

### **8. INTRODUCTION**

- 8.1 Some 97,568 people live in Worthing, in approximately 44,200 households, making it one of the largest towns in West Sussex. For the future, there will be population growth, not through natural change but as people move to Worthing to take up jobs created within the economy, or to retire. Growth in number of households is also likely to be significant. This is a result of a trend towards smaller households as young people leave home, more couples divorce and elderly people increasingly live alone.
- 8.2 The Local Plan must address the housing needs of these new households, as well as changing needs amongst existing households. Consideration must be given to the location and type of new accommodation, including size and tenure. The need to protect environmental resources, including the quality of the existing built environment, makes it particularly important to debate the balance of development to come forward from within the existing urban area as opposed to greenfield sites on the edge of town. Policies are also needed both to protect existing and create new quality residential areas. In addressing these issues, the policies set out in this Chapter are intended to achieve Objectives 1, 17, and 23 of the Local Plan Strategy.
- 8.3 Issues relating to housing in the countryside are covered in Chapter 3.

### **STRATEGIC FRAMEWORK**

- 8.4 Housing has been the topic of significant recent debate at various levels of Central and Local Government. A revised version of Planning Policy Guidance Note - 3 was issued in 2000, introducing a new approach to planning for housing, with fundamental implications for development plans. Regional planning guidance and development plans together must aim to provide sufficient housing to meet the likely housing requirements of their areas. Priority must be given to re-using previously-developed land within the urban areas, bringing empty homes back into use and converting existing buildings, in preference to greenfield sites. Urban capacity studies play an important role in achieving this priority. Overall, local plans should identify sites for housing and buildings for conversion and re-use sufficient to meet housing requirements after making an allowance for windfalls, and manage the release of land over the plan period.
- 8.5 A key theme is making best use of land and the guidance suggests a range of densities of development that should be encouraged, dependant upon location. Town cramming is not acceptable, however, and local authorities and developers are both urged to think imaginatively about designs and layouts which make more efficient use of land without compromising the quality of the environment. Parking and highway standards should be reassessed where they compromise best use of land. Encouraging housing as part of mixed-use developments, greening the residential environment and linking development with public transport are all important issues.
- 8.6 The Guidance notes the importance of offering a range of housing opportunities to meet needs and of creating mixed and inclusive communities. A community's need for a mix of housing types, including affordable housing, is a material planning consideration which should be taken into account in formulating development plan policies and in deciding planning applications involving housing. Where there is a demonstrable lack of affordable housing to meet local needs, local plans should include a policy seeking

affordable housing in suitable housing developments. Policies should also define what the authority considers to be affordable in the area and identify suitable areas and sites on which affordable housing is to be provided.

- 8.7 Circular 6/98 - Planning and Affordable Housing, has added further detail on this issue. The Circular defines affordable housing as both low cost market and subsidised accommodation i.e. social housing. It also suggests that sites suitable for affordable housing targets in urban areas will be those involving developments of 25 or more units/sites of 1.0 ha or more, with nearby local services and facilities, and good public transport connections.
- 8.8 RPG9 - Regional Planning Guidance for the South East establishes figures for additional dwellings in the region overall, and for individual counties. The period of this Local Plan – 1994 – 2006 – is covered by two versions of RPG9. Guidance published in March 1994 stated that between 1991 and 2006, West Sussex should aim to provide an average of 2933 units per annum (net). With regard to the period from 2001, this figure has now been superseded by new guidance published in March 2001. This states that the County should achieve an annual average level of provision of 2890 units per annum (net) between 2001 –2006. This figure will be subject to review before 2006 in the light of monitoring and the findings of various studies, including urban capacity studies.

### **West Sussex Structure Plan**

- 8.9 The adopted Structure Plan for the area is the West Sussex Structure Plan 1993. This document establishes a level of housing provision for Worthing of 6000 new dwellings between 1989 – 2006. A review of the Structure Plan commenced in 1993, including publication of a deposit draft plan in 1995 and an Examination in Public in 1997. This document was not subsequently adopted due to intervention by the Secretary of State in relation to overall housing figures. The work in preparing it has, however, identified new issues in relation to housing land supply.
- 8.10 In acknowledgement of the anticipated growth in small households, Structure Plan policy indicates that developments should include a substantial proportion of small homes. This has to be balanced, however, against site constraints, the character of the existing area and the need for affordable housing. The overall figure for new dwellings is intended to include an element of social and low cost market housing. Whilst the precise amount will be determined by local identifiable need and site and market conditions, the Plan indicates that in the region of 30% of housing on substantial schemes should be social provision alone. Special needs such as those of elderly and disabled people should also be considered. The Structure Plan also includes policies concerning the provision of social housing and gypsy sites within the countryside.

## **BACKGROUND ISSUES**

### **Population Change**

- 8.11 Worthing has for many years had the reputation of having a largely elderly population. Whilst it remains true that the over 60 age group makes up a significant element of the total population, change is occurring.

- 8.12 Table One below indicates that the size of the 60 + age group has fallen significantly from 38% of the population in 1981, to 32% in 1991. Census results for 2001 show the continuation of this trend with this group falling to 28%. In terms of housing need, it is notable that growth is occurring in key household forming age groups such as the 25 - 59 year olds. Household growth is projected to rise at a greater rate compared with population growth. Much of this household growth is likely to consist of small households, already a dominant feature of Worthing's population, with 68% of households in 1991 consisting of one or two adults only. With regard to special housing needs, the West Sussex Special Needs Housing Research Project indicates a need for supported housing for people with mental health problems; housing to wheelchair design standards and supported accommodation for homeless under 18 year olds and people with learning difficulties.

**TABLE ONE**

Age Group	1981	1991	2001
0- 24	24,520 26.4%	26,885 27.4%	26,336 27%
25-59	32,851 35.6%	39,679 40.5%	43,866 45%
60+	35,094 38%	31,494 32.1%	27,338 28%
<b>Total</b>	<b>92,465</b>	<b>98,058</b>	<b>97,540</b>

Source: Office of National Statistics

### **Worthing's Existing Housing Stock**

- 8.13 Worthing has a varied housing stock in terms of both age and type. Most older properties are in central and eastern areas of the Borough, with post-war growth to the west at Goring and Durrington and north at High Salvington. Sample house condition surveys carried out by the Borough Council in 1993 and 1998 in relation to private sector stock, indicated that a large proportion of unfit properties were in areas of older housing. Overall, the 1993 survey indicated 5.1% of the town's 40,878 pre-1983 dwellings were unfit for habitation and 9.4% were in substantial disrepair. The 1998 survey indicated that the position had improved. No areas in the Borough meet the criteria for Area Renewal Schemes and improvements are likely to come forward on a piecemeal basis through grants, redevelopment and conversions.
- 8.14 With regard to dwelling mix, 68% of the overall stock consists of houses, quite evenly split between detached, semi-detached and terraced properties. 29% of the stock is flats, the greatest proportion being purpose-built. In relation to tenure, in 1991 80% of properties were owner occupied. At 6.9%, Council rented stock was well below the

national average and will have fallen further through 'Right to Buy' provisions. The small Housing Association rented stock will have risen slightly from its 1991 base of 1062 units. Private rented stock comprises about 10% of the total housing stock in Worthing.

