



Worthing Borough Council

Local Plan

2020 - 2036

Adopted 28th March 2023



WORTHING BOROUGH
COUNCIL

The Council would like to express thanks to local artist Emma Bennett for allowing us to use her excellent artwork as a front cover and as chapter dividers throughout this Plan.

Further examples of her work can be seen at:
www.artbyemmabennett.co.uk
or on Instagram at: [artbyemmabennett](https://www.instagram.com/artbyemmabennett)

Emma's work is also available to view and purchase at the Montague Gallery, 28 Portland Road, Worthing

Foreword

It is my pleasure to introduce the new Worthing Local Plan.

Worthing has a rich and proud history. For hundreds of years, it was a small mackerel fishing settlement before becoming a popular Georgian seaside resort, expanding to become a town in 1803. Change has been a constant theme for our town and the last few years have been no different, as we adapt to the challenges and opportunities before us. Those challenges and opportunities continue as regeneration in Worthing attracts new residents, jobs, business, investment and visitors. Meanwhile, there is the urgent need to adapt to the long-term challenges of climate change by finding more sustainable ways of living, meeting our future energy demands and avoiding flood risk.

Our Local Plan sets out the long-term vision for Worthing's development so we can deliver our ambitions for Worthing to be a vibrant place to live and work. It sets out Worthing Borough Council's policies for our built and natural environment, housing, open space, employment, community facilities and more. It outlines how appropriate forms of development should occur in the most suitable locations. It helps provide a level of certainty about what areas will be developed or protected in future, allowing us to improve places that could be better, delivering sustainable growth whilst safeguarding the parts that make our town so special. The Local Plan gives us a framework to make all of this happen.

Extensive consultation has informed the choices that have been made in this Local Plan, as the Council seeks to strike the balance between the many demands for change and how they can be met locally. I would like to express my thanks on behalf of Worthing Borough Council to all those who contributed to the preparation of this plan through its many stages. We want to make Worthing fairer, cleaner and greener, support residents to be healthier and happier, and provide more opportunities for learning and work. This can only be made possible by the vision and direction set out in our Local Plan and I look forward to its implementation.

Martin McCabe

Cabinet Member for Regeneration



Part 1	Introduction	7	Part 4	Site Allocations	63
	Characteristics of the Borough	16		Introduction	64
	Issues and challenges	19		A1 Beeches Avenue	68
Part 2	Vision and Strategic Objectives	25		A2 Caravan Club, Titnore Way	70
	Vision	26		A3 Centenary House	72
	Strategic objectives - Social	28		A4 Civic Centre, Stoke Abbott Road	74
	Strategic objectives - Economic	30		A5 Decoy Farm	76
	Strategic objectives - Environment	32		A6 Fulbeck Avenue	78
	SP1 - Presumption in favour of sustainable development	34		A7 Grafton	80
	SP2 - Climate change	35		A8 HMRC Offices, Barrington Road	82
	SP3 - Healthy communities	38		A9 Lyndhurst Road	84
Part 3	Spatial Strategy	43		A10 Martlets Way	86
	SS1 - Spatial strategy	44		A11 Stagecoach, Marine Parade	88
	SS2 - Site allocations	47		A12 Teville Gate	90
	SS3 - Town centre	51		A13 Union Place	92
	SS4 - Countryside and undeveloped coast	57		A14 Upper Brighton Road	94
	SS5 - Local green gaps	59			
	SS6 - Local green space	60			

Part 5 Development Management Policies 99

DM1	Housing mix	100
DM2	Density	104
DM3	Affordable housing	107
DM4	Gypsies, travellers & travelling showpeople	110
DM5	Quality of the built environment	111
DM6	Public realm	115
DM7	Open space, recreation & leisure	117
DM8	Planning for sustainable communities / community facilities	122
DM9	Delivering infrastructure	123
DM10	Economic growth and skills	128
DM11	Protecting and enhancing employment sites	132
DM12	The visitor economy	134
DM13	Retail and town centre uses	137
DM14	Digital infrastructure	145
DM15	Sustainable transport & active travel	147

DM16	Sustainable design	152
DM17	Energy	156
DM18	Biodiversity	159
DM19	Green infrastructure	162
DM20	Flood risk and sustainable drainage	164
DM21	Water quality and sustainable water use	167
DM22	Pollution	169
DM23	Strategic approach to the historic environment	172
DM24	The historic environment	172

Glossary and Acronyms 179

Glossary	180
Acronyms	190

Appendices 192

Appendix 1 - Housing Trajectory	192
---------------------------------	-----

