

## Appendix A – Changes proposed by the Council to make the plan sound

*These Proposed Changes (PC) have been put forward by the Council in response to points raised and suggestions discussed during the CS Examination and they are required to make the plan sound. Apart from PC35, PC39 and PC41 which I have amended for the reasons set out in the report, the wording of the changes is as proposed by the Council. It will be noted that PC 1 is now included as a minor change in Appendix B (renumbered PMA1a). Also that PC28 has been deleted as it is covered by PC33.*

Proposed Change	Section of CS	New or Revised Wording
<b>PC2</b>	Chapter 3 -Issues and Challenges Page 20	Amend the second sentence to paragraph 3.15 to read: ' <b><u>Worthing has many important areas of historic character and heritage together with sites of archaeological importance.</u></b> ' Delete the 'and' and start new sentence with ' <b><u>A challenge for the ...</u></b> '
<b>PC3</b>	Chapter 4 - Strategic Objectives – SO6	Amend bullet point 6 to add ' <b><u>water efficiency</u></b> ' after 'maximise energy efficiency'
<b>PC4</b>	Chapter 5 – Spatial Strategy Para 5.13	Amend the final sentence of paragraph 5.13 to read: 'The overarching principles are to achieve a high level of sustainability in the borough, maintain, <b><u>protect and (where appropriate) enhance</u></b> , open spaces, heritage and conservation areas and ensure that all communities have access to appropriate housing, employment opportunities, services and facilities'.
<b>PC5</b>	Chapter 6 –Policy 1 West Durrington	Delete final bullet point and replace with: ' <b><u>30% Affordable housing provision on site</u></b> '.  Add after the last bullet point a new bullet point saying: ' <b><u>Contributing to the provision of the identified need for family housing</u></b> '.
<b>PC6</b>	Chapter 6 –Policy 1 West Durrington	Amend Paragraph 6.14 to state: 'Adjoining the site is Castle Goring, a grade I listed building and a conservation area <b><u>both of which are listed in the 2009 Heritage at Risk Register</u></b> '.  Add a bullet point to Policy 1 to state: ' <b><u>No significant impact on historic assets (including the setting of Castle Goring and the adjacent Conservation Area) and enhancement of such assets where this meets Strategic Objective 6</u></b> '.

<b>PC7</b>	Chapter 6 –Policy 1 West Durrington	Add sentence at the end of paragraph 6.2 to state: <b><u>'The South Downs National Park lies beyond the western and northern boundaries of the site.'</u></b>
<b>PC8</b>	Chapter 6 - Delivering the Vision – Areas of Change /West Durrington para 6.21	Add the following to the end of Paragraph 6.21: <b><u>'Delivery progress of each site will be reported within the Council's Annual Monitoring Report (AMR). On completion, the Council will also use the AMR to monitor the effectiveness of each site's contribution towards delivering the Strategic Objectives.'</u></b>
<b>PC9</b>	Chapter 6 – AOC3 Grafton Site	In the Objectives section replace '250' dwellings with <b><u>'100'</u></b> .
<b>PC10</b>	Chapter 6 – AOC3 Grafton Site	Add the following at the end of the third paragraph in the Challenges and Solutions section: <b><u>'There is a recognised constraint in the local sewerage system that any redevelopment of this site will have to address.'</u></b> In addition, add the following to the Development Principles section: <b><u>'Recognised constraints in the local sewerage system must be addressed'</u></b> .
<b>PC11</b>	Chapter 6 - AOC5 Teville Gate	Add the following to the end of the third paragraph in the Challenges and Solutions section: <b><u>'There is a recognised constraint in the local sewerage system that any redevelopment of this site will have to address.'</u></b> In addition, add the following to the Development Principles section: <b><u>'Recognised constraints in the local sewerage system must be addressed'</u></b> .
<b>PC12</b>	Chapter 6 - AOC5 Teville Gate	Add the following bullet point to the Development Principles section: <b><u>'The redevelopment of this site should not prejudice other regeneration sites coming forward on adjoining land.'</u></b>
<b>PC13</b>	Chapter 6 - Area of Change 6 Newland Street Superstore	Delete second paragraph of the Objectives section.  Delete last part of first bullet point in Development Principles section <b><u>'and the potential to incorporate a wider mix of commercial and residential uses'</u></b> and replace with the sentence ending with <b><u>'convenience (food retail) floorspace'</u></b> .  Delete third bullet point in Development Principles section.
<b>PC14</b>	Chapter 6 –AOC9 The Warren – Hill Barn Lane	Add the following at the end of the third paragraph in the Challenges and Solutions section: <b><u>'Any proposed redevelopment of this site will have to take into consideration the Air Quality Management Area at the Grove Lodge roundabout.'</u></b>

