk based assessment will be required and a field evaluation where necessary.

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:

i) between settlements;

ii) across character areas;

iii) areas capturing transitions between landscape, townscape and seascape;

iv) to and from designated heritage assets.

Text proposed by MM56 - Para 5.328 & Policy DM24

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.

Policy DM24

- a) Where development affecting any designated or undesignated heritage asset is permitted, it must be of a high quality, respecting its context and demonstrating a strong sense of place.
- b) Proposed development should take account of the information and guidance in Worthing's Conservation and Heritage Guide (which will be updated and periodically reviewed).

Designated Heritage Assets

- c) Development should not adversely affect a heritage asset 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 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 a Heritage Impact Assessment (HIA) must be submitted describing the significance of any heritage assets affected, including any contribution made by their setting.
- d) Planning permission and/or Listed Building consent will only be granted provided that the appearance, significance, or historic character of the Listed Building is not adversely affected. The reinstatement or replication of original features such as windows or doors will be supported. Materials used must be consistent with those originally used or typical of the locality. Change of use may be supported where this secures the retention of a building of historic architectural interest where it could otherwise be lost.
- e) Development in Conservation Areas will be required to be of a high standard of design and materials so as to respect, preserve and enhance the character and appearance of that area, and preserve important features. Conservation Area Character Appraisals will be used to assess applications within designated Conservation Areas and opportunities will be taken to preserve and enhance these areas, and to implement the recommendations of Conservation Area Management Plans. The importance to the local area of Buildings of Local Interest within Conservation Areas will be a material consideration in assessing an application for their demolition

or development. Where, in compelling circumstances, the Council is minded to grant permission for demolition of a building in a Conservation Area, this shall not be granted until detailed plans for redevelopment have been approved.

f) Planning permission to replace shopfronts of inappropriate design or materials, or in poor condition, in Conservation Areas will be granted providing the replacement is of appropriate design and materials, respecting the character of both the building and the Conservation Area. Advertisements in Conservation Areas should respect the character, proportions and design of the building on which it is displayed, and use traditional materials where necessary. Internally illuminated signs will generally not be permitted.

Undesignated Heritage Assets

g) The following locally listed heritage assets will be a material consideration when determining planning applications:

- i) Buildings of Local Interest;
- ii) Environmental Areas of Special Character;
- iii) Parks and Gardens of Local Interest.

They have been identified for their contribution to the character of the area in which they are located as set out in Worthing's Conservation and Heritage Guide. Their importance to the local area and community will be considered, and account will be taken of the desirability to sustain and enhance their significance. Development proposals should respect, support, and where possible, positively contribute to the essential character of these heritage assets. Other buildings and features of design and architectural interest not included above may also be considered undesignated heritage assets and therefore will also 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.

h) The Council will preserve archaeological features against damaging or discordant development. Such features should only be removed or altered in compelling circumstances where there is no practical alternative and where provision can be made for recording. Where a site includes, or potentially includes, heritage assets of archaeological interest, an appropriate desk based assessment will be required and a field evaluation where necessary.

Proposed Modification Reference: MM57

Description of modification:

- Insert Housing Trajectory as Appendix 1 of the Plan – as illustrated in Appendix 1 to this Schedule below.

Reason for Modification:

- To ensure consistency with national policy.