### **Affordable Housing Need**

8.15 For the purposes of this Local Plan, affordable housing is defined as:-

“Social housing provided through a subsidy in the form of grant or land at a discounted price, enabling the housing to be made available at a cost affordable to people whose incomes are such that they cannot afford to house themselves on the open market; and

Low cost housing provided without subsidy, for rent or sale for people whose income is sufficient to buy or rent in the open market but only at the lower end of the price range for that particular size and type of accommodation.”

Social housing is normally provided by the Local Authority or Housing Association (Registered Social Landlord).

8.16 As indicated in paragraph 8.6, a community's need for a mix of housing types, including affordable housing is a material planning consideration which may properly be taken into account in formulating development plan policies. A critical element in determining policies must be an assessment of need. Based upon the findings of a Housing Needs Survey undertaken in 1995 and information from the Borough Council's own Housing Register, a policy was established of negotiating for provision of 30% social housing and an element of low cost housing in conjunction with all suitable housing schemes. Subsequently, a second Housing Needs Survey was undertaken in 2000. Key findings included: -

- 10.4% of existing households are in unsuitable housing, half of which are in private rented accommodation. 45% of those in unsuitable housing need to move to resolve their housing unsuitability problems.
- Combining local housing market information and financial income information, 78.4% of existing households needing to move because of unsuitable accommodation would be unable to do so due to insufficient income / savings to raise a mortgage or rent in the private sector. This represents 3.7% of existing households in the Borough.
- 165 potential households are estimated to be in affordable housing need, i.e. they are unable to afford market housing and will be unable to and need to move to a separate household. In addition, 38 homeless households are in affordable housing need.

- The annual estimate for newly arising need is 608 households comprising, new households, existing households falling into need and in-migrants, all unable to afford market housing.
- In terms of supply of affordable units, the average number of lettings per year over the last three years is 256.
- Combining the backlog of existing need, newly arising need and the supply of affordable units produces an overall shortfall of 718 households per year over the next five years, totalling 3,590 units. 34.5% of these households have no income and for those who have an income, the average is £9,860 per annum. No household in need can afford housing costing more than £99, £117 and £137 per week respectively for a 1, 2 and 3 bedroom property.

The full findings of the Housing Needs Survey 2000 are available from the Borough Council.

- 8.17 As of April 2001, the Borough Council's Housing Register stood at 1792 applicants, an increase of 327 on the previous year. This, together with the findings of the Housing Needs Survey 2000 more than supports the current approach of seeking to negotiate for 30% social housing and an element of low cost housing on suitable housing sites. It also indicates the need for an early review of this policy approach as part of a package of measures to meet identified affordable housing need.

**OVERALL HOUSING PROVISION IN WORTHING DURING THE LOCAL PLAN PERIOD**

- 8.18 As explained in paragraph 8.9, the West Sussex Structure Plan 1993 proposes 6,000 new dwellings in Worthing between mid-1989 and mid-2006. In order to maintain a supply of land over the whole period and achieve a gradual reduction in building rates, the provision is phased as follows:-

<b>1989 – 1996</b>	<b>1996 - 2001</b>	<b>2001 - 2006</b>
<b>2600</b>	<b>1800</b>	<b>1600</b>

- 8.19 This Local Plan covers the period from 1994 to 2006. To establish the Structure Plan requirement for this period, it is necessary to subtract dwellings built between mid-1989 and mid-1994 from the total for 1989 to 2006. 1200 dwellings were built during the relevant period, leaving a remainder of 4800 units to be provided between mid-1994 and mid-2006.
- 8.20 Table Two sets out the extent to which this figure is to be met, highlighting the different sources of supply.

**Table Two**

## HOUSING

<b>Dwelling Requirement</b>	
Structure Plan Provision 1989 – 2006	6000
Dwellings built 1989 – 1994	1200
Remaining requirement 1994 - 2006	4800
<b>Provision 1994 - 2006</b>	
Dwellings built 1994 – 2002	1390
Forecast house building 2002 – 2006 on:	
Large identified sites (see list below)	1089
Small identified sites	140
Unidentified sites up to 1 Hectare	650
Total	3269
<b>Provision compared with requirement</b>	-1531

<b>Large identified sites</b>	
<u>With planning permission</u>	
The Hohve, Cissbury Road (part)	11
145-191 Sackville Road	8
Old Tower Brewery, Warwick Road	7
89A High Street	9
Yorks End, Amelia Road	11
Marine Hotel 36-39 Marine Parade	17
39-49 Teville Road	22
The Litten Tree 80-82 Marine Parade	26
Rear of 2/20 Wenban Road	6
91-96 High Street	16
St Pauls Church Chapel Road	10
2-3 Liverpool Terrace	6
12 Tennyson Road	6
Carioca Club Rowlands Road	16
20 Down View Road	11
149-151 Tarring Road	7
20 Mill Road	8
Land north side of Warren Road / Links Road	8

Land rear of 5-25 Arundel Road (part)	6
50-57 Coronation Homelets Brougham Road	8
15A Selden Road	10
<b><u>Allocated Sites</u></b>	
West Durrington	700
West Worthing Waste Water and Inland Revenue Site	45
Warnes Hotel site	70
Unigate Site, Sompting Road	45

- 8.21 1390 units have already been completed between mid-1994 and mid-2002. Large identified sites, i.e. of 6 or more units are expected to provide 1089 dwellings by mid-2006. Of these, 229 units come from sites already with planning permission. The remainder is provided by the allocation for housing of four sites through this Local Plan. A further 140 dwellings are expected to come forward by mid-2006 through planning permissions already granted for the development of small identified sites, involving less than 6 units.
- 8.22 The final source of supply is made up of 650 dwellings on unidentified sites of up to 1 hectare. Although as yet not allocated or granted planning permission, unidentified sites are expected to come forward throughout the Plan period, through schemes for redevelopment, infill, conversion and change of use within the Built-Up Area. A degree of uncertainty is attached to the supply of such sites. However, a major study was completed by the County and District / Borough Councils in West Sussex in 1996, in association with the Structure Plan Review. The Urban Capacity Study involved a detailed survey of sample areas throughout the county, assessing against policy and other constraints, the extent to which dwellings were likely to come forward on unidentified sites. The results were applied county-wide and then compared with trends in supply over the period 1983 - 1994, to produce a final figure as a best assessment for future supply. The figure of 650 dwellings derives from this work. The Borough Council will be carrying out its own comprehensive Borough-wide urban capacity study in 2003 - 2004.
- 8.23 Together these sources of supply provide a total of 3269 dwellings between mid-1994 and mid-2006. Table Two shows that this represents a shortfall of 1531 units when compared with the requirements of the 1993 Structure Plan. In his report following the Local Plan Inquiry, the Inspector accepted that it was neither necessary nor appropriate for this degree of shortfall to be met within the lifetime of the Plan. There are a number of reasons why.
- 8.24 The Structure Plan 1993 housing figure for Worthing was based upon a set of strategies and assumptions, including those regarding rates of provision of unidentified sites, that do not meet the requirements for a sustainable strategy now underpinning national, regional and local planning policy. It is now clear that to achieve such levels of house building in Worthing would cause harm to the environment of the Borough either through over-intensive development within the

existing urban area or allocation of inappropriate greenfield sites. It would also undermine the sustainable strategy by over-providing dwellings in comparison with jobs, potentially leading to an increase in out-commuting.

