

CONTENTS

PageNo.

	Foreword from the Strategic Housing and Planning Manager	i
	Cover Design	ii
	Index of Policies	iii
Chapter 1	Introduction	1
Chapter 2	Conservation of Resources and Pollution Control	15
Chapter 3	Countryside	35
Chapter 4	Coastal	47
Chapter 5	Built Environment	57
Chapter 6	Archaeology	85
Chapter 7	Transport	89
Chapter 8	Housing	109
Chapter 9	Employment	143
Chapter 10	Tourism	163
Chapter 11	Leisure and Recreation	173
Chapter 12	Social and Community Facilities	195
Chapter 13	Shopping	205
Chapter 14	Mixed Sites	229
Appendix 1	Glossary of Terms	
Appendix 2	Sites of Nature Conservation Importance in Worthing Borough	
Appendix 3	Supplementary Planning Guidance	
Appendix 4	Parks and Gardens of Local Historic Interest – Criteria for inclusion in Register	

Appendix 5 (with maps)	Register of Parks and gardens of Local Historic Interest
Appendix 6	Environmental Areas of Special Character
Appendix 7	Local Interest Buildings - Criteria for inclusion in the Local Interest List
Appendix 8	Local Interest Buildings – Identified and Approved List
Appendix 9	Schedule of Sites Allocated for Specific Purposes (with maps)

FOREWORD FROM THE EXECUTIVE MEMBER FOR PLANNING AND ECONOMIC DEVELOPMENT

This Plan was adopted on 4th September 2003 and sets out a framework of policies to guide and encourage development in the Borough up to the year 2006. This document is the result of a number of years of preparation and consultation, culminating in a comprehensive document covering a wide range of planning policy issues.



The Plan contains several key aims which provide the framework for the preparation of more detailed objectives, policies and proposals. The main context for the Plan is to achieve development and activity which is sustainable. It is essential that the policies and proposals of this Plan ensure that we maintain and strengthen those factors which give Worthing its particular character.

Councillor R Smytherman
Executive Member for Planning and Economic Development

COVER DESIGN

The front cover of the Worthing Local Plan Review 1999 (Deposit Draft) was designed by Hannah Berry (age 10) from Thomas A'Becket Middle School, Worthing.

Hannah's artwork was awarded first prize in the 'Design a Cover Competition' which was organised by the Planning Policy Section in June 1999.

A competition information pack was produced for all interested schools to enable the pupils to have an understanding as to what is included in a Local Plan and inspire their cover designs. The competition was judged by the Local Plan Working Party.

The other prize winners were as follows:-

2nd prize – Megan Johnson, age 10, Thomas A'Becket Middle School

3rd prize – Michelle Long, age 15, Palatine School

Highly Commended:-

Steven Graydon & Richard Jones , age 15, Palatine School

Kathryn Daubney & Sarah Brosnan, age 10, Thomas A'Becket Middle

INDEX OF POLICIES

<u>Policy No.</u>	<u>Subject</u>	<u>Area</u>	<u>Page No.</u>
-------------------	----------------	-------------	-----------------

Conservation of Resources and Pollution Control

RES1	Energy Efficient Forms of Development, Design and Layout	Borough Wide	18
RES2	Renewable Energy	Borough Wide	19
RES3	Protection of Sites of Scientific Interest	Special Site Specific	21
RES4	Protection of Nature Conservation Sites and Other Features of Interest	Borough Wide and Site Specific	22
RES5	Protected Species	Borough Wide	23
RES6	Allocation of Land at East Worthing Access Road for Nature Conservation	Site Specific	24
RES7	Control of Polluting Development	Borough Wide	27
RES8	External Lighting	Borough Wide	28
RES9	Contaminated Land	Borough Wide	30
RES10	Protection of Water Resources	Borough Wide	30
RES11	Flooding and Surface Water Run Off	Borough Wide	32
RES12	Provision of Infrastructure	Borough Wide	33

Countryside

C1	Development in the Countryside	Outside Built Up Area Boundary	
----	--------------------------------	--------------------------------	--