<b>PC15</b>	Chapter 6 – AOC9 The Warren – Hill Barn Lane	In the Development Principles section add ' <b><u>and accessibility</u></b> ' after 'improve the sustainability' in the last bullet point.
<b>PC16</b>	Chapter 6 – AOC10 The Strand	<p>Amend last line of second paragraph to state: 'These sites will be subject to refurbishment <b><u>and/or redevelopment</u></b> during the life of the Core Strategy and have the ability to deliver significant urban regeneration and renewal in this part of the town'.</p> <p>Amend fourth sentence of fourth paragraph to state: 'The building <b><u>has been vacant since early 2009</u></b> and as a whole extends to approximately <b><u>8,076</u></b> square metres, with 295 car parking spaces'.</p> <p>Add the following wording to the end of fourth paragraph to state: 'The key challenge for this site is in securing the necessary investment to refurbish the existing building <b><u>or secure its comprehensive redevelopment to regenerate the area. Given the sustainable location of the site the main objective for any redevelopment scheme must be to secure a high density mixed use development retaining an amount of office/employment generating uses including residential development</u></b>'.</p> <p>Amend third sentence of Objectives section to state: 'The key objective for the former Lloyds TSB Registrars building is to <b><u>deliver a framework that provides for the tower's re-occupation for office use or the site's redevelopment retaining office/employment generating uses</u></b>, whilst recognising that any scheme will have to generate some form of enabling development/<b><u>uses</u></b> to allow for reinvestment in the existing buildings to bring them up to a standard to attract new office occupiers <b><u>or to facilitate a mixed use redevelopment</u></b>'.</p> <p>Amend second Development Principle to state: 'To enable the refurbishment of the existing office floorspace <b><u>at the Lloyds TSB Registrars building, or alternatively a mixed use redevelopment retaining office/employment generating uses in association with residential development</u></b>'.</p>
<b>PC17</b>	Chapter 6 - AOC12 - Decoy Farm	Add a further Development Principle: ' <b><u>Teville Stream must be adequately protected against any impacts of future development</u></b> '
<b>PC18</b>	Chapter 6 - AOC12 - Decoy	Amend first sentence of last paragraph of Objectives section to state: 'as well as other employment sectors such as <b><u>vehicular storage</u></b> , larger warehousing, open storage and general industrial.