- 8.25 More recent strategies such as those set out in the County Council's consultation document "Shaping our Future, the Choices Ahead" in May 2000, or the West Sussex Structure Plan 2001-2016 Deposit Draft, provide for a level of housing provision more in line with the strategy set out in this Local Plan. Whilst only limited weight can be given to such documents at this stage they confirm the downwards trend in forecast housing provision for the Borough. This is further supported by the final figure for housing provision for West Sussex set out in RPG9 of March 2001. In his report, the Inspector concluded that housing land provision in the Plan for Worthing is sufficient to meet the estimated requirements of RPG9 and there is no need or other justification for releasing more greenfield land for housing within the remaining period of the Plan.

### **POLICY H1**

**Provision for approximately 3269 new dwellings will be made between mid-1994 and mid-2006. This provision will consist of existing identified sites, a supply of unidentified sites and sites specifically allocated in this Local Plan under Policies H4, and H6 – H8.**

### **HOUSING MIX AND DENSITY**

- 8.26 Government guidance makes clear the need for housing developments to make the best use of land. This is a key aim, therefore, of housing policies set out in the Chapter, including Policy H2 below. Paragraph 8.29 sets out in more detail what the Borough Council considers constitutes appropriate densities for development and also the importance of combining best use of land with good imaginative design and layout in order to maintain or improve the quality and attractiveness of residential areas.
- 8.27 Policy H1 sets the overall housing figure. Within that total, a range of dwelling types and tenure will be required to meet the needs of Worthing's community. Projections for household growth indicate a need for accommodation to suit small households such as the single or small families. Elsewhere in this Chapter, a need for affordable housing has been identified. The special needs of certain groups such as elderly and disabled people must also be considered.
- 8.28 Balanced against these are a number of other issues. Despite the high percentage of small households in the Borough, there is also a need for larger, family accommodation. In order to maintain choice and provide a varied environment, a mix of dwelling type and size should be sought within a local area as a whole, and in the case of sites over one hectare, within individual developments. With the exception of West Durrington (Policy H4), most housing proposals will come forward within established residential areas, often adjoining existing dwellings. The character and amenity of these areas and properties must be taken into account in designing new schemes. The characteristics of



the site itself will also be significant, for example, gradient of the land and the presence of important trees.

## **POLICY H2**

**Within the overall housing provision set out in Policy H1, proposals for development should:-**

- (i) make the most efficient use of land;**
- (ii) provide a substantial proportion of dwellings to meet the need for small households;**
- (iii) provide an element of affordable housing in line with the requirements of Policy H3 to meet the identified local need.**

**This will be subject to the need to provide a mix of dwelling types and sizes within a local area and on large sites; the characteristics of the site itself; and there being no significant adverse impact upon the character and amenity of an established residential area or upon nearby dwellings.**

8.29 In order to achieve the efficient and effective use of land as indicated in criterion (i) of Policy H2, the Borough Council will normally require development to take place at densities of between 30-50 dwellings per hectare net. Development at a density lower than 30 dwellings per hectare net will only be permitted where there are planning considerations that justify a lower density scheme; for example, constraints arising from a location within a Conservation Area or in close proximity to a listed building. The efficient use of land will not be permitted to compromise the quality or attractiveness of existing residential environments. Under the framework of Policy BE1 and other appropriate policies, good and imaginative design and layout will be required which will maintain, or where possible improve the quality and attractiveness of residential areas. To assist in this process, the Borough Council will in due course, produce supplementary planning guidance in relation to good design and layout. Within the Town Centre and other locations with good access to services and public transport, the Borough Council will seek, where appropriate, developments at densities in excess of 50 dwellings per hectare net.

8.30 One way of increasing density within a development, to make effective use of land, is by allowing a reduction in parking standards. The Borough Council may accept such an approach in the following circumstances:-

- (a) the property/site concerned is close to either a wide range of commercial and social facilities i.e. within the Town Centre, reducing the need for occupants to travel, or good public transport links, or
- (b) the accommodation is specifically designed for groups known to have low car ownership levels such as elderly people, special needs groups or social housing.

In this case, a planning condition or legal agreement may be imposed limiting occupation of the accommodation.

These and other issues associated with parking are addressed in Policy TR9 in Chapter 7.

### **Affordable Housing**

8.31 As explained in paragraph 8.15, affordable housing is defined as: -

"Social housing provided through a subsidy in the form of grant or land at a discounted price, enabling the housing to be made available at a cost affordable to people whose incomes are such that they cannot afford to house themselves on the open market; and

low cost housing provided without subsidy, for rent or sale for people whose income is sufficient to buy or rent in the open market but only at the lower end of the price range for that particular size and type of accommodation".

8.32 In the past, new social housing has largely come forward through construction by Registered Social Landlords (RSLs) on land formerly owned by the Borough Council or purchased on the open market. Now, however, Borough Council owned sites have largely been used up and RSLs are less able to compete for sites in a buoyant market. At the same time, the need for social housing has increased. In recognition of the identified need for social housing in Worthing, discussed in paragraphs 8.16 - 8.17, and in line with guidance set out in both PPG3 and Circular 6/98, therefore, the Borough Council will negotiate for an element of social housing on all suitable housing sites within the Borough. Low cost housing will only meet a little of identified local need because of the high price of housing in the area against income levels but is still likely to have a role to play in providing for local needs.

8.33 At present, suitable sites within an urban area such as Worthing are defined by Circular 6/98 as developments of 25 dwellings or more, or sites of 1 hectare or more, with nearby local services and facilities and good access to public transport. Circular 6/98 also states that the particular costs associated with development of the site and whether the provision of affordable housing would prejudice the realisation of other planning objectives that need to be given priority in development of the site should also be taken into account. Four allocated sites meet these criteria. Other as yet unidentified sites may come forward within the Plan period.

### **POLICY H3**

**Within allocated and unidentified housing developments of 25 or more dwellings and residential sites of 1 hectare or more, irrespective of the number of dwellings, the Borough Council will seek to secure the provision of an element of affordable housing.**

**In assessing the appropriate level and type of provision, consideration will be given to: -**

- (i) **the accessibility of the site to local services and facilities and public transport; and**
- (ii) **the particular costs associated with development of the site; and**
- (iii) **whether the provision of affordable housing would prejudice the realisation of other planning objectives; and**
- (iv) **the need to achieve a successful housing development.**

8.34 The appropriate level and type of provision will be for negotiation between the Borough Council and the developer taking account of the identified local need and all the criteria set out in the policy. However, a target of 30% social housing, together with an element of low-cost housing will generally be sought. The final figure for a site may be lower or higher than this target figure. Table Three below sets out the specific targets for social housing on suitable allocated sites together with an estimate of potential supply from as yet unidentified sites. The actual supply of affordable housing will be monitored to ensure effective implementation of the policy.