Text proposed by MM57 - Insert an Appendix 1 to Plan

Appendix 1 - Housing Trajectory 2020 - 2021

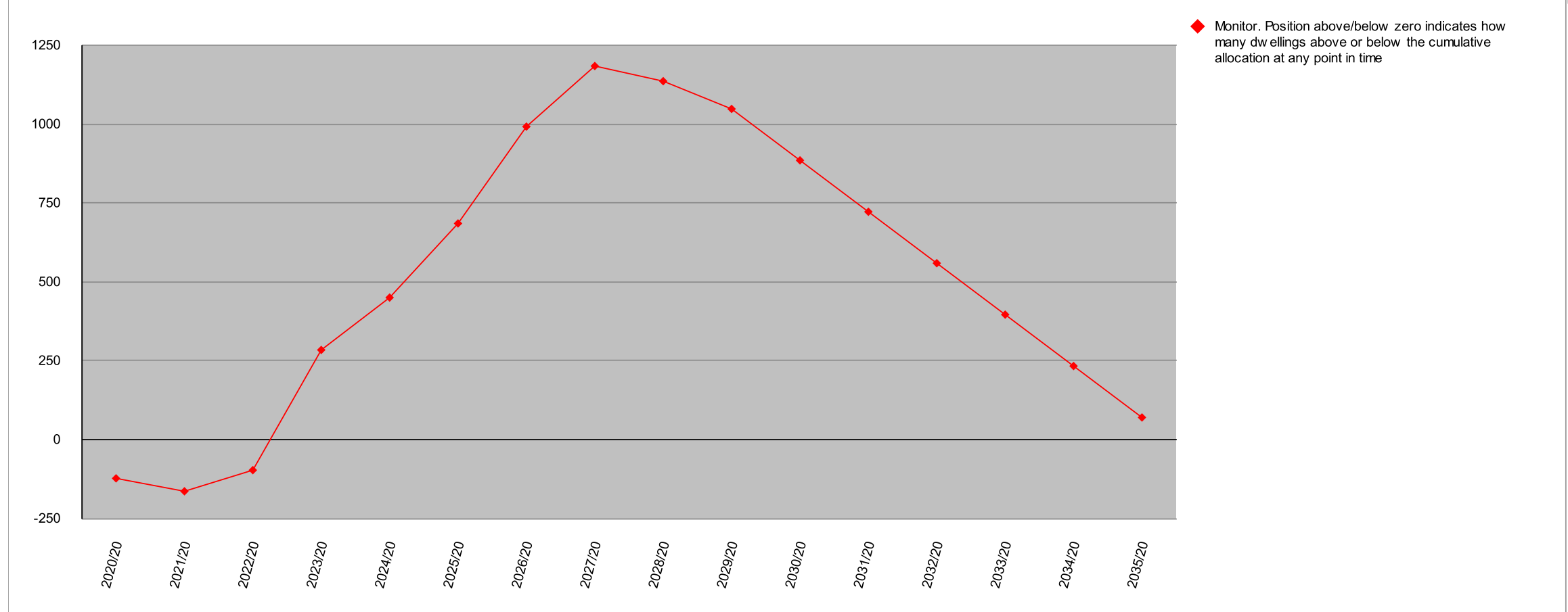
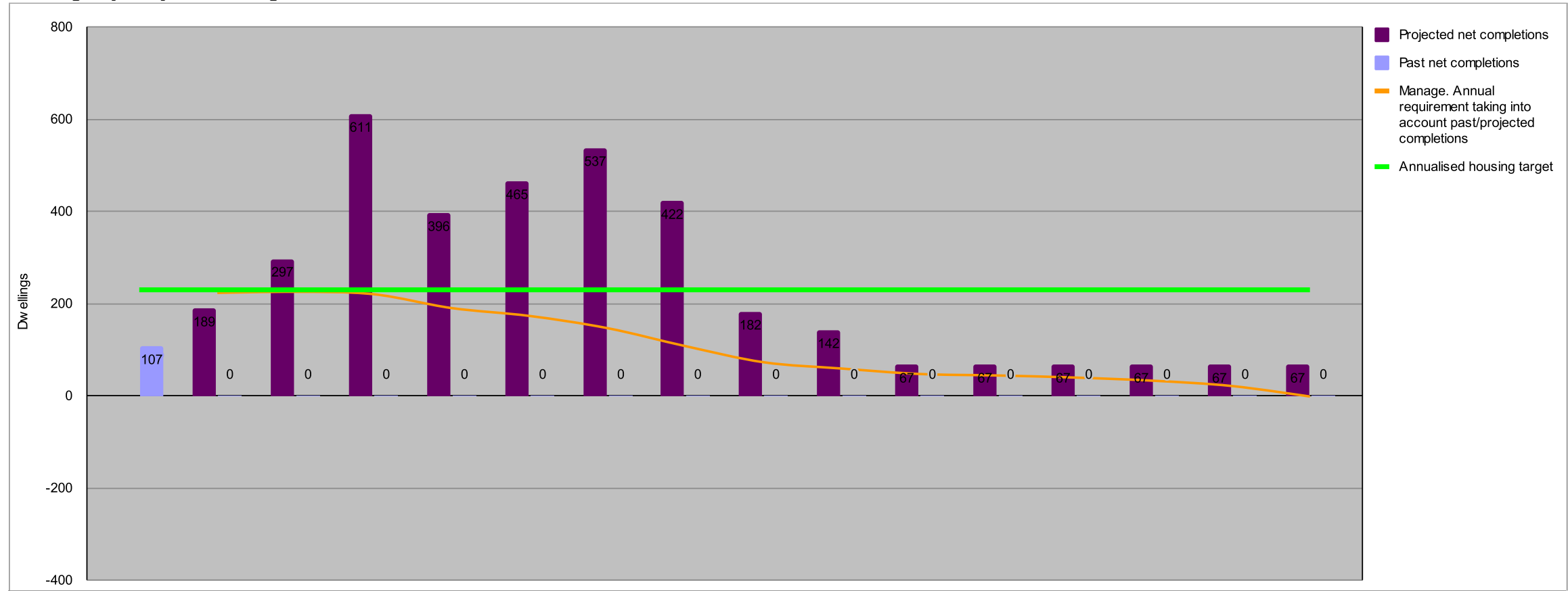
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Manage. Annual requirement taking into account past/projected completions	#REF!	223	226	221	190	173	147	108	73	59	47	44	40	33	21	-2

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



Worthing Borough Council
Planning Policy
Worthing Town Hall
Chapel Road
Worthing
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BN11 1HA



WORTHING BOROUGH
COUNCIL