

PROPOSED SUBMISSION CORE STRATEGY



MARCH 2010

Worthing
BOROUGH COUNCIL



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1 Introduction

- 1.1** Worthing has much to offer its residents, working people and visitors. The town is located in very attractive surroundings between the English Channel and the South Downs. It is a safe place to live, with good housing, a wide choice of schools and colleges, low unemployment and a range of leisure, sporting and cultural opportunities. There is a lot to be proud of and much to cherish and protect. However, for a number of years there has been an underlying view that Worthing has, in some respects, lost its way – it used to be a genteel seaside town, but became unsure what it was and what it would like to be.
- 1.2** Working in partnership, the Council is seeking to address this by co-ordinating a framework for change and regeneration. A key objective is to maximise urban regeneration opportunities to revitalise the town centre and ensure that all areas of the Borough offer the right mix of housing, jobs, community and visitor facilities. To achieve this it is essential that a clear vision is adopted that sets out the kind of place that Worthing wants to become in the future. This vision must be shared by all appropriate agencies and individuals to ensure that all key partners work towards common goals. This Core Strategy, which forms a key component of Worthing's Local Development Framework, plays a central role in this process.

What is Spatial Planning?

- 1.3** 'Planning' in Britain has traditionally been associated with the use of land. Although this remains a key component of the planning system today a greater emphasis is now placed on the spatial approach which integrates policies for the development and use of land with other policies and programmes which influence the nature of places and how they function. This helps to ensure that the planning system focuses on delivering outcomes across sectors such as culture, health, regeneration and safety which are shared across a variety of strategies, policies and public and private sector interests.

What is the Worthing Local Development Framework?

- 1.4** The Worthing Local Development Framework (LDF) is a new way of planning for the future of the Borough. It will set out a plan for how places are expected to change over a period of time and will reflect other relevant strategies and policies in the area. It will make clear where, what, when and how development will take place and in doing so it will establish a clear vision for the Borough that helps to create sustainable communities where people want to live and work, now and in the future.
- 1.5** The Local Development Framework will comprise a number of documents (called Local Development Documents) which will guide the future development of Worthing. The timetable for preparing these documents and an explanation of what they deal with is set out in a work programme called the Local Development Scheme.
- 1.6** In Worthing, the collection of Local Development Framework documents and associated plans that have been adopted or are being progressed include: the Core Strategy; the Statement of Community Involvement; Annual Monitoring Reports; Development Briefs and Strategies for the town centre and seafront; topic base guidance; and associated Sustainability Appraisals. The relationship between these documents is illustrated within the Local Development Scheme.

What is the Worthing Core Strategy?

- 1.7** The Core Strategy is the key document in the Local Development Framework as it sets out the overall vision and strategy for place-making and it will provide the context for all subsequent Local Development Documents and their policies. Put simply, the Core Strategy is the cornerstone document that sets out what we want to achieve in different parts of the Borough to 2026 and how we will go about doing that.
- 1.8** The Core Strategy is a strategic document that provides broad guidance on the scale and distribution of development and the provision of supporting infrastructure. It contains 'higher level' policies for delivering the spatial vision and sets out the criteria to be taken into account by the Local Planning Authority in determining proposals for the development and the use of land and buildings. It will ensure that decisions are not made in isolation, but are properly co-ordinated with a focus on promoting the principles of sustainable communities which meet the diverse needs of existing and future residents, are sensitive to their environment, and contribute to a high quality of life.
- 1.9** A Sustainability Appraisal is published to inform and accompany all Development Plan Documents, including the Core Strategy. The Sustainability Appraisal is undertaken to inform the production of the Core Strategy so that the options being considered have been assessed in terms of their impact on social, economic and environmental objectives.
- 1.10** Sustainable development, that meets the needs of the present without compromising the ability of future generations to meet their own needs, is now embedded within the planning process. For this reason the Core Strategy does not contain any specific objectives or policies that generally promote sustainable development. However, throughout the progression and implementation of the Core Strategy the Council will continue to support the principles of sustainable development and will remain committed to engaging with the community and promoting equality and inclusion. The Core Strategy has been the subject of an Equalities Impact Assessment.

The Strategic Planning Context

- 1.11** The Core Strategy sits within a hierarchy of national, regional and local policies and strategies and the spatial planning objectives for the local area must be consistent with these. As such, this document has been prepared so that it is consistent with national planning policy and in general conformity with the Regional Spatial Strategy. A summary of the key elements is provided below. A table that includes 'Policy Linkages' is also included as Appendix 3.

National Planning Policy

- 1.12** At the national level, the Government sets out the policy framework for how it expects regions and local areas to address key strategic issues. National policy is set out in a series of Planning Policy Guidance notes (PPGs) and Statements (PPSs). The advice seeks to ensure that the right sustainable development is delivered in the right place, at the right time and that it makes a positive difference to people's lives. In devising the Core Strategy the Council has sought to ensure that the document is consistent with national policy. However, in line with guidance, the Core Strategy does not repeat national or regional policy but, has instead, set out an interpretation of this higher level policy so that the Core Strategy addresses issues that have been identified as being of local importance.

South East Plan - (The Regional Spatial Strategy)

- 1.13** The South East England Regional Assembly (SEERA) has prepared the South East Plan (May 2009) which is the spatial planning strategy for the region. It forms part of the 'development plan' for the area for the period to 2026 and replaces the West Sussex Structure Plan and Regional Planning Guidance (RPG9). The South East Plan provides the strategic planning framework for Local Development Frameworks and this Core Strategy has been prepared so that it is in general conformity with it.
- 1.14** As well as providing strategic planning policies across the region, the South East Plan also sets the housing requirements for individual Districts and Boroughs. The Plan indicates that Worthing Borough should make provision for a net increase of 4,000 dwellings between 2006 and 2026. Furthermore, the South East Plan also includes policies for some key sub-regions. Worthing lies within the 'Sussex Coast and Towns' sub-region where there is an identified aim to secure sustainable economic regeneration and substantially reduce social and economic disparities whilst protecting and enhancing the environment and quality of life for residents.

Other Relevant Strategies

- 1.15** In addition to national planning policy, the Government and other regional agencies and the County Council publish a variety of Statements, Circulars and Strategies which have been taken into account during the preparation of this Core Strategy.

Local Strategies

- 1.16** The planning system has been reformed to ensure that community responsive policy-making is at its heart. The Core Strategy is critical in achieving this and an effective Strategy will help to deliver both corporate and community aspirations. For this reason, the key spatial planning objectives for the area are linked to the Corporate Plan and closely aligned with the local priorities that have been identified in the Council's Sustainable Community Strategy (interim document) and the emerging Adur District Council / Worthing Borough Council Joint Sustainable Community Strategy.
- 1.17** The Sustainable Community Strategy (interim document) considers and decides how to address issues such as the economic future of the area, environmental protection and social exclusion. Building these factors into the Core Strategy is at the heart of creating sustainable development at the local level. The Interim Sustainable Community Strategy has six main 'goals' and themes that aim to ensure that Worthing will be:
- A clean and green town
 - A safe town
 - A prosperous town
 - A healthy town
 - A town where local people are active and involved
 - A town offering a bright future for our next generations

Steps to Adoption

- 1.18** A great deal of work to progress the Core Strategy has been undertaken in recent years. Appendix 4 shows the timetable for the key stages that have been followed during the progression of the Core Strategy towards adoption.

- 1.19** The Core Strategy is one of the key documents that will help to shape the town in the coming years, and, as such, it is essential that the strategy has been based on information collected at the local level. The information used to inform this Core Strategy is formed of two key elements, 'participation' and 'studies', that are collectively referred to as the 'evidence base'.
- 1.20** The views of the local community and others who have a stake in the future of the area have helped to influence the spatial strategy and vision set out in the Core Strategy. To ensure that participation has been constructive, the principles of effective community engagement in planning have been followed. This has meant that at each stage during the progression of the Core Strategy engagement has been continuous, proportionate and appropriate.
- 1.21** The Council has progressed a range of local background studies to inform and underpin the preparation of the Local Development Framework. The 'evidence' ensures that up-to-date information on key aspects of the social, economic and environmental characteristics of the Borough, is available to help to provide an understanding of the needs, opportunities and constraints within the area. Appendix 5 provides a summary of all elements of the evidence base.

How to Use this Document

- 1.22** The Core Strategy should be read as a whole as the objectives, policies and targets that have been identified are inter-related. To further assist in this understanding the document has been broken down into three main sections that provide the spatial strategy for the town for the Plan period. A final section contains the appendices:
- A - Introduction, Context and Vision
 - B - Delivering the vision
 - C - Implementation and Monitoring
 - D - Appendices
- 1.23** In summary, Section A 'sets the scene' by describing the role and purpose of the Core Strategy and identifying what are the issues and challenges that are expected to be faced within the Borough to the year 2026. This section concludes by setting out a Vision for the Town for this period and seven Strategic Objectives for how this will be achieved.
- 1.24** Section B then details the overall spatial strategy for the town and identifies the key areas of change that are essential to deliver the strategic objectives. This section then sets out the enabling policies on key issues that support the overarching strategy (Enabling Regeneration / Housing and Infrastructure / A Sustainable Environment).
- 1.25** Section C provides the framework for implementation and monitoring – setting out how the desired outcomes will be delivered and how the spatial strategy and associated objectives will be reviewed and assessed. Finally, Section D sets out the appendices including the monitoring framework, a strategic risk appraisal and the housing trajectory.
- 1.26** Four different coloured shaded boxes are used within the document. The green box sets out the Vision and the seven pink boxes that follow then set out the Strategic Objectives. The remaining boxes set out the means by which the Strategic Objectives will be delivered. These are twelve identified Areas of Change (peach coloured) and nineteen Core Policies (blue).



Characteristics of the Borough

2 Characteristics of the Borough

2.1 Before the issues and challenges facing Worthing can be identified it is important to gain an understanding of the key characteristics of the town today.

A Precious Environment

2.2 Worthing is a unique place. Its location on the south coast between the Sussex Downs to the north and the English Channel to the south provides a distinctive and much valued setting. The borough measures approximately 3,369 hectares. Worthing is one of the largest towns in West Sussex and borders Adur District to the east and Arun District to the north and west.

2.3 Despite being principally urban in character Worthing contains a number of environmentally sensitive areas. Worthing's countryside is of particular importance and quality. Most of the land outside the built up area to the north falls within the South Downs National Park and many parts of the town have views of the Downland. The borough is also home to 11 Sites of Nature Conservation Importance and a Site of Special Scientific Interest (Cissbury Ring). To the east and west of the borough areas of valuable open countryside continue to represent long established breaks in development between settlements. There are also over 360 hectares of parks and open recreation spaces.

2.4 Worthing also benefits greatly from its coastal setting. The 7.5km of shoreline is home to a wide variety of flora and fauna and provides a great attraction for visitors and residents. In spring 2009 the town's beaches were awarded the highest possible sea water quality by the Marine Conservation Society and, as such, they have been recommended as healthy bathing beaches. In 2009, the town beach also won a Quality Coast Award for the fourth year running. Important fisheries are located off the south coast between Shoreham and Littlehampton and a number of local fishermen regularly fish the near-shore zone in Worthing.

2.5 There are two river flood zones in Worthing: the area of the Ferring Rife to the west of the borough and Teville Stream to the east. Due to the permeable geology Worthing has a larger proportion of land with a high probability of groundwater flooding than many other areas of England. The low-lying areas of the coastal land are also susceptible to flooding from the sea.

2.6 Worthing's air quality remains good and the air quality results for the vast majority of the borough do show compliance with the National Air Quality Objectives. However, there are some problematic sites of traffic related pollution where housing is in close proximity to busy and congested roads. In particular, the area around Grove Lodge roundabout has been identified as a particular 'hot-spot' and it is expected that it will be declared an Air Quality Management Area in 2010.

2.7 Worthing's per capita CO₂ emissions (in tonnes 2006) is 5.40 of which 2.46 was for domestic emissions only. Emissions from the domestic sector represent 46% of the total, industry /commerce 36% and the remaining 18% being attributable to transport.

2.8 Much of the built environment and the town's Victorian heritage is highly valued and the borough includes 26 conservation areas, 360 listed buildings and over 1,000 buildings regarded as being of important local interest. The seafront is one of Worthing's most important assets accommodating many of the historical buildings, gardens and public spaces that represent the Victorian seaside resort it once was. The town centre and seafront area offers the greatest opportunities for major redevelopment.

- 2.9** Outside of the town centre and seafront area, the borough is more suburban in character. The historic development of the town occurred through the merging of separate villages and centres such as Tarring and Broadwater. The expansion of the town in this way is still evident today with distinct areas centred on the parish church or local shops that each have their own identity and character. A significant amount of growth was witnessed between the wars resulting in large areas of predominantly two storey residential developments. Whilst not completely uniform in character, the areas outside the town centre offer less opportunities for significant change or redevelopment.

Demographic Profile

- 2.10** The estimated population in Worthing at mid-2007 was 99,600. Population growth has been relatively low in recent years but the town has experienced in-migration, particularly from Brighton and Hove.
- 2.11** A significant aspect of Worthing's population is the relatively large number of older residents, many of whom have retired to the coast from elsewhere. This is particularly true for the over-75 age group, where the percentage of total population is significantly higher than the South East region as a whole. However, the town has seen a relative decline in its 65+ year population over the last 20 years with its proportion of the total population falling by over 8%. Conversely, there has been growth in the mid-age bracket, representing a small shift away from the dominance of the elderly population.
- 2.12** Residents from minority ethnic groups make up a relatively small, but important, proportion of the town's population.

Society

- 2.13** The Index of Multiple Deprivation combines a number of indicators, chosen to cover a range of economic, social and housing issues, into a single deprivation score for each small area in England. This allows each area to be ranked relative to one another according to their level of deprivation. From the English Indices of Deprivation 2007, Worthing ranks 172 out of 354 local authorities. However, there are significant disparities within different areas of the town and three wards in Worthing (Heene, Central and Northbrook) fall within the lowest 20%. As part of the Local Area Agreement (LAA) in West Sussex a number of the most disadvantaged areas in the County were identified for targeted action to improve the quality of life for those living in what have been defined as 'Local Neighbourhood Improvement Areas' (LNIAs). Six wards in Worthing fall within a LNIA, these are Selden, Broadwater and Durrington and the three others listed above.
- 2.14** Low skill levels and educational attainment are key elements that contribute towards these high levels of deprivation. Across the borough the percentage of the population that are qualified to degree level or higher is lower than the national average. Furthermore, a significant proportion of adults (23.3%) possess poor literacy and numeracy skills, a figure which is above the County average (21.3%).
- 2.15** The rate of crime in Worthing lies just below the national average but is above the average for West Sussex. Violent crime in public places is a particular concern, with much of this concentrated within identified crime and anti-social behaviour 'hotspots' around the town centre and within Northbrook and Durrington Wards to the north west of the town.

2 Characteristics of the Borough

2.16 In June 2008 the West Sussex Primary Care Trust (PCT) confirmed Worthing as the site of the county's major general hospital under its new model for the delivery of acute hospital services in the county. Residents of Worthing generally have good access to health and social care services. However, residents in some areas enjoy better healthcare provision than those in other parts of the town where residents also have the lowest life expectancy rates and highest incidence of mental health problems.

Community Infrastructure

2.17 Indoor and outdoor leisure, recreation and community facilities play an important role in enhancing and maintaining people's quality of life. The borough contains a wide variety of leisure, recreation and community facilities and the majority of recreation space is characterised by high rates of usage. However, the level of provision and quality of facilities varies significantly and a number of these are in need of either enhancement, replacement and in some cases new provision.

2.18 Worthing has a strongly represented Third Sector made up of a wide range of active voluntary and community organisations that contribute significantly to community cohesion in the borough.

Housing

2.19 Worthing contains approximately 46,660 dwellings and the majority of these are in private sector ownership. Compared to neighbouring authority areas Worthing has the lowest level of social housing (9% of housing stock) but above average levels of private renting (13%). Almost all of the social housing stock is owned by Registered Social Landlords.

2.20 Worthing has a more balanced mix of household types compared to surrounding districts but there are above average proportions of single person and pensioner households. The overall housing offer in Worthing is focused towards smaller properties, typically 1-2 bedrooms (40%) with flats being the dominant housing type, accounting for almost one third of the total housing stock.

2.21 There is a considerable demand for housing in the borough and, as a result, house prices in Worthing are relatively high. Furthermore, the ratio of house prices to incomes is high in regional terms. In common with most areas where house prices are high in relation to income there is a shortage of affordable housing in the borough, especially social rented accommodation.