**Table Three**

<b>Site</b>	<b>Amount of social housing</b>
West Durrington	175 units out of a total of 700 dwellings likely to be completed by 2006
West Worthing Waste Water and Inland Revenue Site	14 units out of a total of 45 dwellings
Warnes Hotel site	9 units out of a total of 70 dwellings
Unigate Site, Sompting Road	14 units out of a total of 45 dwellings
Unidentified sites	24 units out of a total of 650 dwellings *
<b>Total</b>	<b>236 units out of a total of 1510 dwellings</b>

\* This figure is based upon an assessment of the supply of unidentified sites involving 25 units or more, experienced between 1990 – 2000.

The Borough Council has not established a percentage of low cost housing to be provided on large sites, in the same way as for social housing. Instead an element of low cost accommodation will be sought in addition to the target of 30% social units, at a level considered appropriate in each individual case.

#### **How the policy will be implemented**

## HOUSING

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- 8.35 The Borough Council will use legal agreements to ensure provision of the agreed affordable housing element within an overall scheme. The provision of social housing will normally be in conjunction with a Registered Social Landlord or other affordable housing provider. Arrangements will be made to ensure that the affordable housing units are occupied by those in need in the Borough and retained within the social sector, subject to the provisions of Right to Buy.
- 8.36 In the case of social housing, provision of an area of land, with fully serviced plots, suitable to accommodate the specified number of social units will be required, with the affordable housing provider making a contribution towards the reasonable costs of servicing the plots.
- 8.37 There are a number of ways in which low cost housing may be provided. These include smaller dwellings, homes designed to low cost specifications, financial incentive packages and discounted sale prices. Further details will be set out in a Supplementary Planning Guidance Note. The Borough Council will not seek to prescribe the method by which the agreed low cost housing units should be provided. A developer will, however, be required to demonstrate how the requirement for low cost housing will be provided on site and will meet local needs.
- 8.38 Where a particular site is considered suitable for affordable housing but, on balance, other factors demonstrate it to be inappropriate, the Borough Council will seek direct provision on another site within the Applicant's control or, if both parties agree, a financial or other contribution towards the provision of the element of affordable housing either on another suitable site in the Borough or through the purchase of existing stock. The necessary arrangements will be made to ensure that any such transactions actually take place. Further details on these arrangements will be set out in a Supplementary Planning Guidance Note currently being prepared.
- 8.39 Other policies, which may enable the provision of affordable housing, include those relating to the sub-division of large properties into smaller units (Policy H13) and living over the shop (Policy S14). The West Sussex Structure Plan 1993 contains a policy that allows, in limited cases, for small social housing developments within the countryside, but adjoining settlement boundaries. For such an approach to be effective, sites need to have little or no hope value for development and the resulting accommodation should be capable of being retained as social housing in perpetuity, not sold on as market housing. This is not the case within Worthing's boundary. Whilst the Borough Council will have regard to Structure Plan policy, no similar policy is included in this Plan.

### HOUSING ALLOCATIONS

- 8.40 As indicated in paragraph 8.21, the Borough Council is allocating sites sufficient to provide approximately **860** new dwellings. The sites concerned together with estimates of capacity up to mid-2006 are as follows:-

West Durrington	700 *
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West Worthing Waste Water and Inland Revenue Site	45
Warnes Hotel site	70
Unigate Dairy Site, Sompting Road	45

\*this represents the likely completions up to 2006, not the final capacity of the site

**West Durrington**

- 8.41 All of the estimates of capacity set out above exceed the base limit of 30 dwellings per hectare net referred to in PPG3 - Housing and paragraph 8.29 of this Plan. In allocating these sites, the Borough Council has also followed the sequential approach advocated in PPG3. All sites except West Durrington, and land adjoining the East Worthing Access Road are brownfield sites within the urban area. Not all of the Borough's housing requirements can be met on brownfield land. The two specific sites mentioned above are greenfield sites allocated as planned extensions to the urban area. They will utilise and improve existing infrastructure and in the case of West Durrington in particular, will provide a community not just housing.
- 8.42 The West Sussex Structure Plan Review identifies Durrington as a location to meet part of the housing provision in Worthing. Although the Structure Plan has not been adopted, West Durrington remains an appropriate location. Specifically, an area of land adjoining recent development at West Durrington and bounded by the A27 Trunk Road and Titnore Lane has been identified by the Borough Council as suitable for development. The site offers the opportunity to both build on and complement recent development in the area and to create a new community complete with the necessary infrastructure and supporting facilities. The principles guiding development of the site are set out in the Development Brief, which has been adopted as Supplementary Planning Guidance. The Brief can be obtained from the Planning Section, Portland House.
- 8.43 It is anticipated that the site could provide 700 dwellings at an average density of 32 per hectare by the end of the Plan period. This is not the overall capacity of the site, an additional 100 dwellings (minimum) will be provided post 2006. As this location meets the criteria set out in Circular 6/98 as being suitable for an element of affordable housing, the Borough Council will seek a significant contribution towards meeting identified need. As indicated in the Development Brief, this will be a minimum of 25% social units on site and an element of low cost housing (5%).

**POLICY H4**

**Development will be permitted for housing and a range of infrastructure, leisure, social and community facilities on land at West Durrington, as shown on the Proposals Map, subject to:-**

- (i) **landscape buffers to the SNCI and A27 boundary;**

- (ii) **retention of significant ecological and landscape features within the site, including important wildlife corridors;**
- (iii) **achieving a high standard of design and layout;**
- (iv) **no significant impact on the setting of Castle Goring and the adjacent conservation area;**
- (v) **the provision of sustainable links between the existing and proposed developments through the provision of direct and safe routes for pedestrians and cyclists linking the site to surrounding areas and services, including local bus facilities;**

**Affordable housing provision on site will be required, with 25% social housing and 5% low cost housing. The Borough Council will use a legal agreement to ensure provision of the agreed social housing element, infrastructure, leisure, social and community facilities.**

**No planning application will be determined until Environmental Impact and Transport Assessments have been submitted.**

**The principles guiding development on the site are set out in the West Durrington Development Brief, adopted as Supplementary Planning Guidance.**

#### **Land adjoining the approved East Worthing Access Road**

- 8.44 The decision to construct the East Worthing Access Road through part of the Worthing/Sompting-Lancing Strategic Gap led Worthing Borough and Adur District Councils jointly to agree that land lying between the line of the approved road and Worthing's urban area should be released for development. A joint development strategy identified a 2.5 hectare site to the south of Upper Brighton Road as suitable for housing. Timing of the construction of EWAR is currently unclear and yield from this site has not, therefore, been included in the overall housing figure set under Policy H1. The Borough Council remains committed to provision of the road, however, and to the consequent release of this site for housing. Because the site adjoins the strategic gap, visual considerations limit height of development to no more than two-storeys. Allowing for constraints imposed by noise from the new road, the site is likely to provide in the order of 80 units. The site meets the criteria set out in Circular 6/98 regarding affordable housing and the Borough Council will, therefore, seek an element of affordable housing as defined in paragraph 8.15 to meet identified need. This is a rare opportunity to provide such housing on the east side of the Borough and a target in the order of 30% social housing plus additional low cost accommodation will be sought; the specific amount and type will be subject to negotiation. Development of the site for housing will also result in the need to extend the adjoining Bramber Road First School. West Sussex County Council will require a contribution in the form of a 0.2 Ha area of the site and funding for building works.