<u>Policy No.</u> <u>No.</u>	<u>Subject</u>	<u>Area</u>	<u>Page</u>
C2	Protection of Area of Outstanding Natural Beauty	Within Area of Outstanding Natural Beauty	37
C3	Protection of Views into Area of Outstanding Natural Beauty	Borough Wide except for Area of Outstanding Natural Beauty	38
C4	Protection of High Grade Agricultural Land	Outside Built Up Area Boundary	39
C5	Protection of Strategic Gaps	Strategic Gaps	40
C6	Rural Diversification	Outside Built Up Area Boundary	41
C7	New Buildings for Farm or Horticultural Businesses	Outside Built Up Area Boundary	42
C8	Conversion of Existing Buildings	Outside Built Up Area Boundary	43
C9	Extensions and Alterations to Buildings	Outside Built Up Area Boundary	44
<i>Coastal</i>			
CT1	Coastal Defences	Seafront Area	51
CT2	Tidal Flooding	Borough Wide	52
CT3	Protection and Enhancement of Seafront Area	Seafront Area	53
CT4	Appropriate Uses in Central Seafront Area	Central Seafront Area	53
CT5	Sea Place/Eirene Road	Site Specific	55
CT6	Public Access to Coast	Seafront Area	56
<u>Policy No.</u> <u>No.</u>	<u>Subject</u>	<u>Area</u>	<u>Page</u>

Built Environment

BE1	Design Quality	Borough Wide	60
BE2	Materials and Detailing	Borough Wide	61
BE3	Environmental Improvement	Borough Wide	62
BE4	Telecommunications Equipment on Buildings	Borough Wide	63
BE5	Telecommunications Equipment in Conservation Areas	Conservation Areas	64
BE6	Telecommunications Equipment on Listed Buildings	Listed Buildings	64
BE7	Telecommunications Equipment on Local Interest Buildings	Local Interest Buildings	65
BE8	Telecommunications Masts and Pylons	Borough Wide	66
BE9	Shopfronts and Signs	Within Built Up Area Boundary	67
BE10	Shopfronts and Signs in Conservation Areas	Conservation Areas	67
BE11	Shopfronts and Signs on Listed Buildings	Listed Buildings	67
BE12	Advertisements	Borough Wide	68
BE13	Advertisements in Conservation Areas	Conservation Areas	69
BE14	Advertisements on Listed Buildings	Listed Buildings	69

Policy No.
No.

Subject

Area

Page

BE15	Retention of Trees, Landscaping and Hedgerows	Borough Wide	70
BE16	Landscaping	Borough Wide	70
BE17	Amenity and Visual Quality of Open Space	Within Built Up Area Boundary	71
BE18	Highdown Park/Garden of Special Historic Interest	Highdown Garden/ Borough Wide	71
BE19	Parks and Gardens of Local Historic Interest	Site Specific	72
BE20	Works of Art	Borough Wide	72
BE21	Development in a Conservation Area	Conservation Areas	74
BE22	Demolition in a Conservation Area	Conservation Areas	76
BE23	Floorscape and Street Furniture in Conservation Areas	Conservation Areas	77
BE24	Development adjacent to Conservation Areas	Borough Wide	77
BE25	Environmental Areas of Special Character	Environmental Areas of Special Character	78
BE26	Alterations and Extensions to Listed Buildings	Listed Buildings	80
BE27	Setting of Listed Buildings	Borough Wide	81
BE28	Protection of Local Interest	Local Interest	82
<u>Policy No.</u>	<u>Subject</u>	<u>Buildings Area</u>	<u>Page</u>

No.

BE29	Montague Place	Site Specific	83
-------------	----------------	---------------	-----------

Archaeology

A1	Development affecting Nationally Important Remains	Borough Wide and Site Specific	86
-----------	--	--------------------------------	-----------

A2	Development affecting other Important Remains	Borough Wide	86
-----------	---	--------------	-----------

A3	Evaluation of Effect of Development on Sites	Borough Wide and Site Specific	87
-----------	--	--------------------------------	-----------

Transport

TR1	Safeguarding Land for Highway Improvements	Site Specific	93
------------	--	---------------	-----------

TR2	Traffic Calming	Borough Wide	94
------------	-----------------	--------------	-----------

TR3	Public Transport and Major Development	Within Built Up Area Boundary	96
------------	--	-------------------------------	-----------

TR4	Development at Railway Stations	Site Specific	97
------------	---------------------------------	---------------	-----------