A Working Town

2.22 The economy of Worthing is one that has a strong manufacturing base with a number of key employers, as well as a significant service sector, led by large public sector employers and financial firms. Worthing is also a sub-regional shopping centre, a tourist destination and a place of leisure and entertainment. Whilst the economy of Worthing is one where there are a number of large companies employing over 100 employees Worthing, like the rest of West Sussex, also has a high percentage of small firms of firms employing up to ten employees. All of these elements play their part in helping to create a diverse sustainable economy that Worthing needs.

2.23 The total working population of the borough is approximately 57,500 and in October 2009 the level of unemployment was 3.9% which was higher than the West Sussex figure of 3%. Worthing, as with the rest of the country, has recently experienced an increase in unemployment,

particularly among those with low skills and in traditional industrial sectors. Worthing residents have lower average earnings than the county, regional and national levels and an above average proportion of employment in lower-value employment sectors.

- 2.24** The rate of business formation between 1994 and 2007 has been lower than in West Sussex and in the South East. In addition, Worthing has experienced a lower enterprise 'birth rate' compared to the regional and national average.
- 2.25** Much of the town's economic activity is focused in the town centre which contributes to the vitality and viability of the town centre as a whole. However, there are also significant economic clusters in the east, west and northern areas of the town that provide light industrial, financial and manufacturing centres.

Key sectors

- 2.26** The economy is dominated by the service sector which employs over 88% of the work-force. This sector was responsible for the major increase in jobs in the town between 1995 and 2007. There is significant representation in the financial sector where a small number of large national companies occupy the larger office buildings. The town is also home to a significant industrial sector including large manufacturing and pharmaceutical companies.
- 2.27** The key sectors in Worthing are: the business services sector that includes software consultancy, supply and advertising; high technology manufacturing specifically pharmaceuticals, aerospace and electronics; and the creative industries sector which has particular strengths in architectural and engineering activities and software and electronic publishing. Furthermore, the retail sector which has seen recent modest growth and the tourism sector which employs around 7% of local employment are both key components of the local economy.
- 2.28** There is an estimated 1.89m square feet of office space in Worthing, accounting for some 38% of total employment floorspace in the borough. Approximately 25% of the office floorspace is found within the existing town centre boundary, 15% edge-of-centre and the remaining 60% in out-of-town locations. The quantum of office stock at out-of-town locations is due to the presence of some major occupiers in Goring, Durrington and East Worthing with more recent out-of-town office development at Yeoman's Gate in the north west of the town.
- 2.29** Although there are several large occupiers the majority of businesses within the town centre and on the edge-of-centre occupy smaller offices including some clusters at Liverpool Terrace/Liverpool Gardens, Chatsworth Road, Chapel Road and North Street/High Street. Demand in the office market is characterised by either long-established or indigenous firms seeking better quality space or space for expansion.
- 2.30** In 2008 the amount of industrial and manufacturing floorspace also stood at 1.89m square feet. There has been a significant downward trend over the last ten years and whilst the trend is to be expected given the restructuring of the UK economy it has been particularly notable in Worthing. Warehouse floorspace accounted for 23.5% of total employment space at 2008 which is below that of West Sussex. However, Worthing has experienced a pronounced growth in this use over a ten year period between 1998-2008.
- 2.31** The industrial and manufacturing sectors have made a long established and significant contribution to the borough's economy. The majority of these businesses are located in the 11 industrial estates throughout the borough, particularly to the east of the town where the large Meadow Road and Dominion Way Industrial Estates are located. The majority of the remaining areas are located in close proximity to the railway area around Goring, Worthing and West

2 Characteristics of the Borough

Worthing. In total, these employment areas provide 3.4m square feet of industrial, warehousing and office floorspace with 364 units. There are a number of less established and / or dated industrial areas and in many instances these would benefit from further investment. However, despite this, they currently experience high occupancy rates and they often provide small, functional and accessible premises that can be ideal for 'starter businesses'.

Retail

- 2.32** Worthing is the largest shopping centre of the coastal districts in West Sussex. Brighton, Crawley, Portsmouth and Guildford are Worthing's main competitors. The retail element of Worthing town centre is a major economic asset that could benefit greatly from its location close to the seafront and its associated attractions. The primary retail area, which is largely pedestrianised, includes the Montague Centre which is a small, semi-covered gateway to the primary shopping area. In addition, the Edwardian Royal Arcade is an attractive converted arcade comprising of small stores. Within the central retail area covering South Street and South Place, the outlets themselves are largely traditional, older style units. Montague Street is comparatively modern when compared to South Street as it has more modern units that are home to some of the town's medium and larger stores.
- 2.33** The central area is supported by shopping areas made up of Warwick Street, Warwick Lanes, the Guildbourne Centre, the Broadway, Bath Place and Montague Place. These areas include a number of traditional and specialist retailers which are important to the overall mix, offer and vitality of Worthing's shopping experience. Cafes, restaurants and bars are also clustered in these areas of the town centre. There are also a number of secondary shopping areas including Chapel Road, Portland Road and Brighton Road.
- 2.34** In addition to the town centre there are a number of shopping areas located around the town that collectively provide a valued retail hierarchy. There are three well performing 'district centres' at Broadwater, Goring and West Durrington that cater primarily for the convenience and service needs of a local community whilst also drawing residents from other areas of the town. The borough is also home to several local 'neighbourhood centres' that include a range of small shops that would typically serve a smaller community than district centres. Worthing also maintains a number of 'local parades' that are smaller than neighbourhood centres and typically provide for the immediate needs of local residents.

Tourism, Cultural and Leisure Sectors

- 2.35** Tourism in Worthing has long been an important sector of the economy. In particular, the seafront area plays an important role in attracting visitors and residents and offers a range of accommodation. However, the nature of the industry throughout seaside resorts has changed over the last 20 years and there has been a decline in the 'traditional' tourist market. As a result, Worthing, like most resort towns, has been working towards adapting to these changes and is aiming to deliver a more varied and flexible tourism, cultural and leisure 'offer' to meet the new requirements of visitors coming to the town. For example, this has included the publication of a 'Cultural Heart' document which aims to highlight Worthing's cultural, historic and unique heritage. The Council has also continued to support events and attractions and is keen to develop an events programme. This has recently included the 'Worthing Birdman' competition, the National Bowls competition, the annual Children's Parade and the provision of a temporary ice rink.
- 2.36** The hotel and guesthouse market is strong in Worthing due to a good base of corporate demand. The long holiday market has virtually disappeared but the events held in Worthing help to generate business for the town's hotels and guesthouses. Although the town has lost a significant

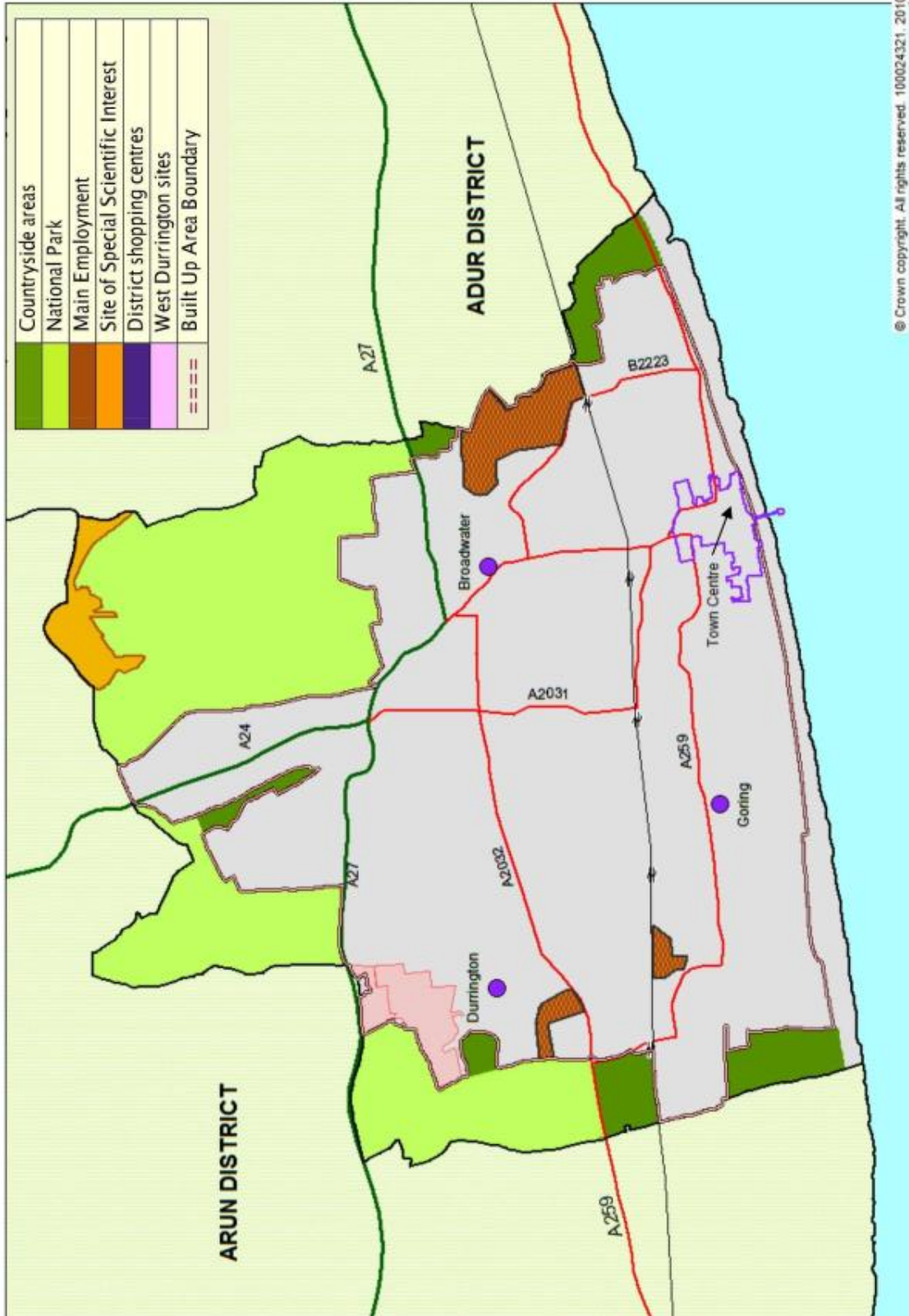
proportion of its visitor accommodation stock over the last 30 years it has the largest stock of hotels, inns and guesthouses in Coastal West Sussex. The town's hotel supply comprises primarily 3 star hotels in long standing family ownership that offer a traditional style of hotel accommodation. There has been some recent investment in terms of refurbishment but this has not led to a significant change in the market positioning. There has been one recent exception which has seen the former Berkeley Hotel become a Travelodge. The town still has a good supply of hotels and guesthouses which offer a variety of accommodation types and standards although a few are of poor quality. Recently closed guesthouses have generally been those of poor quality.

- 2.37** The seafront and the activities along it are important visitor attractions. The promenade, pier and lido together with the town centre provide entertainment, events, restaurants and bars and shopping that benefit the tourist industry. The town has two theatres, the Pavilion and Connaught which offer a diverse range of productions and cinemas such as the Ritz and the recently refurbished Grade II* listed Dome Cinema. Worthing Museum and Art Gallery include one of the country's largest toy and costume collections.
- 2.38** Whilst the main focus is on the town centre and seafront the tourism offer goes beyond this boundary. The South Downs National Park, public parks, historic buildings and gardens such as Highdown Gardens and Brooklands Pleasure Park are amongst the many attractions that Worthing has to offer.

A Connected Town

- 2.39** Car ownership in Worthing is slightly higher than the national average and, like most urban environments, the town is characterised by areas of heavy road congestion, especially during the morning and evening peaks. This is especially prevalent around the northern edge of the town, where the A27 provides Worthing's only long distance through route. The A24 provides the main road link into the town from the north. The A259 coast road, that connects Worthing to the neighbouring centres at Lancing and Shoreham-By-Sea to the east and Littlehampton to the west, also experiences significant peak time congestion.
- 2.40** The proximity of large nearby urban areas such as Brighton means that over 15% of the working population travel more than 15 miles to work. Public transport services in the town are considered to be relatively good. There are five railway stations in the borough. Worthing station is the central station and offers a good service to the sub-region and beyond to London. Rail and bus links along an east - west corridor are particularly good. Worthing has a Bus Quality Partnership with two local operators and West Sussex County Council which has resulted in significant infrastructure investment and service improvements. A rolling programme to deliver better cycling routes is being progressed.
- 2.41** The Context Map (1) overleaf illustrates some of the key features of the Borough.

2 Characteristics of the Borough





Issues and Challenges

3 Issues and Challenges

3.1 This section identifies the more significant issues facing Worthing that the Core Strategy is seeking to address. We know that these issues are a priority as they have been set out within the Corporate Plan and the Sustainable Community Strategy (interim and emerging) and have been derived from the early work on the Core Strategy (and associated Sustainability Appraisal). This includes evidence gathered and the comments that have been made at the various stages of consultation. It is these key issues and challenges that need to be addressed in the longer term planning of the borough and, as such, they inform the spatial vision and strategy for the town that follow.

The Sub-Region

3.2 The South East Plan identifies the 'Sussex Coast' as a sub-region where there is an identified aim to secure sustainable economic regeneration and substantially reduce social and economic disparities whilst protecting and enhancing the environment and quality of life for residents. The sub-region, which includes Worthing, stretches from Chichester to Rye. Policy SCT1 of the South East Plan requires local authorities to pursue and promote sustainable economic growth and this has been taken into account as this Core Strategy has been prepared.

3.3 To achieve sustainable growth there needs to be awareness of development proposals in neighbouring authority areas so that development in Worthing can compliment and support growth across the sub-region. There is therefore need for a co-ordinated approach and cross boundary working to better align economic and housing growth, deliver adequate infrastructure in a timely manner and to plan for more suitable forms of development.

3.4 Worthing is bordered by the neighbouring districts of Adur to the east and Arun to the west and north. Horsham is located beyond Arun to the north and the City of Brighton and Hove is beyond Adur to the east. Development plans and strategies in these districts need to be considered in order to assess potential impacts on Worthing.

3.5 In 2007 Adur District Council and Worthing Borough Council formally agreed to enter into a joint working partnership for the delivery of local services using a single workforce and senior officer structure. This has resulted in a significant increase in joint working and shared resources and this is set to continue.

3.6 Adur District's housing target to 2026 is 2,100 homes, but the District also includes a large part of Shoreham Harbour, which is identified in the South East Plan as a Growth Point, with possible potential for 10,000 homes and employment provision. The area is currently subject to a range of feasibility studies to assess the potential for development and the wider impacts of any scheme. If development were to proceed, it is likely that it would have an impact on transport and the economy and housing market of the wider Sussex Coast sub-region, but the extent of this will not be known until the studies are completed.

3.7 Arun District needs to accommodate 11,300 homes up to 2026 and the District Council has been working to identify where new development can be located. The development options being considered do not locate significant levels of development in close proximity to Worthing's western boundary and, as such, the impacts of future growth are not expected to have a significant local impact in Worthing.

- 3.8** Horsham District largely falls outside the Sussex Coast sub-region. Horsham has an adopted Core Strategy for the period to 2018 which focuses most new development in the north of the District some distance away from Worthing Borough, and therefore impacts on Worthing will be limited.
- 3.9** The Core Strategy must recognise all expected developments within the wider sub-region, particularly the potential 'Growth Point' at Shoreham Harbour. Consideration has been given to sub-regional issues throughout this document but they will be of particular relevance to the strategy and policies relating to housing, the economy, green infrastructure and transport. This is reflected within the appropriate sections of this document that seek to deliver well connected and complementary growth that contributes to the sub-regional objectives of the South East Plan.

The Natural Environment

- 3.10** The town is surrounded by high quality landscapes and the protection of the identity and setting of the borough remains a high priority. Worthing's location between the sea and the South Downs taken together with the need for new residential and commercial development in and around the town, will place inevitable and increasing pressure on natural resources and space. Therefore, it is essential that the Local Development Framework seeks to protect the settlement pattern, and where possible enhance the natural environment within and around the town.
- 3.11** The northern boundary of the town contains parts of the South Downs, which has recently been designated as a National Park which offers challenges as well as recreation and economic opportunities. The Council will need to help manage the transitional, and future, arrangements for planning control within the National Park boundaries.