- 8.45 Vehicular access to the site will be from Upper Brighton Road only. Suitable access can only be achieved once Upper Brighton Road is closed off at its eastern end through construction of Phase I of EWAR. Development of this site may only commence, therefore, after Phase I of EWAR has been completed.
- 8.46 Policy RES6, in the Conservation of Resources and Pollution Control Chapter, refers to the allocation of adjoining land for nature conservation purposes. Further work is required to establish the precise boundaries of that site, particularly in relation to a small area which would be cut off on the west side of EWAR. Should a detailed assessment indicate that this small element is not suitable for retention or enhancement for nature conservation purposes, the Borough Council would accept its incorporation into the adjoining housing site.

## **POLICY H5**

**Subject to the construction of the East Worthing Access Road, development will be permitted for housing on land south of Upper Brighton Road, as shown on the Proposals Map, subject to:-**

- (i) development not exceeding two-storeys;**
- (ii) an affordable housing provision in the order of 30% social housing and an element of low cost housing;**
- (iii) a contribution towards the extension of the adjoining Bramber Road First School in the form of a 0.2 Ha area of the site and funding for building works; and**
- (iv) vehicular access being from Upper Brighton Road only.**

**The grant of planning permission will be subject to a restriction not permitting development to commence until after completion of Phase 1 of the East Worthing Access Road.**

### **West Worthing Waste Water and Inland Revenue Site**

- 8.47 A 5 hectare site adjoining the Goring Trading Area, coastline railway and houses in Barrington Road is now largely redundant, following changes in operation by Southern Water Services Ltd and British Gas. The site's proximity to an existing Trading Area

makes it suitable in part for employment related purposes. This is discussed further in the Employment Chapter. The southern half, being adjacent to existing houses, is considered more suitable for residential development. The western part of this site has now been developed for 35 units, leaving the eastern part to be allocated through this Local Plan. There are a number of problems associated with this site. Previous uses are likely to have led to some contamination of land. This will require further investigation by the owners or developers and mitigation measures as appropriate. Vehicular access should be from the adjoining housing development to the west only, so as to avoid further demolition of property on Barrington Road. Off-site traffic calming measures will also be required on Barrington Road to slow traffic in the vicinity of the new access.

- 8.48 Development should reflect the density of the adjoining residential area, and should not exceed 2-storeys where it abuts existing houses. Three-storeys may be acceptable next to the boundary with the allocated employment site to the north. As the site meets the criteria set out in Circular 6/98, the Borough Council will seek an element of affordable housing (as defined in paragraph 8.15). The site is close to employment opportunities and local schools and is well suited to meet local needs. The Borough Council, therefore, will seek in the order of 30% social housing plus an element of low cost market accommodation. The precise amount and type will be subject to negotiation.

## **POLICY H6**

**Development for housing will be permitted on the southern part of the West Worthing Waste Water and Inland Revenue site, as shown on the Proposals Map, subject to:-**

- (i) development not exceeding two-storeys adjoining existing properties in Barrington Road, and being of a density similar to the adjoining residential area;**
- (ii) an affordable housing provision in the order of 30% social housing and an element of low cost market housing;**
- (iii) the provision of vehicular access from Juno Close only and off-site traffic calming measures to Barrington Road; and**
- (iv) a survey into the presence of any contamination within the site, and mitigation measures as appropriate.**

## **Warnes Hotel**

- 8.49 This former Grade II listed building occupied a very prominent position on Worthing's seafront between Steyne Gardens and York Road. Much of the hotel was damaged by a major fire in 1987 and all of the building has now been demolished. The Worthing Local Plan (1994) required that any development scheme should replicate the exterior of the main block (York Terrace) which fronted Marine Parade between the Steyne Corner block and York Road. Whilst



this remains an option, an exceptional contemporary scheme could also be considered. Such a scheme must, however, be designed in the context of the urban set piece of The Steyne and Steyne Gardens framing the open space of Steyne Gardens.

- 8.50 Within this context, a flats development is considered appropriate for this site. The site will yield in excess of 25 units and the Borough Council will, therefore, seek an element of affordable housing. The site's central location close to the Town Centre and good public transport links makes it very suitable to meet local need for affordable housing and in the order of 30% social units plus an element of low cost units will be sought. Given the specific site constraints and the requirement for an exceptional quality of urban design, consideration will be given to the off-site provision of the element of affordable housing.

### **POLICY H7**

**Development for housing will be permitted on the former Warnes Hotel site (including the Steyne Corner block) subject to:-**

- (i) any proposal being designed in the context of the historic features and townscape quality of The Steyne and Steyne Gardens. An exceptional quality of urban design will be required on this prominent seafront site; and**
- (ii) an affordable housing provision in the order of 30% social housing and an element of low cost housing.**

### **Dairy Site, Sompting Road**

- 8.51 This 1.1 hectare site is currently in commercial use, but is likely to be vacated within the Plan period although probably in two separate phases. It is separated from the main part of the Broadwater Trading Area by Penfold Road, and is surrounded by residential properties. For these reasons, the Borough Council considers residential development to be an appropriate alternative use, although the site's retention for certain commercial purposes may also be acceptable. Proposals for the site should be in keeping with the character of the surrounding residential area and maintain the amenity of adjoining dwellings. Within these constraints, the Borough Council may be prepared to accept a relatively high density development at this location, including a reduction in parking requirements in association with housing for groups known to have low car ownership levels, for example, social or special needs accommodation. The Borough Council's stance towards reduced parking requirements is set out more fully in paragraph 8.30. Vehicular access should be from Sompting Road only unless it is necessary to develop the site in phases, in which case part of the development may be accessed from Penfold Road. The amount of development to be included in one phase or another will be for determination at the detailed planning stage. Off site works in Sompting Road will be required in relation to re-siting of the nearby bus stop and provision of a right-turn lane into the site. In order to encourage non-car modes of travel, pedestrian and cycle routes should be provided through the site, linking

Sompting Road and Penfold Road. In addition, a contribution may be sought towards sustainable transport. This will be subject to negotiation at the planning stage but is likely to involve provision of one or more bus shelters and a financial contribution towards the Superbus project.