	Farm	<b><u>Redevelopment opportunities could include the relocation of the existing bus depot at Marine Parade (See Area of Change 2)'. </u></b>
<b>PC19</b>	Chapter 6 - Policy 3 – Economy	Amend the sixth bullet point to include <b><u>'sporting'</u></b> uses after the word 'leisure'.
<b>PC20</b>	Chapter 6 – Paragraph 6.49	Delete last sentence: <b><u>'For detailed figures please refer to the study'</u></b>  Insert the Table with capacity forecasts from the 2010 Retail Study Update (see Table at Annex C).
<b>PC21</b>	Chapter 7 Paragraph 7.7 – Page 79	Replace <b><u>'April 2009'</u></b> with <b><u>'April 2010'</u></b> and replace '3,459' with <b><u>'3,046'</u></b>
<b>PC22</b>	Chapter 7 - Housing Land Supply table P79	Replace Table with Nov 2010 version (see Table at Annex A).
<b>PC23</b>	Chapter 7 – Policy 7	Grafton Site replace <b><u>'250'</u></b> with <b><u>'100'</u></b>
<b>PC24</b>	Chapter 7 – Policy 7	The number of dwellings for "Worthing College, Bolsover Road/ The Strand development area" should be amended to a <b><u>'minimum of 124'</u></b> . In addition, the role of the development area should be amended to read <b><u>'predominantly'</u></b> lower densities and higher numbers of family dwellings".
<b>PC25</b>	Chapter 7 - Policy 8 Mix of Homes	Replace first bullet point with: <b><u>'higher density housing including homes suitable for family occupation to be located in and around the town centre'</u></b> .
<b>PC26</b>	Chapter 7 - Policy 10 Affordable Housing	Amend the sentence: 'The policy approach is to seek to secure on-site provision on sites of 15 dwellings or more' so that it continues as follows: '..... or more, <b><u>with financial contributions for sites of 6-14 units.'</u></b>
<b>PC27</b>	Chapter 7 – Policy 11 Recreation and community uses	Amend first line of policy to read: 'Indoor and outdoor recreation facilities, <b><u>sporting facilities</u></b> , open spaces.....'.
<b>PC29</b>	Chapter 8 -	Add to the end of the second bullet point: <b><u>'using the most up-to-date flood risk mapping.'</u></b>

	Policy 15 – Flood Risk and Sustainable Water Management	
<b>PC30</b>	Chapter 8 - The Built Environment and Design Paragraph 8.28	Add following text to end of paragraph 8.29: ' <b><u>A significant amount of local evidence to support the protection and enhancement of the town's heritage assets has been produced in the past which is still relevant today. This includes lists of the Environmental Areas of Special Character, a Register of Parks and Gardens of Local Interest and the Worthing Local Interest Study 2003.</u></b> '
<b>PC31</b>	Chapter 8 - The Built Environment and Design Policy 16	Delete ' <del>where possible</del> ' and ' <del>whenever possible</del> ' in Para 2 of Policy 16. Also delete ' <del>local</del> ' to indicate the protection of all historical assets.
<b>PC32</b>	Chapter 8 - Policy 17 – Sustainable Construction	Add sentence to end of Policy 17 to state: ' <b><u>The Council will produce a Climate Change Local Development Document that will provide the detailed strategy for implementing the delivery of sustainable development.</u></b> '
<b>PC33</b>	Chapter 8 - Policy 19 Sustainable Travel	Amend the first sentence of the final paragraph of Policy 19 to state: ' <b><u>Where appropriate, new development will require the provision of a Travel Plan and / or a Transport Assessment, which will.....</u></b> '
<b>PC34</b>	Chapter 8 Policy 19 Sustainable Travel	Amend Paragraph 8.57 so that it refers to the ' <b><u>Coastal Transport System</u></b> ' and not the 'Coastal Expressway'.  Add ' <b><u>and cyclists</u></b> ' to the end of the final bullet point of Policy 19.
<b>PC35</b>	Appendix 1 – Monitoring SO1	Add a new indicator: ' <b><u>Local Indicator: Amount of Green Infrastructure provided to link new development to existing green infrastructure corridors.</u></b> '
<b>PC36</b>	Appendix 1 – Monitoring SO2	Revise first indicator / target to read: 'AMR Indicator BD4: Total amount of additional floor-space in the town centre <b>and the local authority area</b> '. 'Delivery outcome to be reported <b>annually</b> '.