Climate Change

- 3.12** Addressing climate change is a key challenge. Adapting to and mitigating against the effects of climate change at the local level will be achieved through a range of policies in the Core Strategy and associated documents. The Council will work with the wider community and other stakeholders to ensure this challenge is met.
- 3.13** The Government has set the country a legally binding challenge to reduce greenhouse gas emissions by 80% by 2050 (based on 1990 levels). In terms of the local challenge, the Council has a role to play in reducing the region's emissions, and along with other authorities in West Sussex, has signed up to the 2nd Local Area Agreement which sets designated improvement targets up to 2011 for per capita reductions of CO₂. The Council is also a signatory to the 'Nottingham Declaration' which commits local authorities to produce a climate change action plan. In response to this the Council is progressing a Climate Change Strategy that will set out actions on how CO₂ emissions will be reduced from its own operations and to encourage others to do the same.
- 3.14** Average temperatures in Worthing are expected to rise and periods of higher rainfall are expected which is likely to increase the risk of flooding particularly given the local geology. Areas of the borough which are already at risk of flooding are likely to experience an increase in frequency and intensity unless mitigating measures are taken to ameliorate the situation. The planning process must meet the challenge of ensuring that the risk of flooding is minimised and the Core Strategy has a key role to play in reducing the potential impact of flooding, helping to manage water resources and protecting water quality. This will be achieved by giving consideration to where new development is located and the introduction of sufficient management and mitigation measures, including coastal flood defences.

The Historic and Built Environment

- 3.15** Maintaining the attractive urban character and historic development pattern will remain an important part of the town's future. Worthing has many important areas of historic character and heritage and a challenge for the Local Development Framework will be to ensure that high quality development is delivered in such a way that protects and enhances these assets. However, this should not limit the consideration of contemporary design solutions in appropriate locations.
- 3.16** Sustainability will be central to the consideration of new development proposals in Worthing and an important challenge is to ensure that the location and design of new development promotes the reduction of carbon emissions. A further challenge will be in adapting the built environment to ensure that the energy efficiency of existing buildings is improved and the implementation of low carbon renewable energies is encouraged.
- 3.17** The Council will need to work with its partners to promote carbon reduction and energy efficiency across all sectors. It will be critical that developers take on board new challenges in construction and ensure that developments are designed to secure energy efficiencies and limit adverse impacts on the environment. There is also a need to make more effective use of natural resources, increase the use of energy from renewables and improve air quality in areas that are currently experiencing relatively high levels of pollution.

Regeneration and the Economy

- 3.18** Like many coastal towns, Worthing has in some respects lost its traditional economic role and needs to adapt to change and address significant social and economic challenges. Specifically this relates to the recognised need for it to 'reinvent' and regenerate itself in the face of economic change, increasing competition from other towns and cities and the changing aspirations and expectation of visitors.
- 3.19** The South East Plan and the Regional Economic Strategy (RES) recognise this when stating that a particular challenge faced by the Coastal West Sussex sub-region is the need to improve economic performance and raise earnings. The overall aim is to secure sustainable economic regeneration and substantially reduce the social and economic disparities with the rest of the region. The RES identifies key challenges and opportunities within the Coastal South East sub-region (within which Worthing is located) as being: skills- led growth; innovation and creativity driven growth; economic upgrading; connectivity and culture and leisure based growth.
- 3.20** To ensure that the Core Strategy has been informed by the issues and challenges faced by Worthing's economy the Council commissioned a number of local studies to identify the key characteristics of the local economy and what future needs needed to be met to sustain and develop it.
- 3.21** The South East Plan includes Worthing within the Sussex Coast sub-region which has specific policies to deal with the challenges faced by the area, including job growth targets. It is expected that the sub-region will deliver some 30,000 new jobs by 2026. The Core Strategy must contribute towards meeting regional job growth targets, encourage inward investment and seek to meet the needs of local business. This will be achieved through economic diversification and regeneration and by providing for a sufficient level and quality of employment floorspace.

- 3.22** Research indicates that the sectors likely to drive forward the local economy over the next 5-10 years are tourism and leisure, manufacturing, specifically high tech and health and social care. In addition, finance and business services, education and retail were also identified as offering future growth prospects.
- 3.23** Creating the right environment for business to flourish will be a key challenge. Businesses within the town have identified priority issues that need to be addressed and a failure to do so could impact upon the town's ability to retain business and attract inward investment. These issues are: the quality of existing and lack of new commercial premises on offer; local traffic congestion; parking costs; the strategic road network; impact of crime and anti-social behaviour; and lack of suitably skilled workers.
- 3.24** Attracting inward investment projects will be important to provide higher-value employment opportunities which are needed in Worthing. To meet this challenge the Council must work closely with the business sector and education and training providers to ensure that the skills business needs are available locally and that the workforce is equipped to access and benefit from existing and new job opportunities. It will be important that the development of Information and Communications Technologies (ICT) across the borough continues and that it helps to deliver services more widely and effectively. The use of ICT can help to improve inclusiveness, productivity and competitiveness of local businesses. Home-working has become more common with advances in ICT and its further development will allow more people to have access to this way of working.
- 3.25** A key indicator of the level of entrepreneurship and general health of the business population is the number of business start-ups and closures. Worthing has seen one of the lowest levels of new business growth in West Sussex. Raising the levels of entrepreneurship in Worthing is therefore an important challenge. Research has indicated that to meet the forecast needs of the local economy a key objective should be to develop a business incubator in conjunction with key stakeholders such as an educational institution and/or a research and development facility.
- 3.26** Whilst the Core Strategy has a key role to play in addressing these issues it will require a co-ordinated approach from all the relevant key stakeholders and associated strategies to ensure these issues are addressed effectively.

Employment Land

- 3.27** The planning system plays a key role in ensuring that the right balance of employment sites and accommodation is available, promoted and protected. There is a strong local demand for affordable and flexible business accommodation, particularly to meet the needs of small businesses. Although there are considerable opportunities for renewal, opportunities for significant new floorspace through new stand alone developments or extensions is limited. This is exacerbated by the competition for employment land from other uses. A key objective will be to retain existing employment areas and secure more modern and flexible employment space to meet current and forecast needs and demand.
- 3.28** The supply of employment stock has to evolve and change as working practises and sectors of the economy change, and in this regard, there will be certain elements of the existing Worthing employment stock that are not 'fit for purpose' and requires regeneration. There are opportunities for redevelopment and renewal and these will be supported to allow for improved quality of floorspace.

- 3.29** Worthing needs to plan for the location, quantity and nature of employment land and premises to ensure that there is a flexible supply of land. This will ensure that there is a range of workspace choices for different types and sizes of business within the borough to meet the varying needs of the economic sectors.
- 3.30** Retaining existing local business and supporting new and growing business enterprise, particularly micro and small businesses, is a priority which will respond to identified demand and will help to offset the current reliance on a small number of large employers based in the Borough.

Town Centre and Seafront

- 3.31** The town centre and seafront are the key areas of the borough that provide the greatest potential to deliver social and economic benefits. However, neither area is currently fulfilling its potential. Furthermore, there has been a tendency to view the two areas independently which has resulted in severance issues. A key regeneration objective and challenge of the Core Strategy is therefore to maximise, and improve the linkages between these assets to deliver a town centre and seafront which meets present and future needs and strengthens the identity of the town.
- 3.32** The seafront is a key asset for the town but it offers little in the way of high quality indoor and informal leisure activities and, as such, change is needed to meet the needs of visitors and residents. A transformation of the seafront within Worthing is promoted within the Worthing Evolution Town Centre and Seafront Masterplan (2006) which provides a framework to create a town which is attractive to businesses, investors and visitors beyond the traditional summer season and provide a high quality living environment for existing and future residents. The Worthing Seafront Strategy (2007) builds on the Masterplan and sets some specific objectives for the seafront including the creation of an Active Beach Zone.
- 3.33** The town centre is likely to continue to provide the greatest employment growth and source of economic regeneration during the period of the Core Strategy. The recent Masterplan process has also outlined several strategies that will aid development and increase the vitality of the town centre especially in the transport, tourism, retail and commercial sectors. There is potential for the town centre to improve its role in providing quality employment space and ensuring that uses are 'clustered' in a way that will help to create distinctive quarters.
- 3.34** The Core Strategy must help to deliver the aspirations of the Masterplan to ensure that the town centre and seafront areas re-establish themselves as high quality visitor destinations and a local leisure and recreational resource.

Areas of Change

- 3.35** There are a number of key sites within the borough that are not currently fulfilling their potential and are in need of redevelopment and renewal. The majority of these are located within and around the town centre and seafront areas. In addition, there is a strategic housing and regeneration allocation at West Durrington and several other commercial and educational sites around the borough where significant change is likely. In all of these cases it is critical that the Core Strategy sets out the objectives and framework for how change should be shaped and managed over the Plan period. This will not only help to create a genuine transformation of these key areas but will also help to meet wider social, economic and environmental challenges and strategic objectives.

Retail

- 3.36** One of the key constraints facing Worthing as a retail location is the size and configuration of its existing retail units. Retailers generally require modern, flexible floor areas to trade from. Given Worthing's relatively tight knit street pattern and that the majority of the retail core lies within the designated conservation area, providing appropriate sized units is difficult. However, without improvements to the overall shopping offer/experience it is likely that there will be further leakage of retail expenditure from Worthing's catchment area. The challenge is to ensure that the Core Strategy provides the framework for the town centre to accommodate expected growth and to maintain and improve Worthing's primary retail position in order to compete with shopping areas in towns across the wider region.
- 3.37** In order to create opportunities which will attract national, high quality retailers to the town and meet the future requirements of existing occupiers a new wider retailing heart will be required which will extend the primary shopping area. Other more peripheral areas of the town centre will be affected by a new central heart and this effect needs to be anticipated and new opportunities need to be created to counter balance the draw of the new retail core.
- 3.38** A strong role for town centres is recognised in national and regional guidance, but so too are the roles of other centres. A further challenge will be to ensure that retail developments in the town centre do not undermine the hierarchy of other retail areas across the borough that provide accessible facilities for the day to day needs of the communities they serve. Over the years some of the local shopping parades have been struggling and become vulnerable with the decline of independent retailers such as bakers, butchers and post offices. Restricting retail development at out of centre locations will be an important element in sustaining this hierarchy.

Tourism

- 3.39** The South East Plan recognises the role tourism plays in the economy of the coastal strip and encourages local authorities to improve the quality of existing tourist attractions, accommodation and promote new facilities to meet the changing consumer demands and environmental standards in terms of design and access. It recognises that this is essential to promote diversity, promote higher value activities, reduce seasonality and promote regeneration.
- 3.40** The Regional Economic Strategy recognises the role of cultural and leisure based growth and encourages local authorities to raise the quality of the offer to visitors, release the enterprise potential of the creative industries, leisure facilities and the visitor economy and expand the cultural offer. Tourism South East emphasises the important role tourism plays in providing employment and the wider contribution tourism makes to local economy. It urges local authorities to include policies in their Core Strategies that reflect the importance of this industry and that support appropriate sustainable growth of the tourism sector in the area.
- 3.41** Tourism in Worthing has long been an important sector of the local economy and continues to be a strong basis for employment. However, in recent years this sector of the economy has faced a number of challenges and investment in leisure, cultural and tourism related facilities has largely been lacking. In addition, the accommodation stock has become more vulnerable to other market forces, most notably the pressure to change to residential use. A key challenge will be to ensure that the accommodation stock adapts to the needs of visitors through a combination of upgrading the quality of the existing stock and new provision.
- 3.42** A further key challenge is to ensure that the tourism and cultural sectors provide more flexibility than the town's traditional 'seaside resort' currently offers. Worthing has to respond to the changing tourism environment and provide a proactive and flexible framework which supports

change and enables this sector to grow and contribute further to the economic prosperity of the town. The seafront will be the main focus of change and must extend its offer as a destination to become a hub of activity which integrates well with the town centre and allows for linkages beyond.

Housing

- 3.43** Finding a place to live which is affordable is a key challenge for many residents in Worthing. The ratio of house prices to incomes is high in regional terms, and maintaining an adequate and suitable supply of affordable housing for people on low incomes and first time buyers presents a particular challenge. While house prices relative to earnings are now falling and interest rates are low, there remain significant barriers to home ownership. In the short-term it is likely that the polarisation between those 'equity-rich' households with a stake in the market and those without will continue. To help address this, housing proposals will need to maximise the delivery of an appropriate range of affordable housing and tenures, taking into account wider infrastructure requirements and the economic viability of developments.
- 3.44** There is also a need to provide a range of market housing options that meets the needs of the whole community. There is currently an imbalance in terms of the housing offer within areas of the town. There is a relatively low stock of larger properties available on the open market and a significant number of family homes have been lost through redevelopment and conversion in recent years. Although the delivery of flats, particularly in the town centre, will continue to perform a valid role in meeting housing need these should not form the principal type of new housing across the borough. A key challenge will be to ensure that the imbalance is addressed and that the right types of properties are provided in the right locations. This needs to be delivered in a way that helps to maintain the character of properties and areas within the town whilst also delivering the right mix of housing to meet identified demand.
- 3.45** The Local Development Framework must meet the challenge of delivering the Government's housing requirements for the borough. The South East Plan states that Worthing must deliver 4,000 additional dwellings (net) between 2006 and 2026 at an annual average rate of 200 dwellings per year. The Core Strategy will need to demonstrate how this level of housing growth will be delivered. A significant proportion of the housing requirement will be met at a mixed-use strategic site at West Durrington with the remainder being brought forward through identified sites and smaller scale developments within the borough's built up area boundary.
- 3.46** Due to a relatively buoyant land market in recent years, house building in the borough has continued to come forward at a rate that, on average, meets and surpasses the set targets. However, a recent downturn in the market is inevitably going to have an impact on the delivery of housing sites within the borough in the short to medium term. It will be important to ensure that the Core Strategy provides the mechanism through which sites can be brought forward for development to deliver the housing requirement. However, the delivery framework must be flexible enough to respond to changes in the market.
- 3.47** To help deliver the levels of growth required the Core Strategy will have to ensure that efficient use is made of available land, particularly through the re-use of land that has been previously developed. A further challenge is to ensure that the appropriate mix (tenure and size) of residential development is brought forward and phased to deliver a range of housing products. This will include flatted and family housing to meet market demand and intermediate housing (which is housing at prices and rents above those of social rent, but below market price or rents). Planned development presents a unique opportunity to bring forward a balance of new

housing in terms of both type and tenure, including more family housing than has been achieved over recent years. To deliver sustainable communities housing should be phased and delivered alongside the delivery of adequate infrastructure.

- 3.48** Housing policies will also need to ensure that the housing requirements of specific groups are met where their housing needs may be different from the mainstream population. The housing needs of older people relates to promoting Lifetime Homes standards to enable the delivery of adaptable homes which can continue to meet households' needs as they grow older. In reviewing housing policies the Council will need to continue to engage with all groups to identify particular housing and support needs and take action to ensure that these are met.

Social Issues

Population

- 3.49** The provision of services such as education, child care, employment and housing opportunities will be critical to meeting the needs of the changing population profile. In recent years there has been a small shift away from the dominance of the elderly population and during the Plan period it is estimated that there will be relatively low levels of growth in the number of people aged 65 years and over. However, the percentage of the population over 85 remains one of the highest in England and meeting the needs of elderly people will continue to be a major challenge whilst also ensuring that Worthing responds to changes in the demographic profile and in doing so remains attractive to all sectors of the community, in particular, young people and the economically active.

Social Inequality

- 3.50** The South East Plan recognises that the Sussex coast region has considerable inequalities and Worthing is no exception. There is significant disparity in the levels of deprivation across different wards and areas of the borough. Key issues that must be addressed in areas experiencing high levels of deprivation are social inclusion, educational attainment, access to key services and poor employment opportunities.

Infrastructure

- 3.51** The Local Development Framework must meet the challenge of ensuring that the physical needs of the borough can be delivered to keep pace with the requirements of its population and any additional pressures resulting from new development. The Core Strategy must take account of infrastructure planning and delivery and set out an implementation framework that is flexible enough to accommodate changes in circumstances and priorities.
- 3.52** A key challenge is to ensure that a full range of high quality community facilities are provided in accessible locations as this will help to promote social cohesion and increase local inclusiveness. Existing facilities which support the Borough's overall community infrastructure must be protected and, where appropriate, improved.
- 3.53** Improved educational facilities play a key role in contributing towards the growth of a thriving local economy. To help ensure that people can access better paid employment opportunities the Local Development Framework must contribute towards meeting the priority of raising educational achievement and increasing training and skill development opportunities.