TR5	Retention/Provision of Taxi Ranks	Within Built Up Area Boundary	97
------------	-----------------------------------	-------------------------------	-----------

TR6	Pedestrian/Cyclist Facilities	Borough Wide	99
------------	-------------------------------	--------------	-----------

TR7	Retention/Provision of Rights of Way	Borough Wide	100
------------	--------------------------------------	--------------	------------

TR8	Special Access Requirements	Borough Wide	101
------------	-----------------------------	--------------	------------

TR9	Parking Requirements for Development	Borough Wide	102
------------	--------------------------------------	--------------	------------

TR10	Parking Standards within Central Accommodation Area	Central Accommodation Area	104
-------------	---	----------------------------	------------

<u>Policy No.</u>	<u>Subject</u>	<u>Area</u>	<u>Page</u>
--------------------------	-----------------------	--------------------	--------------------

No.

TR11	Loss of Public Car Parking/ Provision above current standards	Borough Wide 105	
TR12	Parking Design	Borough Wide	106
TR13	Vehicular Access Requirements	Borough Wide 106	
<i>Housing</i>			
H1	Overall Housing Provision	Borough Wide 118	
H2	Housing Mix and Density	Borough Wide	118
H3	Affordable Housing	Borough Wide 120	
H4	West Durrington Allocation	Site Specific 124	
H5	East Worthing Access Road Allocation	Site Specific	126
H6	West Worthing Waste Water & Inland Revenue Site Allocation	Site Specific	127
H7	Warnes Hotel Site Allocation	Site Specific	128
H8	Dairy Site Allocation	Site Specific 130	
H9	Unidentified Sites	Within Built Up Area Boundary	131
H10	Loss of Existing Dwellings	Borough Wide	132
H11	Part of West Worthing	Defined Area 134	
H12	Development adjoining part of A27	Defined Area 134	
H13	Conversion to Flats and HMOs	Within Built Up Area Boundary	136

<u>Policy No.</u> <u>No.</u>	<u>Subject</u>	<u>Area</u>	<u>Page</u>
H14	Sheltered and Retirement Accommodation	Within Built Up 137 Area Boundary	
H15	Rest and Nursing Homes	Within Built Up Area Boundary	139
H16	Domestic Extensions and Alterations	Within Built Up Area Boundary	140
H17	Residential Annexes	Within Built Up 141 Area Boundary	
H18	Amenity of Residents	Borough Wide	142
<i>Employment</i>			
B1	Allocation of 8 Sites	Site Specific 148	
B2	W Worthing Waste Water and Gas Site Allocation	Site Specific	150
B3	Lower Northbrook Farm Allocation	Site Specific	150
B4	Littlehampton Road adjacent to Southern Water Allocation	Site Specific 151	
B5	Dale Road Allocation	Site Specific	152
B6	East of Faraday Close Allocation	Site Specific 152	
B7	Highdown Business Park Yeoman Road Allocation	Site Specific	153
B8	Site A The Warren, Hillbarn Lane Allocation	Site Specific	154
B9	Site B The Warren Hillbarn Lane Allocation	Site Specific	154
B10	Loss of Employment Floorspace	Borough Wide 156	

<u>Policy No.</u> <u>No.</u>	<u>Subject</u>	<u>Area</u>	<u>Page</u>
B11 157	Regeneration of Existing Trading Areas	All Trading Areas	
B12	Restrictions re Ivy Arch Road Trading Area	Ivy Arch Road Trading Area	158
B13	Business Uses in the Town Centre	Town Centre	159
B14	Business Uses outside the Town Centre	Within Built Up 160 Boundary except Town Centre	
B15	General Industry and Storage	Within Built Up Area Boundary	161
B16	Non Conforming Uses	Within Built Up Area Boundary	161
B17	Amalgamation of Small Units	Borough Wide	162
<i>Tourism</i>			
T1	New/Upgraded Hotel and Serviced Accommodation	Borough Wide 165	
T2	Loss of Hotels within Central Accommodation Area	Central Accommodation Area	166
T3	Touring Caravan and Camping Sites	Borough Wide	167
T4	Chalets, Holiday Camps, Static Caravans	Borough Wide	168
T5	Language Schools and Special Interest Holidays	Borough Wide 169	
T6	Visitor Attractions	Within Built Up Area Boundary	170