<p><b>PC37</b></p>	<p>Appendix 1 – Monitoring SO3</p>	<p>Revise fourth indicator relating to unemployment to state 'no <b>increase</b>' rather than 'no decrease'. Revise final indicator relating to business start ups to state: 'To increase <b>year on year to 2026</b>'.</p>
<p><b>PC38</b></p>	<p>Appendix 1 – Monitoring SO4</p>	<p>Revise target for fourth indicator relating to building for life assessments from 'no target established' to '<b>Annual numbers built</b>'</p>
<p><b>PC39</b></p>	<p>Appendix 1 – Monitoring SO5</p>	<p>Add the following indicators: <b><u>"Local Indicator: Amount of open space, sport and recreational facilities lost to new development</u></b>  <b><u>Local Indicator: Amount of new community facilities developed</u></b>  <b><u>Local Indicator: Number of community facilities lost as a result of development"</u></b></p>
<p><b>PC40</b></p>	<p>Appendix 1 – Monitoring SO7</p>	<p>In Key Local Evidence replace date of '<del>June 2009</del>' for Statement of Common Ground with '<b>April 2010</b>'.  Add the following indicators: <b><u>'NI 177: Local bus passenger journeys originating in the authority area'</u></b>  <b><u>'Local Indicator: Number of Car Club parking bays and electric car charging bays'</u></b>.</p>
<p><b>PC41</b></p>	<p>Appendix 4 – Evidence Base</p>	<p>Insert the following additions to Appendix 4 (Environment Section):</p> <ul style="list-style-type: none"> <li>• <b><u>The County Council's Historic Environment Record</u></b></li> <li>• <b><u>Worthing Local Plan 2003</u></b></li> <li>• <b><u>West Sussex Environment Strategy (CD83)</u></b></li> </ul>
<p><b>PC42</b></p>	<p>Appendix 4 – Evidence Base</p>	<p>Add the following additions to Appendix 4:</p> <ul style="list-style-type: none"> <li>• <b>Habitat Regulations Assessment, April 2010</b></li> <li>• <b>5 Town Network – CACI, July 2006</b></li> <li>• <b>Core Strategy 2007 - Compliance Document</b></li> </ul>

		<ul style="list-style-type: none"> <li>• <b>Core Strategy 2010 - Compliance Document</b></li> <li>• <b>Core Strategy 2007 - Self Assessment of Soundness</b></li> <li>• <b>Core Strategy 2010 - PAS Self Assessment of Soundness</b></li> <li>• <b>Core Strategy 2007 - Evidence Base document</b></li> <li>• <b>Core Strategy 2010 - Evidence Base document</b></li> <li>• <b>Local Development Scheme July 2010</b></li> <li>• <b>Infrastructure Delivery Plan Sept 2010</b></li> <li>• <b>SA Addendum Report 2009 &amp; 2010</b></li> <li>• <b>SA Addendum Report July 2010</b></li> <li>• <b>5 Year Housing Land Supply</b></li> <li>• <b>Equality Impact Assessment, April 2010</b></li> </ul>
<b>PC43</b>	Appendix 5 Housing Trajectory	<p>Replace the Housing Trajectory and Timetable of Strategic Sites with version as submitted to the Examination (CD147).</p> <p>Replace Large Sites (20 units or more) Table with Table below at Annex B.</p>
<b>PC44</b>	Appendix 8 – Proposals Map	<p>Add new bullet point after 1<sup>st</sup> paragraph to state: '<b><u>Changes to the District Centre boundary made in Supplementary Planning Guidance: West Durrington Development Brief (2003) following adoption of the Local Plan (2003)</u></b>'.</p> <p>Add new bullet point to final list to state: '<b><u>Changes to the District Centre boundary made in Supplementary Planning Guidance: West Durrington Development Brief (2003) following adoption of the Local Plan (2003)</u></b>'.</p>

## Appendix B – Schedule of Minor Changes proposed by the Council

*The Council has proposed a number of minor changes that do not affect the soundness of the CS and hence are not dealt with in the report. As these changes correct minor errors or update the plan or generally improve it I endorse them.*