- 3.54** An ongoing issue within Worthing is accessibility to local doctors and wider health care facilities as there is currently some disparity as to where these services are provided. West Sussex Primary Care Trust is looking into the future health care services it provides in West Sussex and will, in due course, put forward proposals for reconfiguring the way it delivers local health services across the County. Working in partnership, the Council must ensure that existing disparity in health care provision is addressed and that service improvement matches the changing requirements of the population. Furthermore, the make-up of Worthing's population indicates a need to develop services that meet the needs of specific groups, including the high proportion of elderly people.
- 3.55** A number of the leisure and community facilities in the borough are in need of either enhancement, replacement and in some cases new provision. For example, Worthing's only public swimming pool is in urgent need of replacement and securing a new, modern facility remains a priority for both the Council and residents. The Worthing Leisure Centre at West Park is also in need of enhancement. A challenge is to ensure that, where appropriate, all facilities and assets are protected, enhanced and used to their full potential so that they become more accessible and popular attractions for residents and visitors alike.

Crime

- 3.56** The Local Development Framework operates as part of a broader strategy throughout the borough that seeks to reduce both incidents and fear of crime and anti-social behaviour. Worthing's Community Safety Strategy and the Crime and Disorder Reduction Partnership are two of the most important means of reducing crime within the town. The Council will continue to work in partnership to maintain and deliver an environment for residents and visitors that is safe. Furthermore, the design and layout of new developments, in particular new housing areas, can have a significant impact upon reducing crime, fear of crime and anti-social behaviour. For this reason, the Local Development Framework must ensure that development proposals promote community safety.

Transport Issues

- 3.57** Car dependency in the Borough is high and levels of traffic and increasing levels of congestion, particularly on the northern outskirts that are served by the A27, are key concerns of local people. Furthermore, congestion and unreliable journey times have a negative impact on air quality and hinders inward investment and growth.
- 3.58** It is vital that people can move freely in an environment that is safe, easily accessible and free from unnecessary traffic movements. Ensuring accessibility to services and determining the best pattern of transport provision are inevitably amongst the most challenging spatial issues which the Council and the other service providers need to address. Particular problems of accessibility arise for those sections of the community without access to a car, such as young and elderly people and those with disabilities.
- 3.59** The Borough Council is not the designated highways authority for the town. West Sussex County Council has responsibility for the provision and maintenance of most of the town's local transport infrastructure. The Highways Agency is responsible for the A27 and some of the A24, the primary through routes for Worthing. Attempts to secure a bypass for Worthing have proved to be unsuccessful, due to a combination of excessive costs and adverse environmental effects on the South Downs to the north of the town, the most viable route for a bypass. The opportunity to implement any major road building schemes to relieve congestion on the A27 are very limited, due to the lack of space and proximity of the road to residential areas. This has exacerbated the ongoing problem of severe road congestion on the A27.

- 3.60** The West Sussex Traffic Reduction Report in 2000 highlighted the fact that road traffic growth is inevitable in Worthing up to 2016 and beyond. Managing traffic growth will therefore be a high priority not only in Worthing, but also across the wider sub-region. Without any significant improvements to the local and strategic road infrastructure or any significant increase in the use of alternative modes of transport the problems of road congestion will be exacerbated. The Council cannot implement road infrastructure schemes on its own and must therefore look at alternative ways in which the Local Development Framework can help to address this issue.
- 3.61** A key aim of the Core Strategy is to reduce the need to travel by locating homes, jobs, shops and services in the most accessible places. In addition, the travelling public can be influenced in their travel behaviours to reduce their car usage. The best way to achieve this and reduce CO₂ emissions is to encourage greater use of improved and more accessible public transport services and provide the opportunities to use alternative and more sustainable modes of transport, such as cycling and walking. Although public transport services within the town are considered good they will still need to be improved if a significant reduction in car use is to be achieved in the future.
- 3.62** A key challenge is to instigate and develop continuous and effective partnership working with our key stakeholders and public transport providers to tackle road congestion, town centre parking arrangements and promote accessibility to more sustainable transport modes. This partnership working has been exemplified by the development of a detailed transport model by the Highways Agency, West Sussex County Council and Worthing and Adur councils. The model will be able to test the impacts of the Core Strategy developments on the local transport network and will ultimately help to deliver an overall transport strategy for Worthing.

3 Issues and Challenges



The Vision and Strategic Objectives

4 The Vision and Strategic Objectives

The Vision

- 4.1** The Core Strategy provides the vision of how Worthing will look in 2026. The Vision (set out below) guides the rest of the Core Strategy and all subsequent documents in the Local Development Framework. It emphasises local distinctiveness and focuses on delivery to provide a clear message about the way in which the town will change. It has been derived from the aspirations expressed in the Interim Worthing Sustainable Community Strategy and the emerging joint Worthing and Adur Sustainable Community Strategy. It also draws upon the wider 'evidence base' that has informed the Local Development Framework to date.
- 4.2** The realisation of the Vision will be dependent on the successful delivery of this Core Strategy and the implementation of related strategies and programmes progressed by other stakeholders and service providers.

THE VISION

By 2026 Worthing will have developed as a town with a healthy and diverse population that contributes fully to its future economic growth and prosperity. Development has provided the impetus for regeneration to ensure that Worthing plays a leading role within the wider sub-region.

The town centre and seafront will be a more accessible and thriving area that provides a vibrant mix of commercial, retail, residential, cultural and leisure activities. Investment in the town and visitor numbers are continuing to grow. The regeneration and delivery of identified key sites outside of the town centre, including a strategic development at West Durrington, will have achieved balanced and sustainable growth across the town.

There will be an adequate supply of housing that meets the needs of all residents. A range of dwellings (mix, type and affordability) will be supplied that seeks to match the income and locational needs of residents. Infrastructure and community facilities will be delivered in line with the requirements of Worthing's population and the social and economic disparities within the borough will be addressed.

The quality of the town's natural, historical and built environment will continue to improve, with due regard being given to mitigating against and adapting to the adverse impacts of climate change. New developments will be of a high quality and continue to be guided by the principles of sustainable development.

The town's areas of employment will support the development of a flexible mix of office and industrial units, which will stimulate employment growth and provide the business community with the premises they need to strengthen Worthing's economy and vitality.

Strategic Objectives

- 4.3** Seven Strategic Objectives have been identified. These flow from the Vision and provide a concise expression of the priorities for the Local Development Framework. Each Strategic Objective provides a set of key outcomes to be delivered over the Plan period. Broad policies have been derived from the Vision and the Strategic Objectives which aim to deliver the key outcomes.

Strategic Objective 1

Protect the Natural Environment and Address Climate Change

The overarching principle of the Local Development Framework is that the borough's future will need to be sustainable. Development will give due regard to mitigating and adapting to the adverse impacts of climate change. This will demand a reduced carbon footprint from existing and future businesses, residents, services and visitors. In Worthing, this will principally be addressed through improved energy efficiency, careful use of water resources, reducing the need to travel, promoting sustainable construction and the use of innovative low carbon energy sources.

New development will be expected to avoid or, where not practical, mitigate any adverse impact on flora and fauna and environmentally sensitive areas. The protection and enhancement of environmental assets will be integral to ensuring a high quality of life. Opportunities will be sought to increase the biodiversity of the town, expand the green network and protect and enhance the coastal strip.

Key Outcomes:

- Watercourses, the natural environment and valued open spaces of the borough are safeguarded
- A Green Infrastructure Strategy has been implemented and green links and corridors are improved
- Worthing is adequately protected against flood risk and coastal erosion
- Environmental designations, protected species and trees covered by Preservation Orders are all protected
- There has been no net adverse impact upon areas of biodiversity importance and where possible the biodiversity of these areas has been improved
- The supply of energy from renewable sources has increased
- New developments have maximised energy and water efficiency and minimised pollution and waste
- Worthing's carbon footprint is reduced – working towards becoming a carbon neutral town
- The South Downs National Park Authority is well established and provides the appropriate management of Downland to the north of the town
- Worthing has adapted to and mitigated against the effects of climate change and resilient communities have been created
- The amount of waste produced in Worthing is reduced and the amount that is recycled is increased.

Strategic Objective 2

Revitalise Worthing's Town Centre and Seafront

The town centre and central seafront areas will be the main focus for change and regeneration over the period of the Plan. These areas will make a significant contribution to realising the town's economic growth potential and new jobs will be created through the delivery of retail and other commercial development. Regeneration proposals will also help to contribute towards meeting Worthing's housing needs by ensuring the delivery of mixed use sites.

The strategy will seek to promote new investment and encourage the delivery of enhanced public spaces, improved connectivity and a high quality cohesive environment that is accessible to all. This will help to underpin the future economic prosperity of the area and reinforce Worthing town centre as the principal centre for retail, culture, art, tourism and leisure.

Key Outcomes:

- The vitality and viability of the town centre is improved through an increase in activity levels, improved economic performance and visitor numbers
- A distinctive, attractive and safe urban environment with high quality public realm is created
- Key assets within the town centre and seafront area are maximised
- The key objectives and vision of the Town Centre and Seafront Masterplan are delivered with particular emphasis placed on bringing forward mixed use developments on key sites (Teville Gate, Grafton Site, Aquarena, retail heart)
- Connectivity between the town centre and the seafront is improved
- New, high quality retail and leisure space is created which helps to deliver a more competitive urban centre
- There is an increase in cultural and arts events and exhibitions

Strategic Objective 3

Deliver a Sustainable Economy

The Local Development Framework will promote and establish an environment that encourages and supports economic vitality. Development opportunities will be identified that maximise the potential for sustainable economic growth that supports existing businesses and attracts new ones to the town.

The development strategy will ensure that there is an adequate supply of high quality employment land and a range of sites that can be adapted for a broad range of employment uses to meet current and future requirements of the local economy. Along with the town centre, Worthing's existing employment areas will continue to play a fundamental role in the economy of the town and, where appropriate, the redevelopment and regeneration of these areas will be supported.

The Council will work jointly with business sectors, neighbouring authorities and education and training providers to deliver co-ordinated programmes to ensure that the skills provision meets business requirements.

Key Outcomes:

- Economic development in the borough will contribute towards meeting the regional jobs growth targets
- The strategy will help to achieve a diverse and sustainable economy that businesses will want to invest in
- Existing employment areas will be retained and enhanced and they will be used in the most efficient way through increasing the intensity of use particularly on those more accessible sites
- New employment space will be provided through a combination of new sites, redevelopment / refurbishment of existing stock and as part of major mixed -use town centre schemes
- A range of workspace choices for different types and sizes of businesses within the local economy including the flexible, modern and starter units will be available
- There will be a higher footfall and patronage of local shops and services
- The cultural and tourism offer will be upgraded, attracting more visitors to the town
- The skills base of the local workforce will be improved and skilled employees will be retained and attracted to the town and additional 'skilled jobs' will be created
- Entrepreneurship will be encouraged and more business start ups will be successful
- The ICT infrastructure is improved and Worthing is at the forefront in the delivery of technology to meet the needs of all residents and businesses.
- A Business Incubator will have been developed

Strategic Objective 4

Meet Worthing's Housing Needs

To meet existing and future housing need it is important that the town has a balanced housing stock in terms of type, size and tenure. The housing strategy will meet the housing delivery targets placed on the Borough and in doing so will seek to meet the needs of all sectors of the community.

The importance of providing the right mix of homes to serve Worthing's identified needs will require improvements to the existing housing stock, the retention of family homes, the provision of housing to serve younger and older age groups and a commitment that all new homes should be adaptable to changing life circumstances.

Across the borough new residential developments will be built to a high standard, contribute to the achievement of a balanced housing stock and support the provision of affordable homes. This will be achieved through joint working with housing associations and neighbouring authorities to address cross-boundary housing market issues.

Key Outcomes:

- By 2026 the borough will have delivered 4,000 additional dwellings (net) as required by the South East Plan
- A high quality strategic development (West Durrington) and supporting infrastructure will be complete to provide for a sustainable urban expansion that helps to meet identified housing need and contributes towards the regeneration of the surrounding area
- New housing has helped to support the aims of identified Areas of Change and the wider regeneration objectives
- The right homes (type, size, tenure, design) are built in the right place with the highest density development located in the most sustainable and accessible locations
- The choice of housing types (both affordable and market housing) meets the needs of all members of the community now and in the future
- Affordable housing is provided that helps to meet identified need
- Family homes are retained in appropriate locations
- The number of empty homes is reduced
- The quality and sustainability of the existing housing stock has been improved.

Strategic Objective 5

Reduce Social and Economic Disparities and Improve Quality of Life for All

A key objective of the Core Strategy is to build sustainable communities where the overall quality of life for all is improved. This will be achieved by ensuring that the infrastructure that is required by Worthing's population is improved and new facilities are delivered in line with development and regeneration plans.

Furthermore, the strategy aims to reduce deprivation and social exclusion by spreading the benefits of sustainable new development and infrastructure across local communities. Disadvantage from social exclusion and deprivation will be addressed by improvements to facilities in areas with the greatest need. Development proposals in Worthing must be inclusive of all groups and individuals in terms of employment, education, housing opportunities and accessibility, taking account of age, gender, culture and religious beliefs.

All of Worthing's local centres will be expected to enhance their roles as focal points for community activity. A successful and attractive local centre can uplift a wider area around it and reduce the need to travel further afield for everyday items.

These objectives will be achieved through effective infrastructure planning and partnership work, particularly with the Primary Care Trust, education providers, West Sussex County Council, service providers and local communities.

Key Outcomes:

- Infrastructure (i.e. the physical needs of an area) is delivered in line with the identified requirements of Worthing's population
- Overall levels of accessibility and local service provision are improved
- Social and economic disparities which exist within the Borough are reduced
- Development has helped to achieve social and economic regeneration of the most deprived wards (Central, Heene, Northbrook, Selden, Broadwater and Durrington) and access to a full range of community facilities and job opportunities is improved
- The provision of accessible, high quality education and health facilities is improved
- Community infrastructure, including cultural and leisure activity, is delivered to support economic growth, urban regeneration and provide an opportunity for healthy lifestyles
- A network of accessible high quality green spaces and sport and recreation facilities meets local needs
- The quality and range of local services is improved, creating diverse and active local centres
- 'Safer places' are delivered and the rates of crime and fear of crime are reduced.

Strategic Objective 6

Deliver High Quality Distinctive Places

To deliver the aims of regeneration and improve the quality of life for all, it is imperative that new development is built in sustainable locations, to a high standard that enhances the environment whilst also respecting the character of the borough.

Many parts of the borough already have distinctive characteristics such as parks, listed buildings, conservation areas, community facilities, local centres, areas of open space and environmental assets such as the coastal strip to the south and the South Downs to the north. These areas add to the local identity and contribute towards the character and quality of life of the surrounding area as, as such, they need to be retained and, where possible, enhanced.

Key Outcomes:

- Schemes will be delivered that are of high quality design which enhance the environment and respect the character and local distinctiveness of the borough
- Worthing's built heritage and historic assets are conserved and, where appropriate, enhanced
- Innovative and contemporary design which responds to its context and setting will be encouraged
- Development will make the best use of available land and the redevelopment of previously used land will be given priority
- The public realm will be improved and appropriate proposals for public art and cultural activity will be supported
- New developments will maximise energy efficiency and minimise pollution and waste
- The settlement pattern of Worthing will be protected
- A high quality open space network will be delivered.

Strategic Objective 7

Improve Accessibility

The Local Development Framework will help to deliver the objectives of the West Sussex Local Transport Plan which are to improve accessibility, reduce congestion, improve safety and reduce pollution.

The delivery strategy seeks to ensure that a sustainable transport network is provided that is integrated with new development and promotes a modal shift towards more sustainable modes of transport. The development strategy places a significant emphasis upon the town centre and other accessible locations in accommodating new, often mixed, development and this will help to reduce the need to travel by car.

To achieve these objectives the Council will need to encourage people to use more environmentally friendly forms of transport and work with the County Council, as the Highways Authority, and a number of partners including developers, public transport operators, SUSTRANS, the Regional Transport Board, neighbouring authorities and the Highways Agency.

Key Outcomes:

- Overall levels of accessibility and connectivity within the borough and to other regions are improved
- The proportion of car journeys is reduced and the proportion of journeys by more sustainable modes is increased
- Investment in transport infrastructure assists in the delivery of regeneration aims
- New development throughout the borough will contribute towards improving the transport infrastructure
- New homes and other developments are located in sustainable locations
- Public transport services and networks are expanded
- Infrastructure provision for pedestrians and cyclists is increased
- Local air quality is improved

4 The Vision and Strategic Objectives



The Spatial Strategy - Where Should it Happen?