- 8.52 As the site meets the criteria set out in Circular 6/98, the Borough Council will seek an element of affordable housing as defined in paragraph 8.15. The site is close to employment opportunities and local facilities such as schools and is well suited to meet local needs. Policy H3 sets out the detailed requirements for the provision of affordable housing, with the level and type of provision being for negotiation between the Borough Council and developer. This requirement will apply to individual phases of the site as well as the site as a whole.

### **POLICY H8**

**Development for housing will be permitted on the Dairy site, Sompting Road, as shown on the proposals map, subject to :-**

- (i) an affordable housing provision in the order of 30% social housing and an element of low cost housing;**
  - (ii) vehicular access being gained from Sompting Road only or from Penfold Road and Sompting Road if it is necessary to develop the site in separate phases;**
  - (iii) direct and safe routes through the site being provided for pedestrians and cyclists linking Sompting Road and Penfold Road; and**
  - (iv) proposals being in keeping with the character of the surrounding residential area and maintaining the amenity of adjoining dwellings.**
- 8.53 A number of other sites are identified elsewhere in this Plan as being suitable for residential development, either in association with other land uses or as one of several options. The sites are:-

Swandean Hospital site, Arundel Road (Policy SC6)

Northbrook College Site, Broadwater (Policy MS1)

Grafton site, Marine Parade (Policy MS4)

The fact that these sites are allocated for more than just housing means they can not be included in any calculation of land supply at this stage.

### **Unidentified Sites**

- 8.54 As explained in paragraph 8.22, the overall housing provision figure for the period 2002 – 2006 for Worthing assumes a supply of around 650 dwellings from unidentified sites. This will consist of proposals coming forward within the Built-Up Area for redevelopment, infill, conversions and change of use. Worthing's urban character and supply of large properties suitable for redevelopment or conversion has meant that unidentified sites have been a key source of housing provision in the past. Planning permission was granted for 3750 dwellings in this way between 1983 and 1995. This type of development is consistent with a sustainable strategy; for example, by making effective use of existing buildings, and reducing the need for greenfield development. In principle, therefore, it is supported. There has been growing concern, however, at the impact of such development on important features within the built environment, including buildings and open spaces. A number of detailed policies are included both in this chapter and elsewhere in the Plan seeking to address these problems.

### **POLICY H9**

**Within the built up area, development for housing by way of infill, conversion, change of use and redevelopment, will normally be permitted, subject to compliance with other relevant policies in this Plan.**

- 8.55 Policies elsewhere in this Plan indicate a need to retain a supply of buildings and land in use for certain purposes such as businesses, shops and hotels. Proposals for housing will not be permitted where they conflict with such policies.

### **Phasing**

- 8.56 The policies set out above should ensure a level of housing provision in line with Policy H1. With regard to phasing, unidentified sites are assumed to come forward in line with survey based projections. The release of greenfield sites such as West Durrington (H4) and land adjoining the East Worthing Access Road (H5) will be managed in line with brownfield supply.

### **LOSS OF EXISTING DWELLINGS**

- 8.57 In order to provide an adequate number and range of dwellings within the Borough, it is important not only to enable the provision of new units but also to retain the existing dwelling stock. Loss of existing dwellings can not only increase pressure for new build but, with dwellings making up such a large part of the Borough's urban area, can also have a major impact on the built environment. Large parts of the Borough's residential areas are attractive and have a distinctive character. These concerns have to be balanced against the fact that some dwellings in the Borough, particularly larger ones, are no longer suitable for their original use, and that allowing a mix of uses within an area can bring benefit in making efficient use of urban space and reducing the need to travel.

**POLICY H10**

**Development, including demolition and change of use, which will result in the loss of existing dwellings will not be permitted. An exception may be made where:-**

- (i) the dwelling concerned does not provide an acceptable standard of accommodation and cannot readily be altered or adapted to do so; or**
- (ii) the proposed use or development provides a demonstrable benefit to the community which outweighs the loss of the dwelling concerned; or**
- (iii) the proposed use or development provides an overall increase in the number of dwellings; or**
- (iv) the proposed use or development provides family houses within the Policy H11 area.**

**This will be subject to the loss of the dwelling not resulting in an unacceptable visual impact on the built environment.**

**In determining criteria (ii) and (iii) greater weight will be attached to the retention of dwellings if they are affordable, or family houses within the Policy H11 area.**

- 8.58 The intention of this policy is to retain all acceptable forms of residential accommodation including non-self contained units such as Houses in Multiple Occupation. In assessing applications involving the loss of an HMO, however, the Borough Council will have regard to the quality and nature of accommodation provided, including the extent to which the accommodation is self-contained. For example, where an HMO provides four flats but washing and cooking facilities are shared, the HMO would normally be assessed as constituting one dwelling. For the purposes of this particular policy a residential care or nursing home will constitute a dwelling. The policy will not come into force, therefore, in relation to the change from one single dwelling to a residential care or nursing home. It will be applied, however, to the loss of such a home to a non-residential use such as offices.
- 8.59 The provision regarding affordable housing, defined in paragraph 8.15, is included because this type of stock is in short supply compared with identified need. A similar problem exists with the imbalance between family houses and other types of accommodation in the H11 Policy area. The creation of family houses in the H11 Policy area will take precedence over the retention of affordable dwellings.

- 8.60 This policy deals only with the principle of loss of dwellings. Issues relating to the introduction of non-residential uses into residential areas and the particular impact of specific forms of development or changes of use are dealt with in other policies.

### **Part of West Worthing**

- 8.61 A particular area within West Worthing has experienced a significant level of redevelopment with large houses being demolished and replaced by purpose-built flats. This has had major consequences for the area. A substantial imbalance in type of accommodation has arisen, with many more flats with one or two bedrooms than houses with three or more bedrooms. As a result, there is a limited choice of accommodation and the area fails to provide a varied range of dwelling types; contrary to Government advice and Structure Plan policy.
- 8.62 The Worthing Local Plan 1994 included a policy for this part of West Worthing, which, required that in schemes providing 12 or more dwellings, at least half should be houses with two or more bedrooms. This was intended to redress the imbalance between flats and houses. Implementation of this element of the policy, unfortunately, proved problematic. The majority of development proposals coming forward in recent years have involved less than 12 new dwellings, so that the provision regarding houses could not be applied. In the few cases where larger schemes have been proposed, issues such as townscape and access have invariably made it impossible to satisfactorily include a proportion of houses together with flats. A more effective approach would be to protect the remaining stock of family houses rather than seeking to redress the existing imbalance. For the purposes of this policy, a family house will be defined as a house with 2-5 bedrooms.
- 8.63 Family houses may be lost not only through redevelopment but also by conversion or change of use, for example, to small flats, rest homes or even non-residential use. Elsewhere in this Plan there are policies which encourage such adaptation of existing buildings in Worthing in order to make effective use of resources and reduce the need to travel. The particular problems in this part of West Worthing require, however, a more restrictive stance.
- 8.64 Until recently, the policy for this area has also sought to control the height and density of development. This follows the adverse impact of intensive, high rise flats development in the area. This element of the policy has been deleted in the light of guidance set out in PPG3 - Housing. This does not mean that harmful development will be permitted. Under the framework of Policy BE1 and Policy H2, best use of land will be required but in conjunction with good and imaginative design and layout appropriate to the area.

