

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 |
|---------------------------------------|------------------------------|--|

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.
-

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 future 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).
-

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.
-

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.
-

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

Worthing Trajectory Draft Worthing Local Plan Target 230 dw pa 2020 - 2036 as at 1/04/2021

[illegible]

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

Notes

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

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

Housing Trajectory for Worthing