5 The Spatial Strategy - Where Should it Happen?

5.1 Having identified the overall vision and strategic objectives, this section sets out the key locations within the borough where development will help to deliver the vision and objectives - this is the spatial strategy. The strategy provides a broad indication of the distribution of development and reflects the priority placed on regeneration and the reuse of previously developed land. A key focus is to steer development to the most sustainable locations, with the emphasis on regeneration and transforming key areas of change.

Spatial Distribution of Development

5.2 Worthing is a borough that is constrained by the limited opportunities for expansion, given the South Downs to the north and the sea to the south. However, there is a need to provide more housing, employment and retail space and the associated infrastructure services, that development needs. With the limited opportunities available, the emphasis is clearly on the urban area to deliver new sustainable development. A key challenge is in identifying where this should take place whilst at the same time ensuring that the historic settlement pattern of the town is maintained and reinforced.

5.3 Future development will take place within the existing built up area boundary the town, being the most suitable location by virtue of the existing access to services, facilities and transport links. Proposals for development on identified sites must ensure that impacts are appropriately assessed and mitigated. An integral part of the spatial strategy is to protect and enhance local distinctiveness and the green infrastructure of the borough. Consideration has also been given to the environmental impact of development, including flood risk, and whether existing infrastructure and services have adequate capacity to serve the new developments.

5.4 The spatial strategy is to deliver an edge of town strategic allocation at West Durrington and regenerate important previously developed sites around the town. The regeneration of identified development areas will deliver housing, community, education, leisure and employment opportunities that seek to meet the needs of the town's residents and visitors. Particular emphasis is placed on seeking to address issues within wards with higher levels of deprivation (Heene, Northbrook, Central) and the regeneration of sites in the town centre / seafront.

5.5 The strategic mixed-use allocation at West Durrington has a key role in the delivery of regeneration aims and housing growth, with the potential to accommodate a significant number of dwellings and associated community facilities. The site is well advanced through the planning system and is allocated within Policy 1.

5.6 Twelve Areas of Change have also been identified. In addition to the strategic allocation, these are the development areas which present the best opportunities to deliver the housing and employment opportunities needed within the borough. Although the Council expects and encourages change to happen in these areas over the Plan period the current market conditions mean that it is very difficult to provide detailed delivery certainty for each site at this time. For this reason, a pragmatic approach has been taken which identifies, rather than allocates, these areas and sets out broad principles for change.

5.7 The identified development areas in the town centre and seafront areas are at Union Place, the Aquarena, the Grafton site, the British Gas site at Lyndhurst Road and the Stagecoach site at Marine Parade. Together, the redevelopment of these areas would enable the delivery of

new town centre living, modern retail floorspace and an enhanced leisure and cultural offer. The challenge is to ensure that collectively, the changes that will occur in these areas help to create better defined and accessible locations that secure significant regeneration and renewal.

5.8 Key areas of potential change within the wider town centre include the Newland Street superstore site and Teville Gate and the surrounding area. The key objective in this area will be to establish a distinctive mixed use gateway to the town centre that delivers a range of residential, community, leisure, commercial, entertainment and retail uses.

5.9 Outside of the town centre and seafront a number of other areas are expected to experience significant change over the Plan period. In addition to the strategic allocation at West Durrington other development areas include parts of Northbrook College, land around The Strand, Decoy Farm, land adjacent to Martletts Way and the large office site 'The Warren' at Hill Barn Lane.

5.10 The Core Strategy provides the framework by which change can be managed at these and other locations in a way that maximises their potential to deliver the identified strategic objectives, wider community infrastructure and regeneration aims. The list below sets out some of the key roles that the strategic allocation and the identified development areas, either individually or in groups, will play in delivering these aims.

- **Regeneration of the seafront and improved linkages with the town centre**
- **Regeneration of key gateway sites around the main railway station**
- **Increased vitality within the town centre, providing the main opportunities for smaller households**
- **New retail floorspace focusing on the retail core**
- **The delivery of a vibrant mix of uses including housing and new and improved commercial floorspace and leisure uses**
- **The delivery of the West Durrington strategic allocation which secures significant investment in community infrastructure thereby providing benefits for the surrounding area and helping to address existing issues of deprivation**
- **Delivery of new education facilities for Worthing College and Northbrook College campus. Facilitated by redevelopment of sites at the Strand and Littlehampton Road or Broadwater**
- **Regeneration of office space at the Strand and the Warren that delivers high quality office space and supports and enhances the existing mix of uses**

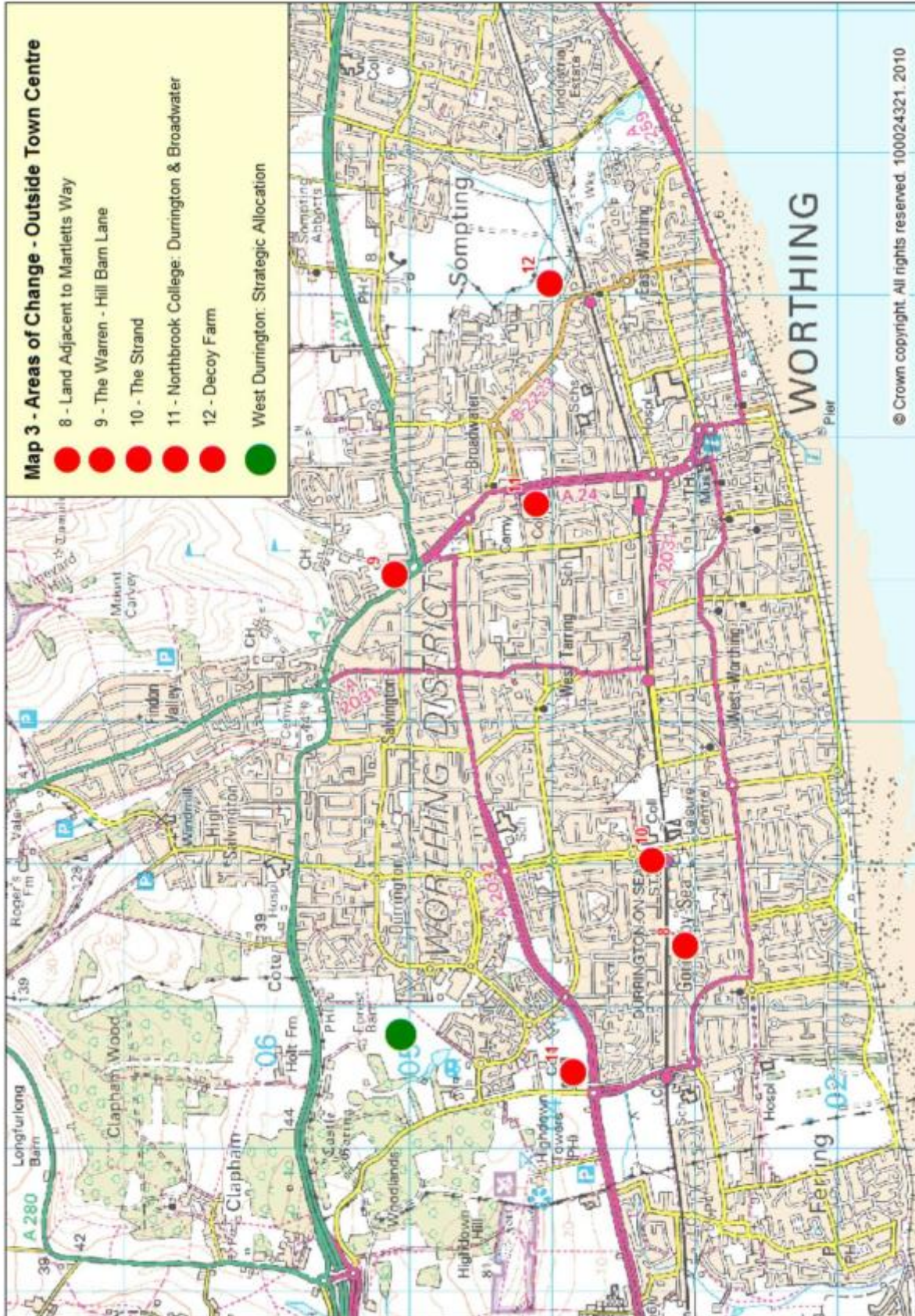
5.11 All of the Areas of Change and the strategic allocation are illustrated on two maps at the end of this Chapter. The first of these sets out the areas that are located in and around the town centre and the second identifies the areas located elsewhere in the borough.

5.12 Outside of the identified development areas the emphasis is on protecting and enhancing the built and natural environment. The suburban areas of the borough have a role to play in meeting need to provide family accommodation and enhancing the community and transport infrastructure. To help deliver these objectives appropriate development proposals that recognise the way in which the town has developed will be permitted.

5.13 The spatial strategy is intended to reinforce the high quality urban and historic environment and setting of Worthing. The overarching principles are to achieve a high level of sustainability in the borough, maintain and enhance open spaces, protect heritage and conservation areas and ensure all communities have access to appropriate housing, employment opportunities, services and facilities.

5 The Spatial Strategy - Where Should it Happen?





5 The Spatial Strategy - Where Should it Happen?



Delivering the Vision - Enabling Regeneration

6 Delivering the Vision - Enabling Regeneration

Introduction

6.1 One of the key aims of this section is to secure sustainable economic regeneration and improve economic performance. Particular emphasis is placed on key areas and sites within the borough that provide the greatest potential to deliver social and economic benefits. A strategic allocation, twelve Areas of Change and the four 'economy' policies, including retail, that follow in this section will contribute towards the delivery of the Vision and particularly the following Strategic Objectives (SO):

- SO2 - Revitalise Worthing's town centre and seafront
- SO3 - Deliver a sustainable economy
- SO4 - Meet Worthing's housing needs (see also Chapter 7)
- SO5 - Reduce social and economic disparities and improve the quality of life for all
- SO6 - Deliver high quality distinctive places

West Durrington Strategic Allocation

6.2 The site lies on the north western edge of Worthing and abuts the A27 south coast trunk road. It is located approximately 2 kilometres from Goring railway station and 5 kilometres from Worthing town centre. The site which, extends to approximately 48 hectares, is mainly comprised of arable fields, with established hedgerows and groups of trees. It is bordered to the south by residential development; to the west by a large area of mature woodland adjoining Titnore Lane and open countryside; to the north by Castle Goring, the A27 and countryside beyond; and to the east principally by housing, allotments and a district centre (retail).

6.3 Titnore Woods itself is not within the area proposed for development. The character of the area thus changes from open fields in the east, alongside the urban edge, to an area of woodland and enclosed fields in the west. A lake and surrounding wetland to the south west provide an important and attractive feature bordering the site.

Planning Context

6.4 The long-term potential of West Durrington was recognised back in the 1970s, but the approach to its development was only formalised with the publication of a consultation document in 1995. During the preparation of the Local Plan other sites were considered which could physically accommodate new development, but in the preliminary assessment of these sites, it was considered that there were other significant environmental constraints which resulted in West Durrington emerging as the best option.

6.5 West Durrington was allocated in the adopted Local Plan 2003 for residential development and a range of infrastructure, leisure, social and community facilities. Policy H4 of the Local Plan was subsequently 'saved' in order that it continued to form part of the development plan and provide a context within which to consider any planning proposals. A detailed development brief was adopted for the site which set out the infrastructure requirements for the development. In 2005 the Council resolved to grant permission for up to 875 dwellings on approximately two thirds of the site. As guidance changed in respect of the need for significant highway improvements, there was an opportunity to revise the proposal and further reduce the need for new highway infrastructure. Further transport work was undertaken and environmental

assessments, with revisions to the application submitted in 2008. The latest details demonstrate the developers commitment to delivering this important site, whilst ensuring that it attains the highest possible design standards.

- 6.6** In bringing forward the Core Strategy, the allocation of West Durrington has been reviewed in the context of the supporting evidence base. At the outset, the development at West Durrington was seen as an opportunity to plan for new leisure, community and education facilities, integrated with the existing community at Durrington; whilst ensuring that the best features of the site were preserved. Consultations with the infrastructure providers, such as West Sussex County Council, ensured that an early assessment of the need for new schools, leisure and community facilities was made and could be planned into the overall concept of the development of the site. These infrastructure requirements are still valid and emphasise the need to enhance the community facilities in an area which has witnessed a significant amount of residential development over the past twenty years.
- 6.7** A key test in respect of any area or site identified in the Core Strategy is its deliverability. The allocation at West Durrington has progressed through the planning system and represents the best opportunity to deliver a strategic level of development that helps to address the Strategic Objectives of the Core Strategy.
- 6.8** Whilst some of the Areas of Change may be able to accommodate a wider mix of housing, the development at West Durrington provides a shorter term option for the delivery of much needed family accommodation. It will also provide a significant amount of affordable housing, with the emphasis on social rented units. In this context, it is a site of strategic importance in terms of addressing the housing needs of the community and some of the key recommendations of the Strategic Housing Market Assessment.
- 6.9** In terms of the 2003 Local Plan allocation, the overall capacity of the site is in the order of 1,250 dwellings. This has been reassessed in the context of the potential delivery of housing in the borough and the focus on areas of change within the built up area boundary. The strategic allocation therefore allows for the delivery of up to 875 dwellings, reflecting the boundary of the planning application submitted. A further parcel of land is highlighted as a potential future development area (PFDA), with a capacity to accommodate a further 375 dwellings. The release of the PFDA will be assessed in the context of the overall housing delivery within the borough. Should there be a sustained shortfall in the delivery of housing sites on brownfield land, the PFDA will be reviewed, together with alternative housing options or sites.

Challenges and Solutions

- 6.10** The site is located within Northbrook Ward, which is in the 20% most deprived areas in England. The key challenge for this new development is to build sustainable communities, providing new and improved facilities. It has an important role to play in the social regeneration of this relatively deprived area.
- 6.11** By enabling the provision of new education, accessible community and leisure uses, as well as providing a wide choice of housing, this development aims to reduce deprivation and social exclusion by spreading the benefits of sustainable new development and infrastructure as widely as possible across the new and existing communities. It is a key site in addressing the housing needs of the town, in particular the need for family housing and the need for affordable housing. The main challenge is in ensuring that the development is not seen as a separate, isolated scheme but one which is integrated with the existing community at Durrington. It needs to

be delivered in conjunction with the supporting community infrastructure, enhancements to sustainable transport modes and protection of the existing natural environment in the surrounding area.

- 6.12** As part of the consideration of the site for the 2003 Local Plan and the revised 2008 planning proposal, there has been an extensive appraisal of the environmental constraints and impact of the development. It is essential that the development builds in the retention and protection of habitats and species. The principles of sustainable drainage systems should also be applied.
- 6.13** Adjoining the site is Castle Goring, a Grade I Listed Building, and a conservation area. The adopted development brief reflects the need to have regard to the cultural heritage, particularly in the design of the development and the need to enhance existing hedgerows and landscape buffers.

Infrastructure Requirements

- 6.14** The preliminary Infrastructure Delivery Plan sets out the detailed infrastructure requirements for the site, together with the proposed phasing of the development. Given the key objective to ensure that this strategic development addresses the issues and challenges outlined above, a requirement of the allocation is to make on-site provision for a range of facilities and financial contributions to enable enhanced facilities off-site.

Policy 1

West Durrington

Development will be permitted for housing (approximately 875 dwellings) and a range of infrastructure, leisure, social and community facilities subject to:

- **Retention of significant ecological and landscape features within the site, including important wildlife corridors**
- **A high standard of design and layout incorporating sustainable construction measures. Consideration should be given to the implementation of renewable energy opportunities.**
- **Suitable access arrangements and 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, with 25% social housing and 5% low cost housing.**

Areas of Change

- 6.15** The Spatial Strategy identifies twelve Areas of Change. These are development areas, where change is expected and will be promoted over the plan period. Development as proposed would contribute towards the delivery of the housing and employment opportunities needed within the borough and also help to address wider community infrastructure needs. Ultimately, development must contribute towards meeting the Vision and Strategic Objectives, particularly those relating to regeneration.