### **POLICY H11**

**Within the area defined at West Worthing on the Proposals Map development, including conversions and change of use, involving the loss of a family house will not normally be permitted.**

**Land adjoining the A27 Trunk Road**

- 8.65 A significant area either side of the A27 Trunk Road has been affected in recent years by DETR proposals for the Trunk Road Improvement. This scheme has now been abandoned, and properties previously bought by the DETR are being resold. There is concern that pressure may evolve for certain properties or plots to be redeveloped, particularly in cases where limited maintenance has been carried out in recent years. Sites on either side of the Arundel Road in particular could be vulnerable to such pressure. This road is important as a main entrance into Worthing. It also has a distinctive character, especially on its northern side. Key features include the residential nature of the area; buildings set well back from the road but fronting onto it; and mature planting, particularly along frontages. The Borough Council wishes to see such characteristics maintained and enhanced.
- 8.66 A policy has been produced accordingly, which will apply to all frontage sites on the north side of Arundel Road, between Salvington Hill and Mill Lane, and to smaller blocks on the south side. Those areas on the south side of the road which have been excluded from the policy area are not considered to reflect the particular characteristics the policy is seeking to protect. Nor are they considered to be so vulnerable to pressure for redevelopment. The policy does not seek to resist redevelopment in principle but requires that where it takes place, it should retain or replicate features and the characteristics important to the area.

### **POLICY H12**

**Within the areas fronting Arundel Road defined on the Proposals Map, development or redevelopment for housing will be permitted subject to buildings:-**

- (i) occupying a siting no closer to the highway than the buildings they replace; and**
- (ii) having their principal elevation fronting the highway.**

**Existing front boundaries consisting of mature planting, walls or fences which contribute to the character of the area should be retained. Wherever possible in other cases, planting or other boundary treatment which is complementary to the character of the area should be provided.**

### **SPECIFIC TYPES OF HOUSING DEVELOPMENT**

**Conversion of existing residential and non-residential accommodation to flats and Houses in Multiple Occupation**

- 8.67 Converted flats and bedsits, whether self-contained or otherwise, provide a useful source of small, invariably low-cost accommodation both for sale and rent, and so can help meet the Borough's need for affordable accommodation. Such conversions also meet Central Government aims of making efficient use of existing buildings, reducing the

need for new build, and are increasingly seen as an important part of revitalising town centres and other shopping centres through the introduction of residential units into vacant or under-used floorspace above shops. The Borough Council itself has worked in partnership with Housing Associations to promote a Living Over The Shop project and would like to see more public and private schemes come forward.

- 8.68 There are a wide range of issues to consider in relation to such conversions. Not all existing uses would be acceptable for conversion. Whilst under-used or vacant office floorspace may be a useful source for conversion, it is also important to retain a stock of such accommodation for businesses. This point is covered in Policy B10. A significant issue in this chapter has been the need to retain a supply of family houses in the H11 policy area, and conversion of such properties to flats and bedsits will also not normally be permitted.
- 8.69 With regard to detailed issues associated with conversion, proposals should not have an adverse effect on the amenity either of neighbouring properties or the wider area. Parking provision is an issue of concern, with off-street parking rarely being available. If a proposal generates a need for additional parking, the Borough Council may, in appropriate circumstances, accept a small shortfall in line with criteria set out in Policy TR9, and referred to in paragraph 8.30.
- 8.70 Guidance on the minimum space standards necessary in conversions is available from the Borough Council's Environmental Health Group. In general, noise transmission through party walls, floors or ceilings is covered by the Building Regulations. In any case where the Building Regulations do not apply, details regarding measures to control noise transmission should be submitted with any planning application. Planning conditions will be used to ensure adequate sound insulation.

### **POLICY H13**

**The conversion of residential and non residential accommodation to flats and houses in multiple occupation will normally be permitted, subject to:-**

- (i) the provisions of Policies H11 and B10;**
- (ii) the character, appearance and amenity of the area not being adversely affected;**
- (iii) the property concerned being capable of conversion without the resulting units of accommodation causing detriment to neighbours through the increased movement of people or vehicles, or by an unacceptable degree of overlooking from windows above ground floor level; and**
- (iv) the provision of adequate parking, subject to Policies TR9 and TR13.**

**Sheltered and Retirement Accommodation**

8.71 Sheltered and retirement accommodation can be valuable in both meeting the particular accommodation needs of elderly people in the Borough and enabling the release of under-occupied family accommodation for those who need it. It normally takes the form of flats development but can also include houses and bungalows. The distinguishing feature is that it is designed for elderly people, and may include an element of 'care' in the form of an on-site warden and/or alarm call system.

8.72 Whatever form the development takes, it will be expected to meet the requirements of the appropriate policies, for example, Policy BE1 and Policy H2 as well as area based policies such as H11. In addition, there are particular issues associated with the needs of the prospective elderly occupants due principally to reduced mobility. The National House Builders Federation has published an advice note relating to sheltered housing. This refers to five locational features which the Borough Council considers developers of both sheltered and retirement accommodation should seek to comply with.

Topography - sites should preferably be flat and not located so as to require residents to climb steep gradients.

Environment - because residents are likely to spend considerable time in their homes, where possible principal rooms should not face north, and should look out onto lively and interesting views or pleasant peaceful scenery.

- proposals should be designed to provide both a safe and secure environment throughout the development.

Mobility - developments should be located on or near public transport routes and near a recognised stop on such a route.

Services - developments should be within reasonable distance of a shopping centre. In addition to shops (particularly food shops), post offices, banks and chemists, sites should have easy access to medical services. These facilities should not only be within easy walking distance but should preferably not be uphill particularly for the return journey to the development.

Community Facilities - developments should also be within easy walking distance of facilities such as parks, libraries, churches, community halls, clubs, pubs and day centres together with facilities, where they exist, designed specifically for elderly people.



## **POLICY H14**

**Sheltered and retirement accommodation will normally be permitted provided that proposals:-**

- (i) comply with relevant policies in this Plan; and**
- (ii) are suitable in terms of topography; environment including safety and security; mobility, including availability of public transport; proximity of services and community facilities.**

8.73 Reduced parking standards are applied to this type of development in recognition of lower car ownership levels amongst elderly people. Where planning permission is granted on the basis of a lower parking standard, a condition will be imposed restricting occupation of the accommodation to elderly people.

### **Residential Care and Nursing Homes**

8.74 Residential care and nursing homes are mainly provided by the conversion of existing buildings, usually large houses. Many of the occupants of homes have moved from elsewhere in Worthing. Residential care and nursing homes are, however, heavily concentrated in that part of West Worthing covered by Policy H11 where they have contributed to the imbalance in mix of dwelling types. Although new homes are acceptable in Worthing generally, it is necessary to control further provision in this part of West Worthing to prevent the further loss of family houses.