Change Ref	Section of Core Strategy	Objection / Suggested Amendment
PMA1	Front cover	Replace existing 'Reg27 – April 2010' front cover with ' <b>Adopted Core Strategy</b> ' cover with the appropriate date.
PMA1a	Page 10, Paragraph 2.6	Replace the last sentence with: 'In particular, the area around Grove Lodge roundabout has been identified as a particular "hot-spot" and <b>has been declared an Air Quality Management Area</b> '.
PMA2	Chapter 6 - AOC8 Martletts Way	Under the Development Principles section in the fourth bullet delete the word ' <b>green</b> ' from in front of 'travel plan'.
PMA3	Chapter 6 – Enabling regeneration Paragraph 6.24	Amend first sentence to state: 'The policies in the Core Strategy will need to play their role in delivering the borough's contribution to the <b>sub</b> -regional jobs growth targets (30,000 by <b>2016</b> )'.
PMA4	Retail paragraph 6.48	First sentence, add to the end, after 'further convenience retail': ' <b>up to 2013</b> '.  38,000m <sup>2</sup> should be <b>43,000 m<sup>2</sup></b>  Add to end of paragraph, second sentence, after 'the bulk of the forecast': ' <b>(38,000 m<sup>2</sup>)</b> '
PMA5	Chapter 9 – Implementation	Paragraph 9.7, line 2 – the words 'under' and 'delivery' should be joined with a hyphen to say; ' <b>under-delivery</b> '.
PMA6	Appendix 4 – Evidence Base	Statement of Common Ground needs to be updated to <b>2010</b> version and remove June 2009 reference. Amend <b>PPG16</b> to state <b>PPG15</b>

**Appendix A - Annex A: Housing Land Supply Table**

(Page 79, See PC22 above)

	<b>Total</b>	<b>Annual Average</b>
South East Plan Requirement 2006-2026	4000 <sup>(a)</sup>	
Dwellings built 2006-2010	1158	290
Remaining requirement 2010-2026	2842	
<b>Supply 2010-2026</b>		
Large sites with planning permission at 1/4/10 (excl. Worthing College)	717	
Small sites with planning permission at 1/4/10	232 <sup>(b)</sup>	
<b>Major Development Areas</b>		
West Durrington	700	
Northbrook College, Littlehampton Rd/Broadwater Rd	105	
Worthing College, Bolsover Road/The Strand	124 <sup>(c)</sup>	
Teville Gate	260	
Grafton Site, Augusta Place	100	
Remaining site specific sources identified in the SHLAA	808	
<b>Total Supply 2010-2026</b>	3046 <sup>(d)</sup>	190 <sup>(e)</sup>

- a. All figures are net
- b. It is assumed that all dwellings under construction and 45% of those permitted but not started will be built in the five years 2010-2015
- c. Outline Planning Consent granted
- d. Source: RLA 2010
- e. Rounded figure

**Appendix A - Annex B: Large sites (20 units or more) with planning permission as at 1/4/10**

(Page 137, See PC 43 above)

Units	Location
49	Southdown Cars Goring Street
23	84-92 Heene Road
23	43 Wordsworth Road
115	Eirene Road/Sea Place
34	Eardley Hotel Marine Parade
23	17-19 & 19a Crescent Road
21	13-31 Tarring Road
64	Highdown School Durrington Lane
124	Worthing Sixth Form College
38	50-56 Bolsover Road
51	St Barnabas Hospice Columbia Drive
22	12 Littlehampton Road

**Appendix A - Annex C: 2010 Retail Capacity Forecasts (m<sup>2</sup> net)**

(See PC 20 above)

Goods/Scenario/Location	2016	2021	2026
<b>Scenario 1:</b>			
<i>Convenience Goods:</i>			
• Worthing town centre	700	1,350	1,900
• District and Medium Size Local Centres	-2	400	700
• Non central stores in Worthing	2,550	3,700	4,650
<i>Comparison Goods:</i>			
• Worthing town centre	12,150	25,700	39,550
• District and Medium Size Local Centres	2,050	4,250	6,550
• Non central stores in Worthing	-2,400	1,150	4,750
<b>Scenario 2*:</b>			
<i>Comparison Goods:</i>			
• Worthing town centre	26,700	42,900	59,450
• District and Medium Size Local Centres	1,150	3,200	5,300
• Non central stores in Worthing	-3,300	100	3,550

(Source: 2010 Worthing Retail Update Study)

Scenario 1: no change in market shares as a consequence of new developments

Scenario 2: potential for town centre to increase trade for comparison goods

\* Convenience goods capacity was not assessed under Scenario 2.