- 6.16** For each Area of Change the Core Strategy sets out: a summary of the site; the challenges that would need to be addressed; potential solutions to these challenges; and the objectives that would need to be delivered through any subsequent redevelopment. As previously explained, under current market conditions it is difficult to provide detailed delivery certainty for all sites identified as an Area of Change. However, as much detail as possible is provided on the proposed mix of uses and the potential housing yields that could be delivered.
- 6.17** The level of information provided for each identified site is largely dependent on how advanced the proposals are. A number of schemes are well advanced with applications for planning permission pending or expected. Progress on other schemes may have been more limited but the Council supports positive change on these sites and all have been the subject of various levels of developer interest. These opportunities have been assessed through the Strategic Housing Land Availability Assessment and a conclusion has been reached that they are achievable and deliverable within the plan period.
- 6.18** The supporting text for each Area of Change provides an understanding of how advanced each opportunity is and this in turn helps to clarify the likely delivery timeframes for each site. This is also reflected within the housing land availability assumptions (chapter 7) and within appendix 5 - 'the housing trajectory'.
- 6.19** Development on all sites identified as Areas of Change would be expected to conform to national and regional planning guidance and meet the requirements of the Core Strategy and any subsequent Local Development Documents. Furthermore, the Areas of Change boxes for each identified site provide additional site-specific development principles that any future proposals would also need to address. The preliminary Infrastructure Delivery Plan provides more information on the delivery of the critical dependencies required to develop each Area of Change with particular detail provided for the sites.
- 6.20** All of these sites are previously developed and located within the built-up boundary of the town. As such, appropriate redevelopment in accordance with the Core Strategy could be progressed without the need for any change in the town's built-up area boundary designation or the adoption of any subsequent Development Plan Document. However, the Council will seek to support the delivery of these sites and the associated objectives and, if necessary, will aid their delivery through subsequent Local Development Documents.

Policy 2

Areas of Change

Development proposals for the identified Areas of Change will be supported if they:

- **Contribute towards delivering the Vision and Strategic Objectives**
- **Meet the requirements of Core Strategy Policies and any subsequent Local Development Documents**
- **Address the identified site specific development principles.**

Area of Change 1

Aquarena

Located on the A259 the Aquarena site forms a gateway to the town. The site benefits from prominent road access and is within walking distance of the town centre. It is approximately 0.56 hectares, with a frontage onto Brighton Road, the seafront and to Beach House grounds to the west. The current on-site uses include the Aquarena swimming pool, a former boating lake (now filled in), an outdoor paddling pool and a privately run outdoor play area (Peter Pans Playground).

Challenges and Solutions

The site is close to a conservation area to the north and adjacent to a Grade II* Listed Building, Beach House. So whilst the site offers an opportunity for regeneration, this must be seen in the context of the existing historic character of the surrounding area.

The current building has limited architectural merit, it currently does not provide a quality road or sea frontage and pedestrian links are poor. It also has poor relationship to Beach House. However, the site occupies a gateway location and is a key regeneration site. It has a role to play in the delivery of the Active Beach Zone which forms part of the Worthing Seafront Strategy (2007).

This is an excellent opportunity to develop a building of architectural merit in its own right, with a landmark building acting as a catalyst for the regeneration of other areas of the town. A development brief has been prepared by GVA Grimley which sets out the development and design principles.

Objectives

A key objective is to secure replacement swimming facilities, whilst keeping the existing pool facility open during construction. Architects have been appointed to design the new swimming complex. The promotion of this site will secure an enhanced community facility and wider regeneration of the area. The overall objective is to deliver a mix of uses to include the development of a public leisure centre alongside residential, commercial and cultural uses. The commercial uses could include retail and a hotel. Its redevelopment will assist in the delivery of enhanced public realm and outdoor play areas.

Development Principles

- **Delivery of a new public swimming pool**
- **Promote a vibrant mix of uses, potentially acceptable uses on the site include hotel, café/restaurants, residential, supporting retail and leisure**
- **Promote an outdoor water play area**
- **Opportunity for a landmark building, within the context of the surrounding historic character**
- **Phased to ensure that the existing swimming pool remains open during construction of the new pool.**

Area of Change 2

Marine Parade: Stagecoach Site

The site has a prominent position on the seafront in Marine Parade just east of the Pier. It has a current use as the Worthing depot for Stagecoach Buses. It is a relatively large site of 0.69 hectares which sits adjacent to the Steyne Gardens and Warwick Gardens Conservation Areas and a Grade II* listed building - the Dome Cinema. Access and egress to the site is difficult with limited and unattractive access for pedestrians to Warwick Street. The high volumes of commercial traffic using the site has a negative impact on local air quality.

Challenges and Solutions

The site is currently owned by Stagecoach and is the only depot they have in the town. The company has, in the past, expressed a willingness to sell the site and relocate to another one in the town. No suitable alternative site has yet been found that satisfies the operational needs of the company. However, the Council will continue to work with the operators to try and identify an acceptable site.

The Worthing Town Centre and Seafront Masterplan highlighted that the site is a strategic one in the heart of both the town centre and seafront area. If an alternative site could be found for the bus depot a new development could be brought forward that could integrate Warwick Street and Marine Parade. This would provide an attractive link between the two areas and help to address the current problem of severance between the seafront and the retail areas.

Objectives

The primary objective is to provide a mixed use development that is sensitive to the surrounding conservation areas and helps to integrate the seafront and town centre. To complement the connectivity between the seafront and retail sector the mixed use scenario will suit a combination of ground floor small scale retail use comprising of shops, cafes and cultural uses such as galleries which would support the area as a cultural quarter. This would fit in well with the strategic objectives to revitalise Worthing's town centre and seafront and deliver high quality distinctive places. Residential uses on the upper floors would help to support the area as a vibrant and mixed area.

Development Principles

- **A mixed development of retail, residential and cultural uses**
- **Promoting an attractive and accessible pedestrian link from Marine Parade to Warwick Street**
- **Development proposals to be sensitive to the surrounding conservation areas and Grade II* listed building**
- **Residential use on the upper floors to promote inclusive and mixed community use.**

Area of Change 3

Grafton Site

The Grafton site is located on Worthing's seafront on Marine Parade opposite the Lido. The site comprises a small grass area of approximately 0.15 hectares, together with a multi storey car park with a bowling alley at below ground level. To the rear of the site there is a pedestrian link to Montague Street. It adjoins the Marine Parade and Hinterland Conservation Area and the South Street Conservation Area.

Challenges and Solutions

The Worthing Town Centre and Seafront Masterplan highlighted that an important part in the transformation of Worthing was the creation of new destinations and activities along the central part of the seafront. Whilst the built environment on the seafront has many qualities, there are clear opportunities through the redevelopment of key sites to deliver high quality new buildings, improved pedestrian environments and stronger links from the seafront to the town centre.

The Grafton site is a key strategic development opportunity to address these issues. The Masterplan identified the wider regeneration opportunities, with the redevelopment of this site being considered in relation to the adjoining retail units fronting onto Montague Street. The site presents an opportunity for a landmark building but this must contribute positively to the character of the adjoining conservation area, securing the regeneration of this important seafront area.

Montague Street currently represents the core retail area of the town centre, accommodating the majority of high-end national high street operators. Through the redevelopment of the existing multi-storey car park, bowling alley and potentially the retail units fronting onto Montague Street, a mixed use scheme incorporating residential, retail and active frontages could be brought forward on the site that reconnect Montague Street and Marine Parade.

The lido is a key feature representing Worthing's historical seaside heritage. It currently provides for a range of leisure and food and drink uses. Over the years facilities have lacked investment and are now dated. They no longer provide the quality required by this valuable seafront offer.

As the redevelopment of the Grafton site is brought forward, this could provide an ideal opportunity to upgrade the Lido and enhance the public realm between the two developments. This can then create an activity focal point that helps to join the seafront uses with the retail uses associated with the Grafton site and Montague Street.

Objectives

This is an important site which offers the best opportunity to create a new landmark on the seafront. An essential part of the development will be a mix of uses, with the focus being on entertainment and leisure uses to provide an active seafront. It could also accommodate new retail units to complement and support Montague Street. As a mixed use development, the residential uses will make an important contribution to the overall housing supply. It is estimated that approximately 250 dwellings could be incorporated within the development.

Any redevelopment of this site should promote pedestrian links between the seafront and Montague Street, ideally with active frontages along this link.

The development of the Grafton site can be linked to improvements to the Lido. Through upgrading the leisure and retail uses in this location and enhancing the public realm between the two sites, there will be stronger visual and physical connections with Montague Street. A comprehensive development of this nature would address several aspects of the spatial vision, bringing forward the regeneration of this part of the town and seafront.

Development Principles

- **A comprehensive mixed use development incorporating retail, leisure and residential**
- **Landmark building**
- **High standard of architectural quality, contributing positively to the adjoining conservation area**
- **Promoting active retail frontages onto Montague Street**
- **Leisure uses fronting Marine Parade**
- **Promoting a pedestrian link to Montague Street**
- **Upgrading of the lido structure with a range of seafront leisure and retail uses**
- **Promenade space in front of the lido to include areas for seating**
- **Potential to change the road surface treatment between the lido and the Grafton site to help connect the two destinations**
- **Residential on upper floors.**

Area of Change 4

Union Place South

The site comprises a rectangular shaped site bounded by Chapel Road to the west, Ann Street to the south, High Street to the east and Union Place to the north. It is bisected from west to east by Chatsworth Road. It comprises a number of individual sites and existing buildings including the Guildbourne Shopping Centre and multi storey car park. Key parts of the site are underutilised or vacant. The frontage to Union Place is dominated by a large surface car park, and vacant land previously occupied by the former police station. The Guildbourne Centre is a covered shopping centre with a high level of vacancies at the first floor level.

Challenges and Solutions

The 2005 DTZ Coastal Retail Capacity Study highlighted significant retail capacity within Worthing town centre, a capacity which has been further endorsed by the Worthing Evolution Masterplan. In exploring the capacity to accommodate new retail floorspace, the Study considered that the site at Union Place could meet this need in a key town centre location. Its redevelopment would provide a unique opportunity for a modern 'Retail Heart' to include a range of uses and secure the regeneration of an underutilised part of the town centre.

A development brief was prepared by DTZ which highlighted a number of key issues which needed to be addressed in the site redevelopment:

- The poor integration of the site with the wider town centre
- Pedestrian linkages are poor
- The Guildbourne Centre acts as a barrier between the northern part of the site and the main retail area and seafront
- Much of the site is underutilised and there is a lack of vitality, viability and sense of place
- The site is inward looking and there is a lack of active frontages
- There is an absence of quality enclosed active public spaces

To address these issues in a comprehensive way, the site incorporates the Guildbourne Centre and looks to transform the area between Union Place South, Chatsworth Road and the Guildbourne Centre. A comprehensive scheme can create high quality public open spaces, enhance the links to the existing main shopping area and make provision for new retail floorspace. The retail lead for this site would enhance the role of Worthing's shopping centre.

Objectives

A comprehensive development would improve the marketability and viability of potential schemes. By bringing these sites together to create activity at the north eastern periphery of the town centre will allow for the kind of footprint that could accommodate a new or existing department store to anchor the proposed retail area. A further component of this scheme would be high-density residential land use enhancing the sustainability of the site through town centre living. The additional potential for cultural and leisure uses within a more comprehensive scheme could further provide a mix of land uses which complement the spatial vision for the future cultural and economic growth of the town. Integral to the allocation will be the linkages created to adjoining retail areas and the wider street network.

The development brief highlights that a comprehensive approach needs to be adopted to development. The preferred approach in the brief is to redevelop the existing Guildbourne Centre. Proposals which retain the structure of the existing Guildbourne Centre will need to clearly demonstrate how the development aims, objectives and principles can be achieved.

Development Principles

- **Union Place South, incorporating Chatsworth Road and including the Guildbourne Centre will form a new retail quarter**
- **This quarter will accommodate new modern retail floorspace and high density residential development**
- **A varied mix of uses will also be encouraged to support the development, with linkages to existing areas around Union Place, Chapel Road, Warwick Street and the High Street**
- **The Connaught Theatre has also been included within the allocation specifically to provide opportunities for enhanced leisure and entertainment uses**
- **The creation of high quality public spaces, pedestrian / cycle routes and active street frontages will be integral to the design and layout.**

Area of Change 5

Teville Gate

The approach into Worthing from Broadwater Road forms a strategic transport link into the town centre. Adjacent to the flyover is Teville Gate, which is a mixed use site of retail units, a multi-storey car park and derelict buildings that were formerly retail. The main railway station links into the approach from the west.

Planning permission has previously been granted for two development schemes on this site, promoting a mix of cinema and leisure uses. The Council has also resolved to grant consent for 235 residential units, a swimming pool, health and fitness centre, multiplex, tenpin bowling centre, bingo club and some retail space. A revised application is expected in spring 2010.

Challenges and Solutions

The current appearance of the site and its prominence on the main route into the town centre gives a poor impression to both visitors and residents. The remaining buildings are of poor quality with unattractive design. Pedestrian access is limited and the flyover creates a significant barrier to movement. The area presents a significant regeneration opportunity for high density mixed use development, which could not only add to the offer of the town centre but also secure some residential development. Its redevelopment could then act as a catalyst to encourage the regeneration of adjoining sites and secure significant improvements to the adjoining approach to the railway station. The site could accommodate a retail element, with the key objective of supporting the existing retail uses in the town centre. It will be essential that the retail element does not directly compete with the retail offer of the primary shopping area in the town centre.

As a gateway site, the redevelopment of Teville Gate presents an opportunity for a high quality landmark building. The previous consent on the site demonstrates the ability to accommodate a tall building, with the consent for two residential towers at 18 and 11 storeys.

At present the arrival at the main station is poorly signed, with no obvious pedestrian link to the town centre. The redevelopment of Teville Gate would deliver a high quality pedestrian link with significant improvements to the public realm at Station Approach.

Objectives

This site is of strategic importance and its redevelopment provides a real opportunity to significantly improve the entry into the town centre and to set high standards of design and development. The mix of uses will address many of the aspects of Worthing's overall spatial vision. The provision of modern leisure, retail and residential development (approximately 260 dwellings) will add to the economic viability and regeneration of the town. Improved transport integration and pedestrian access will help to form a strategic link between the railway station and the town centre.

Development Principles

- **Teville Gate will provide significant new mixed use redevelopment incorporating leisure, residential and supporting retail uses**
- **Redevelopment should maximise the site's proximity to Worthing Station and compliment the town centre offer**
- **Development should be of high quality with the ability to accommodate a tall building**
- **Good pedestrian and cycling linkages to the town centre.**

Area of Change 6

Newland Street Superstore Site

This site forms part of the wider northern gateway approach into the town centre. The superstore is located to the west of the site providing a blank façade fronting Broadwater Road. The remainder of the site generally serves as a large surface car park. The site is located directly adjacent to, and highly visible from, the railway line and surrounded by a mixture of residential and old commercial uses.

Challenges and solutions

In recent years the site, which forms an important gateway to the town, had become somewhat neglected and detracted from the surrounding area. However, Morrisons took over the site from the Co-op in 2009 and significant improvements were made to the store. However, there is still scope to improve the wider site area. It is understood that the current occupier may also have further long-term plans for the enhancement and redevelopment of the remainder of the site.

Objectives

Further development would present an opportunity to deliver a high quality distinctive mixed use development on this important gateway site. This will improve the quality of the built environment and improve accessibility in the Teville Gate / Station area in line with the Strategic Objectives. In particular, this would help to delivering high quality distinctive places and improving accessibility.

Potential housing provision, alongside the existing or redeveloped superstore, would contribute to the Vision as well as Strategic Objective in meeting Worthing's housing needs and contributing towards the adequate supply of housing that meets the needs of all residents. Potential office development would contribute to the Strategic Objective of a sustainable economy.

Development Principles

- **Comprehensive development to allow for modern convenience (food retail) floorspace and the potential to incorporate a wider mix of commercial and residential uses**
- **The site could bring forward a high quality modern office development scheme to provide an active commercial frontage on to Broadwater Road**
- **The eastern part of the site could deliver a residential scheme to compliment the employment uses generated on the site and deliver environmental improvements**
- **Improved pedestrian and cycle links will connect the site to Teville Gate and the wider station area.**

Area of Change 7

British Gas Site - Lyndhurst Road

The site lies in a central location to the east of the main shopping area. It is occupied by a largely redundant gasholder and depot buildings. The site is allocated for development in the Worthing Local Plan 2003. Access is via the High Street and car park belonging to Waitrose.

Challenges and Solutions

The redundant gasholder is located in a prominent location and it detracts from the environment and setting of the surrounding area. The site is likely to be contaminated and the land would need to be fully remediated to accommodate a range of uses. Access issues would need to be resolved as the site is only accessed via the High Street and the supermarket's car park. The site, which is in private ownership, needs to be unlocked and the north-east corner opened up.

The 2005 DTZ Pinda Sussex Coastal Retail study recommended that a residential led development to the rear of the site could offer the most suitable and viable option to deliver an element of retail development in this location. However, more recently, the SHLAA (2009) recommended that this site would be suitable for a mix of dwellings including flats and town houses that would likely be completed in the medium-term due to the need to resolve access and potential contamination issues. The solution would be to work with the owners of the site to bring forward this longstanding site.