8.75 An important consideration in relation to residential care and nursing homes concerns the provision of external amenity space. Residents of such homes are generally less mobile and more dependent than normal on external amenity space being provided within the curtilage of their home. Following discussion with various organisations, therefore, in the 1994 Local Plan, Worthing Borough Council adopted as guidance a standard of 10 square metres of usable external amenity area per resident in relation to residential care and nursing homes. This standard has proved successful and is retained in this Plan. In order to be usable, amenity space will need to be of suitable shape, quiet and secluded, largely screened from the disturbance of traffic and parking activities, and subject to a reasonable amount of sunlight during the day. Front gardens will generally be unsuitable for amenity areas other than where the garden is sufficiently deep, and is well-screened or levels of passing traffic are sufficiently low to allow the garden to be used as a pleasant area within which to sit. Dependent upon the particular circumstances of each case, the Borough Council may be prepared to accept an element of amenity space in the form of a garden room or conservatory. In such cases, a condition will be imposed limiting use to a sitting area for residents only.

8.76 Proposals for the extension or alteration of existing residential care or nursing homes are normally acceptable, provided they do not extend over too large a part of the curtilage of the original property, reducing greatly the external amenity space for residents and producing a density of development out of character with the area. Proposals to link

adjoining buildings can normally only be done satisfactorily if the link is single-storey and well recessed behind the front of the buildings.

### **POLICY H15**

**New residential care or nursing homes and extensions and alterations to such homes will normally be permitted, providing that:-**

- (i) the proposal does not involve the loss of a family house within the area at West Worthing in accordance with Policy H11;**
- (ii) private garden space is provided in the order of 10 square metres per resident, which shall be available to and usable by residents for outdoor enjoyment and relaxation;**
- (iii) the scale and design of the extension or alteration would be in keeping with the character of the existing building and environment and be well related visually to adjacent buildings and spaces;**
- (iv) the extension or alteration would not result in an unacceptable degree of overlooking or overshadowing of neighbouring property, or have an overbearing effect;**
- (v) the extension or alteration would not involve the linking of adjoining buildings in a manner which would result in detriment to the appearance, including scale and proportion of buildings and spaces in the street scene; and**
- (vi) adequate provision can be made for parking at the required standard, subject to Policies TR9 and TR13.**

#### **Extensions and Alterations To Dwellings and Ancillary Development**

- 8.77 The majority of planning applications received by the Borough Council relate to extensions and alterations to residential properties or ancillary development, such as fences and new accesses, as householders seek to adapt their homes to meet changing needs. In order to be acceptable, proposals for extensions and alterations, including free-standing buildings such as garages, should have regard to scale, design and materials in relation not only to the property concerned, but also any predominant characteristics in the area, including garden size. The impact of any proposal on the street-scene and on neighbouring property must also be acceptable.

- 8.78 To help explain some of these issues more fully, the Borough Council has prepared detailed design advice in the document 'Design Guidance - Extending Or Altering Your Home'. The Borough Council will expect applicants to have regard to this design guidance when considering extending or altering domestic property and will normally require proposals to comply with the detailed design guidance provided.

## **POLICY H16**

**Extensions and alterations to dwellings and ancillary development will normally be permitted providing:-**

- (i) the scale, design, materials and site coverage would be satisfactory in relation to both the existing property and any predominant characteristics of adjoining properties or the area as a whole;**
- (ii) the proposal would not adversely affect the appearance of the street-scene by occupying space between buildings which should remain open;**
- (iii) the proposal would not result in an unacceptable degree of overlooking or overshadowing of neighbouring property or have an overbearing effect.**

**Proposals which are not in accordance with the detailed advice given in "Design Guidance - Extending or Altering Your Home" published by the Borough Council, will not normally be permitted.**

### **Residential Annexes**

- 8.79 Occasionally, proposals are submitted to provide separate units of accommodation for occupation by a relative or dependant within the curtilage of a main dwelling. Proposals may take the form of an attached extension to the main dwelling or a separate building within the garden, for example, through the conversion of a garage. Where a proposal, by virtue of its size and degree of independence from the main dwelling, amounts to a new dwelling in its own right, it will be assessed against appropriate policies such as H2 and H9. In circumstances where a totally independent unit of accommodation would not be acceptable, for example, because of a lack of separate curtilage, inadequate parking or a general intensity of use, permission may be granted for an annexe subject to conditions limiting occupation to a relative or dependant, and requiring conversion of the accommodation to use in association with the main dwelling, when it is no longer required for a relative or dependant. Such annexes would be ancillary to the main dwelling both in scale and in range of accommodation and facilities, and should not assume a detached or independent identity by design or sub-division of the curtilage of the main dwelling.

## **POLICY H17**

**Subject to the provisions of Policy H16, extensions or alterations intended to provide separate accommodation for a relative or dependant of the occupier of the main dwelling will normally be permitted provided that:-**

- (i) in scale, design and in range of accommodation and facilities the proposal is ancillary to the main dwelling;**
- (ii) there is no sub-division of the curtilage of the main dwelling; and**
- (iii) the separate accommodation can be converted satisfactorily for use in association with the main dwelling when it is no longer required for a relative or dependant.**

**Planning consent for such development will normally be subject to conditions limiting occupation to a relative or dependant and requiring conversion to use in association with the main dwelling when occupation by a relative or dependant ceases.**

## **AMENITY OF RESIDENTS**

- 8.80 Encouragement of development, including a mix of land uses, within the Built-Up Area can ensure effective and efficient use of land and buildings and reduce the need to travel. This is in line with the sustainable development Aim and Objectives of the Plan. This should not, however, be achieved at a cost of unacceptable loss of amenity for residents, for example, through noise, vehicular movement, visual intrusion, or loss of important open space. These problems may occur in relation to individual properties or established residential areas as a whole.

## **POLICY H18**

**Development, including changes of use and intensification, which would result in an unacceptable reduction in amenity for local residents will not be permitted.**

- 8.81 Policies relating to the effects of pollution on amenity of residents are contained in Chapter 2. Policies concerning loss of important open space are included in both Chapters 5 and 11.

## **SITES FOR GYPSIES AND TRAVELLING SHOW PEOPLE**

- 8.81 Recent legislative changes have removed the Local Authorities' duty to provide gypsy sites. The provision and management of new sites is now a matter for gypsies themselves. Local Plans, however, should contain a statement on the need for sites within their area and make suitable locational or criteria based policies against which to judge any planning applications. The availability of gypsy sites close to Worthing and general lack of demand for facilities within the Borough has led the Borough Council, in consultation with West Sussex County Council, to conclude that there is no need to allocate a site within the Borough boundary. Environmental constraints and competing demands for the limited amount of land suitable for development within Worthing would in any event make it very difficult to identify an acceptable location. Should an application be submitted for a site either for gypsies or travelling show people, it will be judged against the criteria set out in Policies T3 (touring caravans and camping sites) or T4 (chalets, holiday camps and static caravans), whichever is the more appropriate and all other policies relating to the particular site