<u>Policy No.</u> <u>No.</u>	<u>Subject</u>	<u>Area</u>	<u>Page</u>
T7	Conference Facilities	Borough Wide	171
<i>Leisure and Recreation</i>			
LR1	Recreational Development in the Countryside	Outside Built Up Area Boundary	174
LR2	Improvement/Maintenance of Golf Courses	Borough Wide	176
LR3	New Golf Facilities	Borough Wide	176
LR4	Brooklands	Site Specific	178
LR5	Protection of Outdoor Recreation Space	Borough Wide	182
LR6	New Public Playing Fields	West Durrington	183
LR7	Soccer Centre at Victoria Park	Site Specific	184
LR8	Provision of Play Space/ Outdoor Recreation Space in Housing Schemes	Borough Wide	188
LR9	Protection of Allotments	Borough Wide	189
LR10	Aquarena Area	Site Specific	190
LR11	Leisure Centre Redevelopment	Site Specific	192
LR12	Major Leisure Developments	Within Built Up Area Boundary	193
<i>Social and Community Facilities</i>			
SC1	Facilities acceptable in District And Neighbourhood Centres.	All District, Neighbourhood and Local Centres	197

<u>Policy No.</u> <u>No.</u>	<u>Subject</u>	<u>Area</u>	<u>Page</u>
SC2	New or Improved Education Facilities	Borough Wide	198
SC3	Northbrook College, Littlehampton Road	Site Specific 199	
SC4	Library Site, West Durrington	Site Specific	200
SC5	Expansion at Worthing Hospital	Site Specific	200
SC6	Swandean Hospital	Site Specific 201	
SC7	Central Clinic	Site Specific 202	
SC8	Day Nurseries and Crèches	Within Built Up 203 Area Boundary	
<i>Shopping</i>			
S1	Allocation of three sites	Site Specific	209
S2	BG Site, High St Allocation	Site Specific 210	
S3 211	Stagecoach Site Allocation	Site Specific	
S4	Union Place Car Park & Police Station Allocation	Site Specific	212
S5	New Retail Development	Within Built Up 213 Area Boundary	
S6	Small Local Shops	Within Built Up Area Boundary	213
S7	Ground Floor Uses, Zone A Primary Area, Central Shopping Area	Zone A, Primary Area, Central Shopping Area	215
S8	Ground Floor Uses, Zone B	Zone B, Primary 216	

	Primary Area, Central Shopping Area	Area, Central Shopping Area	
S9 217	Guildbourne Centre	Site Specific	
S10	Ground Floor Uses, Secondary Area, Central Shopping Area	Secondary Area Central Shopping Area	218
S11	Ground Floor Uses in Core Areas of District and Neighbourhood Shopping Centres	All District and 220 Neighbourhood Shopping Centres	
S12	Ground Floor Uses in Non Core Areas of District and Neighbourhood Shopping Centres	Those Centres with a Defined Non Core Area	220
S13	Ground Floor Uses Local Shopping Parades	All Local Shopping Parades	221
S14	Upper Floors, All Shopping Centres	All Shopping Centres	222
S15	Large Supermarkets, Superstores, Hypermarkets and Retail Warehouses	Within Built-Up 225 Area Boundary	
S16	A3 Outlets	Within Built Up Area Boundary	227
<i>Mixed Sites</i>			
MS1	Northbrook College Broadwater Road Allocation for Housing and/or Business	Site Specific 230	
MS2 231	Teville Gate Allocation for Leisure Use and/or Non-Food Retail	Site Specific	
MS3	Castle Goring Allocation for Conference/Training, Office or	Site Specific	232

**MS4
234**

Appropriate Leisure
Grafton Site Allocation for

Site Specific

Hotel and Ancillary Use, or
Housing and Ancillary Use,
or a Leisure Related Facility

LIST OF APPENDICES

1. Glossary of Terms
2. Sites of Nature Conservation Importance in Worthing Borough
3. Supplementary Planning Guidance
4. Parks and Gardens of Local Historic Interest - Criteria for inclusion in Register
5. Register of Parks and gardens of Local Historic Interest (with maps)
6. Environmental Areas of Special Character
7. Local Interest Buildings - Criteria for inclusion in the Local Interest List
8. Local Interest Buildings – Identified and Approved List
9. Schedule of Sites Allocated for Specific Purposes.(with maps)