Objectives

Housing provision on the site will respond to the development strategy in and around the town centre. It would contribute to the Strategic Objective in meeting Worthing's housing needs and contributing towards the adequate supply of housing that meets the needs of all residents. The development of a former gas holder site will also help to improve the built environment in this prominent location.

Development Principles

- **The British Gas site provides for an opportunity to bring forward a mixed residential scheme**
- **The key to unlocking this site will be to establish a suitable point (or points) of access either off Lyndhurst Road or Park Road**
- **Other issues to be considered are parking, traffic generation and complimentary land uses**
- **Potential contamination issues will require further investigation and appropriate mitigation measures.**

Area of Change 8

Land Adjacent to Martletts Way

The site, which is currently vacant, has an area of approximately 4ha. Part of the site to the west was previously known as West Worthing Waste Water and used as sewage treatment works. The eastern part of the site was formerly used as a British Gas holder and land to the south of this is an area of open land. Access to the western part of the site is currently through the Goring Trading Area via Martletts Way. The residential area of Juno Close is located to the south of the site. The area has good access to the A27.

In spite of being allocated in the Worthing Local Plan 2003 (as part of a larger employment allocation) and having received planning permission in 2003 for new business development it has failed to come forward for development.

The site is in three different ownerships. The western part of the site (1.25ha) has been identified in the Employment Land Review (2005) and its update (2009) as being one of a number of sites that form an important part of Worthing's employment land supply.

The site to the east (former British Gas site) has an area of 1.7ha and is referred to in the Strategic Housing and Land Availability Assessment (SHLAA) as having potential for residential use subject to access arrangements being resolved. The southern part of the site (1.01ha) has been accepted in the SHLAA as a site with potential for residential and being deliverable between 2013-2018.

Challenges and Solutions

The main constraints for the deliverability of this site relate to land assembly and access. The current access arrangements via either Martletts Way or Woods Way are not ideal and a successful solution for all three land areas can only be forthcoming with collaborative working with all interested stakeholders. Based on SHLAA scenarios and assessments options for access arrangements could be Woods Way and Martletts Way for commercial use and Barrington Road and Juno Close for residential use. There may also be a need to for off-site works at Goring Road.

Recent economic research (2009) undertaken to assess the potential of this site concluded that given the planning history of the site, the physical issues, the land ownership status and the need for a collective solution to the access issues a more flexible mixed-use development should be promoted. It is considered that the introduction of residential into the mixed-use scheme could help to fund the necessary highway improvements for the benefit of all three land parcels.

Given the previous uses there may be issues of contamination. Although the sites have been cleared there would be a requirement for further investigation and mitigation measures as appropriate. Remediation of this land is expected to aid in the protection of groundwater resources.

It is considered that the most appropriate way to address land assembly issues and other challenges would be through a comprehensive 'development brief' for all three land areas. This would consider the access solutions, the appropriate level of development and mix of uses.

Objectives

Informed by a development brief, it is considered that the development potential of the the site could be unlocked. Development could help achieve the objective of delivering a sustainable economy by helping to provide a range of type and quality of employment and floor space to meet the needs of business and help contribute to the mix of homes.

Development Principles

- **A mixed use development of employment and residential**
- **Addressing the issue of access in order to facilitate development**
- **Potential contamination issues will require further investigation and appropriate mitigation measures**
- **Promotion of green travel plan to improve the accessibility and sustainability of the site**
- **Protection of mature Ilex oak trees that separate the former gas holder site from the former sewage treatment works.**

Area of Change 9

The Warren - Hill Barn Lane

The site is located at the north-east edge of the borough, with frontage onto the A27/A24. It is currently occupied by Aviva but is on the market due to the company relocation. It is an attractive site, with approximately 10,000 square metres of office floorspace set within a mature landscape and located at the foot of the downs. Access via Hill Barn Lane joins the A27/A24 at the Grove Lodge roundabout.

Challenges and Solutions

This is a prominent site which due to the site's sensitive location is constrained by the high quality environmental setting, with the protected landscaped area to the south, the South Downs National Park to the north and two recreation grounds to the east.

With Aviva vacating the existing offices, there was an opportunity to review the role of the site and its potential to meet the economic needs of the town. A report by Knight Frank (2009) concluded that where a comprehensive refurbishment of the existing building for B1 offices was not financially viable, a mixed-use office led solution should be considered with, in the first instance other employment generating uses. Whilst this site offers a unique opportunity to improve the employment offer of the town, there needs to be a flexible approach in respect of securing longer term investment and improvements to the highway infrastructure.

The access to the site exits onto the A24/A27. The current road congestion issues along the A24/A27 will impact on any proposals which intensify the use on the site. A "greener" transport solution would need to be found to maximise the potential of the site.

Objectives

The main objective is to retain and enhance this site in terms of the employment base of the borough. To ensure the best use of the site, there needs to be a flexible approach in respect of the range of employment generating uses. Whilst the ideal would be that the site is occupied by a single organisation, it may be possible to create a small business park with subdivision into smaller units.

Development Principles

- **Retention of the site for employment generating uses**
- **Protection of the existing mature landscaping**
- **High design standards for any redevelopment scheme**
- **Promotion of sustainable transport measures to address the transport issues and improve the sustainability of the site.**

Area of Change 10

The Strand

The area around The Strand grew in the inter-war years as a suburb of Worthing. It is an area well served by road and rail, close to the A259 and Durrington Station. The area includes a mix of uses, with a local shopping parade, education, leisure, employment together with residential and community uses.

The main opportunities for change in the area focus on the Worthing College and the former Lloyds TSB, The Causeway. These sites will be subject to redevelopment during the life of the Core Strategy and have the ability to deliver significant urban regeneration and renewal in this part of the town.

Challenges and Solutions

In order to meet the objective of improved educational facilities for Worthing College, the future of the College site will need to be reviewed, including the capacity for alternative uses to enable the necessary investment in future educational provision. Planning permission has already been granted to provide a significant amount of residential development (124 dwellings) on part of the site, to enable new education buildings to be secured alongside the residential development. The location of the site close to an existing shopping parade and community/health facilities makes this a sustainable location for new residential development. This site can ensure that a mix of residential development comes forward to provide a choice of housing, meeting the key recommendations of the Strategic Housing Market Assessment. With a significant amount of new housing, there will need to be an assessment of what additional community/health facilities will be required to support the additional residential units. This redevelopment must be regarded as an enabling development to allow for the College to invest in new educational infrastructure. This can either enable the new educational facilities to be provided alongside the residential development or the relocation of the College to an alternative site.

The former Lloyds TSB Registrars building is located at the Causeway, adjacent to Durrington train station. The building is split into two parts with a two storey banking hall and nine storey administration tower block. The two parts are linked at ground floor. The building is currently vacant and as a whole extends to approximately 5,850 square metres, with 295 car parking spaces. An assessment of this building was carried out in the Employment Research undertaken by Knight Frank (2009). In its current state the building was considered unlikely to attract new office occupiers and is likely to require comprehensive refurbishment. The research did indicate that in a stable market, there is potentially market demand for good quality refurbished, second hand stock in Worthing with dedicated car parking. The key challenge for this site is in securing the necessary investment to refurbish the existing building. However, it is in a sustainable location for office floorspace and the main objective must be in retaining a significant amount of office floorspace.

Objectives

The two sites can make a significant contribution to the regeneration of this area, providing a mix of housing, commercial and supporting community uses. The key objective for the Worthing College site is in securing an enabling development that will allow for the reinvestment in and enhancement of the education facilities offered. The key objective for the former Lloyds TSB

Registrars building is to retain the office floorspace, whilst recognising that any scheme will have to generate some form of enabling development to allow for the reinvestment in the existing buildings to bring them up to a standard to attract new office occupiers.

Development Principles

- **To secure investment in new education facilities for Worthing College**
- **To enable the refurbishment of the existing office floorspace**

Area of Change 11

Northbrook College, Durrington and Broadwater Sites

These sites are currently occupied by Northbrook College. At Durrington the site is situated at the junction of Titnore Lane and Littlehampton Road at the western edge of the borough. The main buildings occupy the south western section of the site, with the remainder providing outdoor recreation and car parking. It is a prominent site on entering the town from the west and currently has two road accesses, one to Titnore Lane and one to Littlehampton Road. To the east of the site is Yeoman Gate, a recently completed business park. The site at Broadwater is currently occupied by mainly single storey buildings constructed between 1920 and 1994. It is close to an existing shopping centre which also has community and health uses. To the south, west and north of the site there are predominantly residential buildings. It is a prominent site situated on the main route into the town centre.

In 2008 the College reviewed their property portfolio in Worthing (sites at Durrington, Union Place and Broadwater). Construction is underway on a sheltered housing scheme at Union Place and planning consent has been given for a new campus at Broadwater. The intention was to release the Durrington site for development, to provide essential funding for the new campus. The redevelopment was also dependent on funding from the Learning and Skills Council. This has not come forward and therefore it has been necessary for the College to reassess its plans.

Challenges and Solutions

The key challenge is to secure the longer term future of the College and investment in improved educational facilities. This will therefore require a flexible approach regarding future development, as there are two main options for the College to pursue. One is to continue with the original plan to dispose of the Durrington site and allow for investment in new college buildings on the Broadwater site, the other is to focus on the Durrington site and release the Broadwater site for development. Both sites are in prominent sustainable locations and both can accommodate a significant amount of development (approximately 100 dwellings). The main challenge is in ensuring that the redevelopment of either of these sites deliver the spatial objectives of the Core Strategy and facilitates the significant investment in much needed education infrastructure.

The location of the Durrington site at the edge of the borough and outside any defined town or district centre, does not lend itself to large scale retail or leisure uses. There is an opportunity to use the site to address the need for family accommodation (as identified in the SHMA). Some additional community infrastructure may be necessary given the scale of development and the location of the site in Northbrook Ward, which is in the 20% most deprived areas in England. In addition, the work undertaken regarding the employment needs of the borough supports the delivery of quality new employment floorspace through an extension to Yeoman Gate.

The Broadwater site is bordered on three sides by residential development and is close to existing shopping and community facilities. This lends itself to a predominantly residential development, again addressing the need for family accommodation. As part of the consideration of the previous application for new college buildings, there was an identified need for new community facilities in this location.

Objectives

The main objective is to ensure that any development delivers the required investment in educational facilities. For both sites, any development must be sustainable with opportunities to improve the public transport network. They are both prominent sites, consequently there are opportunities to create innovative redevelopments, of a high design standard.

Development Principles

- **On the Durrington site, a mix of high quality residential and employment generating uses supported by any necessary community infrastructure**
- **On the Broadwater site, a residential led development supported by any necessary community infrastructure**
- **Development on either sites will require sensitive and innovative design, maximising the gateway locations**

Area of Change 12

Decoy Farm

This is a large site of 7.7 hectares set on the eastern fringes of the town's major industrial estates. Most of the area is undeveloped, however there is a civic amenity site in current use. The site does provide an area of open space that effectively acts a buffer between Worthing and Adur. The land was formerly a landfill area and there is clear evidence of existing contamination and flooding problems. Due to these constraints, and poor accessibility, this site has remained undeveloped and is in need of significant investment to realise its full potential.

Challenges and Solutions

Access to the site is limited and without improvements to the local transport infrastructure any new major development will be difficult to implement. In an effort to improve access to the eastern industrial estates consideration has previously been given to the construction of an East Worthing Access Road (EWAR). However, on cost and environmental grounds, this has not been progressed and there is no expectation that this can be delivered in the short to medium term.

The existing civic amenity site will be replaced by a new recycling facility in the next five years, with a new dedicated access being built to accommodate the extra traffic it will generate. However, any further major new development would need to be accompanied by a transport assessment in order to assess the impact on the surrounding transport network.

Any new development would need to take account of mitigating against the problems of contamination and flood risk. Teville stream lies adjacent to the site and this would need to be protected against any adverse impacts of future development.

The size of this site and its current state of underdevelopment could provide an opportunity to develop a range of uses that could contribute to Worthing's future economic growth. Development of commercial enterprises that could complement and link up with the industrial estates would match the goals set out in the strategic objectives. Given the significant delivery issues on the site and related viability considerations a report by Knight Frank (2009) concluded that Decoy Farm is more likely to be a location for open storage that complement the new County Council waste facility. The provision of new recreational and leisure uses such as cycle and walking routes could be developed alongside commercial uses.

Objectives

New development on the site could add to the overall supply of small industrial units as well as other employment sectors such as larger warehousing, open storage and general industrial. There is evidence that there is unmet demand for larger, high quality freehold B2 units. A range of commercial uses would be considered in more detail should this site come forward for development. Any future use must address many of the aspects of Worthing's overall spatial vision and strategic objectives. It is unlikely that the area would be suitable for residential use, given the environmental and flooding constraints.

Development Principles

- **Developing opportunities on the site for mixed employment use that could include a range B1, B2 and B8 industrial units or open storage**
- **Site access issues must be suitably addressed**

- **Development should provide opportunities to develop new recreational uses that would take advantage of the area's open spaces**
- **Potential contamination issues will require further investigation and appropriate mitigation measures**

Providing for a Diverse and Sustainable Economy

- 6.21** Worthing needs to achieve a healthy, vibrant and diverse economy. The Council will work with its partners to deliver the regional objective of 'smart' economic growth that enables businesses to work as efficiently as possible, through considering their needs for land and premises, skills, movement, housing and ICT. The approach is one which seeks to ensure that the right amount and range of premises and sites are delivered in sustainable locations to meet the needs of the local economy. This will help to provide a business environment that will deliver a flexible mix of office and industrial units which will stimulate employment growth, meet the requirements of modern business and help to strengthen Worthing's economic growth and vitality.
- 6.22** Retaining existing local business and supporting new and growing business enterprise is a priority to help diversify Worthing's economy and reduce the current reliance on a small number of large employers based in the borough. This will be achieved by building on the existing economic strengths and supporting the growth of the emerging economic clusters and business excellence. In addition encouraging new development the Council will seek to ensure that all existing and underused sites will be used to support business and employment growth.
- 6.23** The policies in the Core Strategy will need to play their role in delivering the borough's contribution to the regional jobs growth targets (30,000 by 2026) as set out in the South East Plan. This will be done by ensuring the right land and development opportunities exist within the town. There are separate policies that specifically deal with retail, community facilities, tourism, and these will all play a role in delivering the jobs required.

Industrial and Warehousing

- 6.24** Worthing is an important manufacturing base that includes a number of pharmaceutical, electronics, instruments and aerospace firms. These companies and a variety of smaller support firms are key elements within the industrial market which fuel demand for a range of units.
- 6.25** There is an identified need to deliver up to 780,000 sq ft of industrial and warehousing floorspace up to 2026. Demand is focused at the smaller end of the market, particularly freehold units of less than 5,000sq ft. Due to the scarcity of available sites for new development within the borough a significant proportion of the demand (circa 600,000sq.ft) is likely to be met through the renewal of poorer quality and derelict premises/sites on the existing industrial estates. In addition to regenerating existing industrial estates there is also a need to develop land to meet the anticipated shortfall in demand for new space up to 2026. The employment elements of some of the identified Areas of Change will help to deliver this shortfall. Industrial completions will be monitored to assess changes over time.

Office

- 6.26** The projected growth of professional and business services, together with new companies in the creative industries are likely to be important drivers of the office market. Demand is characterised by long established or indigenous firms seeking better quality and larger space together with changes to operational requirements. Large requirements are rare with the greatest demand for offices of under 5,000sq ft and particularly 500-2,000sq ft.
- 6.27** There is an identified need for approximately 240,000 sq ft of office floorspace up to 2026. This identified need will be delivered mainly through the refurbishment or redevelopment of existing vacant buildings but there will also be a need to develop some new provision. The focus for this additional floorspace will be the town centre first but it is accepted that issues relating to site acquisition/assembly may make this difficult to achieve. However, there is an opportunity

to deliver part of this floorspace through major town centre mixed-use redevelopment schemes. In addition, some new out of centre office development may be acceptable if it contributes towards regeneration aims, is located in sustainable areas well served by public transport and doesn't undermine the role of the town centre as an office location.

Business Incubator / Serviced units

- 6.28** There is currently a limited provision of workspace to nurture the development of local business and no provision of incubation space in the borough. The provision of serviced office / business suites would support potential start-up businesses and help develop a more diverse local economy. The provision of serviced space will be promoted through the delivery of a wide range of workspace choices for different types and sizes and business within the borough.
- 6.29** A business incubator could be developed in association with an educational institution and/or a research and development facility designed to support and nurture sectors of the economy important to Worthing, such as pharmaceuticals, advanced engineering and creative industries.

