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Chapter 3

Countryside

Policy Subject	Area
C1 Development in the Countryside	Outside Built Up Area Boundary
C2 Protection of Area of Outstanding Natural Beauty	Within Area of Outstanding Natural Beauty
C3 Protection of Views into Area of Outstanding Natural Beauty	Borough Wide except for Area of Outstanding Natural Beauty
C4 Protection of High Grade Agricultural Land	Outside Built Up Area Boundary
C5 Protection of Strategic Gaps	Strategic Gaps
C6 Rural Diversification	Outside Built Up Area Boundary
C7 New Buildings for Farm or Horticultural Businesses	Outside Built Up Area Boundary
C8 Conversion of Existing Buildings	Outside Built Up Area Boundary
C9 Extensions and Alterations to Buildings	Outside Built Up Area Boundary

STRATEGIC GAPS

- 3.14 The strategic gaps to the east and west of Worthing have long been subject to the most stringent policies of protection. Strategic gap policy has been reviewed recently and the most up to date framework is now provided by the West Sussex Structure Plan Review. The objectives of strategic gaps are to prevent coalescence and retain the separate identity and amenity of settlements and protect the undeveloped coastline. Whilst the Structure Plan indicates the broad location of these gaps, it is the function of local plans to define precisely their boundaries. In defining the gaps between Worthing and Sompting / Lancing to the east and Worthing and Ferring to the west, careful consideration has been given to the boundary of the Built Up Area, and the contribution that land outside of that area makes towards meeting the objectives of strategic gaps. The resulting boundaries are shown on the Proposals Map.
- 3.15 Development will not be permitted in a strategic gap unless it meets each of three tests. There must be justification for the development either in terms of local social and/or economic need or national interest. If such justification exists, there must be no alternative site suitable for the proposals available elsewhere. If both of these tests are met, the proposal will still not be acceptable if it compromises the objectives and fundamental integrity of the strategic gap, either on its own or in conjunction with other development.

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POLICY C5

Development in the strategic gaps will not be permitted unless:-

- (i) it is to meet demonstrable local, social and/or economic needs or is of proven national interest; and**
- (ii) there are no**

- alternative sites available elsewhere; and**
- (iii) it would not compromise individually or cumulatively the objectives and fundamental integrity of the strategic gap.**