Skills and Learning

- 6.30** Delivering the right conditions for a diverse and sustainable economy is not only about providing the right amount of space in the right locations, it is also about ensuring that there is a resident population that has the right skills to match business needs. One of the Council's corporate objectives is to 'try and influence the educational achievement and training opportunities in the area.' To achieve this the Council will work jointly with the business community and education and training providers to deliver co-ordinated programmes to ensure that the skills provision meets business requirements. The aim is to ensure skilled employees will be retained and attracted to the town.

Policy 3

Providing for a Diverse and Sustainable Economy

Delivering sustainable economic growth by ensuring that the right conditions are created. This will be done by:

- **Identifying sufficient sites in sustainable locations to provide for a range of employment space to meet the needs of current and future business needs**
- **Promoting the delivery of new town centre office space through major new mixed-use schemes**
- **Promoting key employment areas for reinvestment, intensification and redevelopment to bring about upgraded and additional employment floor space**
- **Identifying employment renewal opportunities for under-utilised and vacant premises**
- **Making more efficient use of existing and underused accessible employment sites**
- **Supporting the development of tourism, leisure and creative industries with particular emphasis on the town centre and seafront locations**
- **Improving the skills and educational achievement of the town's residents to match business needs, by working with the agencies responsible for their delivery**
- **Promoting a greater choice of start up /serviced offices**
- **Investigating the opportunity for a business incubator with key partners**
- **Supporting the improvement of ICT infrastructure through the provision of ICT enabled sites, premises and facilities and the support of home-based business.**

Protecting Employment Opportunities

- 6.31** Worthing's existing employment areas will continue to play a fundamental role in the economy of the town and research indicates that there is no justification for the release of any industrial estates or business parks. Although the quality of the floorspace on offer varies occupation rates are generally high. To ensure that an adequate supply of employment space is retained the Core Strategy seeks to protect existing employment generating sites and premises whilst encouraging, where appropriate, their improvement or redevelopment to meet the current and future requirements of the local economy.
- 6.32** The key industrial estates and business parks will be protected and these are listed in the policy below. However, as supported by recent research, outside of these areas there will still be a presumption against the loss of land/buildings currently in employment use or last in use for employment purposes. However, there may be circumstances where some loss of employment floor space may be acceptable if it would allow for the redevelopment of existing premises for employment use. Any proposed loss of employment floor space will need to be justified through a process which will seek to ensure that all reasonable steps have been taken to maintain the existing use. Where it is demonstrated that it is not viable to maintain the existing use then options for alternative employment uses will need to be explored before non-employment uses would be considered. For the purpose of these policies employment uses include B1, B2, and B8 together with other employment generating uses as appropriate.
- 6.33** Further more detailed assessment criteria for the protection of employment floor space and new employment opportunities will be progressed through a subsequent Local Development Document.

Policy 4

Protecting Employment Opportunities

1. Safeguarding existing employment areas. The following key industrial estates and business parks will be protected:

- Broadwater Business Park
- Northbrook Business Park
- Northbrook Trading Estate
- Canterbury Road (including Garcia Trading Estate)
- Downlands Business Park
- East Worthing Industrial Estate
- Faraday Close
- Goring Business Park
- Ivy Arch Road
- Meadow Road Industrial Estate
- Yeoman Way

The following key office locations will be protected:

- Liverpool Terrace/Liverpool Gardens
- Chatsworth Road
- North Street/High Street
- Railway Approach
- Crescent Road
- Farncombe Road

2. Outside the protected employment areas the conversion or redevelopment of land and buildings currently in employment use or last used for employment purposes will be resisted unless it can be satisfactorily demonstrated that the site (or part of the site) or premises is genuinely redundant and is unlikely to be re-used for industrial or commercial use within the Plan period, having regard to the following factors:

- The site, with or with adaptation, would not be capable of accommodating an acceptable employment development.
- No effective demand exists or is likely to exist in the future to use the land or buildings for employment generating activities. Consideration should include the length of time the property has remained vacant, the attempts made to sell/let it and the demand for the size and type of employment premises in the area.
- The condition of the property and the works required to make it suitable for an employment use, either through refurbishment or redevelopment, would be uneconomic.
- The loss of a small proportion of floorspace would lead to a significant upgrade of the remaining employment floorspace.
- The existing use conflicts with neighbouring uses.

The Visitor Economy

- 6.34** Tourism has long been an important part of the local economy. However, Worthing is a highly seasonal and weather dependant visitor destination and according to research it is perceived as being 'outdated' with 'little to do'. It is therefore essential that the negative perceptions of Worthing are combated and that these issues are addressed in a way that helps to overcome seasonality and provides a greater and more vibrant visitor offer.
- 6.35** The Core Strategy seeks to support this sector through the provision of new tourism and leisure facilities and visitor accommodation. In addition, the Council, working in partnership with key stakeholders, aims to reinforce the town centre's role for culture, tourism and leisure that will see Worthing become a more attractive destination with a dynamic economy that serves visitors and residents. This and other strategies, particularly the developing joint regeneration work for Adur and Worthing, will contribute towards meeting and delivering these goals which link in with the Strategic Objectives to revitalise the town centre and seafront, deliver a sustainable economy, improve quality of life and deliver high quality distinctive places.
- 6.36** The town offers a range of visitor attractions such as the pier and promenade, in addition to entertainment and event venues. The Local Development Framework will seek to ensure that opportunities are secured for new facilities and that existing facilities which support the boroughs overall tourist offer are protected and, where needed, positive improvements are achieved.
- 6.37** The seafront and the activities along it are important visitor attractions and together with the town centre the area provides entertainment, restaurants, bars and shopping that benefit the tourist industry. However, studies have indicated that much of this offer is not achieving its full potential and requires upgrading to play an improved role in attracting more visitors to the town. It is considered that major new cultural/mixed use attractions should take advantage of Worthing's coastal location and provide quality facilities that meet current and future aspirations.
- 6.38** In recognition of its important role and in acknowledgement of the improvements that are required the Worthing Master Plan and more specifically, a Seafront Strategy have been produced which provide a detailed action plan and implementation programme for its improvement. Following public consultation the Seafront Strategy identified a number of key areas along the seafront that would deliver enhanced attractions. These projects include the improvement and upgrading of the lido and pier, the introduction of a fishing quarter, a new café, a paddling pool and a themed playground. In addition, there are environmental, cultural and artistic improvement schemes that seek to raise the overall quality of the seafront. An example of this is the Splash Point regeneration scheme which has received funding from the Government's Sea Change programme.
- 6.39** Worthing already has a number of successful events running throughout the year, including the annual National Bowls championships but this needs to be developed further to ensure that Worthing has an all year round offer of events and facilities. Worthing must also try to tap into the growing short break and cultural tourism market which is another effective way of attracting off-peak visitors. The Council has prepared a Public Art Strategy which aims to ensure that all opportunities are taken to improve and upgrade public art on offer in Worthing.
- 6.40** As well as the seafront and the town centre the tourism offer of the town goes beyond these areas and includes the South Downs National Park, public parks and gardens and historic buildings. The South Downs National Park is recognised as both a visitor and recreational asset and the Council will work with the National Park Authority and other stakeholders to strengthen sustainable links to the countryside.

Visitor Accommodation

- 6.41** In order to support the tourism sector there is pressure to provide quality accommodation for a variety of visitor needs, ranging from the lower budget to more 'high end' corporate requirements. This sector is seen as a valuable employer for the borough but over recent years some of the accommodation stock in the town has become vulnerable to market forces, most notably losses to residential uses.
- 6.42** Research indicates that there is potential to deliver a wide range of accommodation to meet the current and forecast needs of visitors. Studies show that there is a strong market demand for budget hotels and good quality guesthouses / B&B's. There is also the potential to provide a three star hotel, boutique/spa style accommodation, serviced apartments and pub accommodation. The widening of the accommodation offer will help to bring visitors to the town all year round and may encourage them to stay longer.
- 6.43** Supporting existing visitor accommodation by repositioning and upgrading the offer will be critical to the future success and development of this sector. The approach is one that seeks to enhance and protect existing facilities unless it can be demonstrated that some small loss of accommodation is the only way to provide an overall improved standard. Where it is no longer viable to continue the existing use, alternative leisure/visitor uses will be explored before loss to a non-tourism use would be accepted. More detailed assessment criteria for the protection of visitor accommodation will be developed within a subsequent Local Development Document.

Policy 5

The Visitor Economy

The retention, upgrading and enhancement of existing visitor attractions and visitor accommodation to meet changing consumer demands will be supported.

The Council will support suitable new tourist and leisure facilities, with a particular focus on the town centre and seafront area. The aim is to enhance the visitor offer to support the regeneration of the town and help to reduce seasonality.

The Council will work with partners to support the role of the arts, creative industries and sustainable tourism sector in creating a modern and exciting environment that will attract more visitors to the town.

The existing stock of visitor accommodation will be safeguarded unless:

- **It is demonstrated that the loss of some bed spaces is the only way of improving the standard of the existing accommodation**
- **Having undertaken an assessment of viability it is accepted that the current use is non-viable. If this is the case, alternative tourist / leisure / visitor uses would need to be considered before a non-tourism related use would be accepted**
- **Alternative uses will be considered on the basis of whether they enhance the role of the visitor / tourist economy and vitality of the seafront and town centre area**

Retail

- 6.44** The South East Plan identifies Worthing as a Primary Regional Centre and is part of a strategic network of centres promoted by the regional strategy for major retail development and other complementary uses including employment, housing, cultural and social. Policy TC2 of the South East Plan requires that growth should take place within the regional centre, but that local authorities will need to consider the balance of the network of district, neighbourhood and local centres so that it is not overly dominated by the largest centre.
- 6.45** The Government's key objective for town and other centres, as set out in Planning Policy Statement 4 (PPS4): 'Planning for Sustainable Growth' (Dec 2009), is to promote their vitality and viability. This will be achieved by planning for the economic growth of existing centres with the aim of offering a wide range of services. The new PPS4 retains the sequential test that town centres need to be developed first and replaces the needs test for edge or out of town proposals with a wider impact test.
- 6.46** In Worthing a retail network has been established based on centres of varied degree of size and importance. Broadwater, Goring and West Durrington are the three district centres that serve convenience shopping and service needs of the local community but can also draw in residents from other areas in the borough. There is also a network of medium and small-scale local centres, which meet day to day shopping and community needs. The policy aim is to locate the appropriate type and scale of development in the right type of centre, ensuring it fits in to that particular centre and complements its role and function. Cafes, restaurants and pubs are an important ingredient in the overall mix of a shopping centre, playing its part in keeping it viable. Development outside the centres will need to comply with the tests set out in PPS4 and demonstrate that the sequential approach to site selection has been followed.
- 6.47** Evidence in the form of a Retail Study (2005) which forecast retail growth for convenience (food) and comparison (non-food i.e. fashion, household) goods has shown that, allowing for existing commitments, there is no surplus spend to support further convenience retail. Worthing Borough could potentially support up to 38,000 m² (net) comparison floorspace capacity up to forecast period 2017, with the town centre accommodating the bulk of the forecast.

Comparison Goods (non-food) Capacity Forecasts in Worthing - Scenarios 1 and 2

	2009	2013	2017
Town Centre	4,590 - 8,540	9,840 - 18,490	15,850 - 30,100
District & Neighbourhood Centres	770 - 1,350	1,650 - 2,930	2,660 - 4,765
Other	1,100 - 1,950	2,680 - 4,695	4,480 - 7,890
Borough total	6,470 - 11,830	14,170 - 26,110	22,990 - 42,750

Scenario 1 - m² based on lower annual spend (+3.7%) and turnover efficiency (+1.0%) growth
Scenario 2 - m² based on higher annual spend (+4.7%) and turnover efficiency (+1.5%) growth

- 6.48** In February 2010 the Council commissioned consultants to update the 2005 Coastal Districts Retail Study.

Town Centre

- 6.49** Part of the vision set out in Worthing's Master Plan (2006) is the creation of a new retail heart, the 'retail core', to be achieved by redeveloping the Guildbourne Centre and Union Place car park. These proposals are based on research set out in the 2005 retail study which first identified that Union Place integrated with the Guildbourne Centre could provide the retail heart that is currently missing from the town centre.
- 6.50** The new retail core is expected to extend the Primary Shopping Zone A and B and will create opportunities for attracting national, high quality retail operators to the town centre and to meet the future requirements of existing established retailers. In the future, should the mixed use retail core and / or the Teville Gate development come forward the town centre boundary and shopping zones will be reviewed.
- 6.51** As identified in research undertaken by GVA Grimley, 'Supporting the retail sector in Worthing Town Centre' (2009), the impact of the new retail core will need to be counter balanced with improvements elsewhere and a number of areas have been identified accordingly. Development opportunities include the following Areas of Change: the Grafton site; Marine Parade Stagecoach site; Teville Gate; and the Newland Street Superstore site.
- 6.52** The Master Plan also proposes to transform the town's retail offer through the development of modern new retail space and the strengthening of the existing retail area around Montague Street and niche sectors around Warwick Street and Brighton Road. The mixed use Grafton site and Marine Parade Stagecoach site will help facilitate this strengthening process and improve the connectivity between the seafront and the town centre. The town centre will provide a multi-dimensional retail experience, meeting the needs of those who want high quality retailers as well as those who seek a more distinctive independent retail offer. Central to this transformation is the redevelopment of the Union Place Area of Change with a new department/anchor store and a new retail circuit.
- 6.53** The GVA Grimley retail study has examined the current shopping frontages and town centre boundary and concludes that there is no need to amend the town centre boundary. Based on the current composition of retailing and major sites that have been identified the study confirms that a zoning for shopping areas dividing the town centre into Primary Zone A, Primary Zone B and Secondary Areas should be retained. Primary Zone A is exclusively for A1 uses, Primary Zone B includes A1/A3/A4 and the Secondary Area also includes A2 in addition to A1/A3/A4. The distinction between Primary Zone A and Primary Zone B will also be considered when reviewing the shopping zones.
- 6.54** The study includes a strategy to support existing retail areas in preparation for the delivery of the new retail core. It also provides a strategy for creative use of vacant shops during the economic downturn. The above recommendations and more detailed retail policy or guidance will be set out in more detail in a subsequent Local Development Document.
- 6.55** The retail policy links in with the Strategic Objectives of revitalising Worthing's town centre and seafront and reducing the social and economic disparities that exist in Worthing whilst improving quality of life for all.

Policy 6

Retail

The Council will work with organisations and the local community to identify, protect and enhance the following hierarchy of vital and viable town, district and local centres:

Town Centre	To ensure that Worthing town centre continues to fulfill its sub-regional role, it is important to provide development that meets both quantitative and qualitative needs. New retail, leisure and office development will therefore, be directed to the town centre, although a significant amount of office development is expected to be out-of-centre.
District Centres	<i>Broadwater/Goring Road/West Durrington:</i> Development required to meet the needs of the area served by the centre, is of a scale appropriate to the centre and will not adversely impact on the vitality or viability of other nearby centres will be allowed.
Local Centres	Medium-scale local centres: <i>Findon Valley/Tarring Road/South Farm Road/The Strand/Thomas A. Beckett/Ham Road/Rowlands Road/The Mulberry.</i> Small-scale local centres: <i>Aldsworth Parade/Boxgrove/Broadwater Street East/Limbrick Corner/Lyndhurst Road/Manor Parade/Selden Parade/Alinora Crescent/Broadwater Road/Salvington Road/South Farm Road (North)/South Street Tarring/Brighton Road/Dominion Road/Downlands Parade</i> No proposed development will be allowed within these centres, unless it can be demonstrated that it is to meet local needs, is of a scale appropriate to the centre and will not adversely impact upon the vitality or viability of other nearby centres.

This will be achieved through:

- **Developing the town centre and creating a new retail core by redeveloping the Guildbourne Centre and incorporating additional retail space in Union Place (Union Place Area of Change)**
- **Identifying Primary and Secondary Shopping Zones where Secondary zones are more flexible and encourage retail, commercial, leisure and cultural development. Primary Shopping Zones are divided into A and B where Primary Zone A protects A1 uses and Primary Zone B allows a more flexible approach to A3/A4 uses**
- **Safeguarding the retail character and function of the town centre by resisting developments that detract from their vitality and viability**
- **Applying the sequential approach when considering proposals for new out-of-town uses**
- **Encouraging convenient and accessible district and local shopping facilities to meet day to day needs of residents, and contribute to social inclusion.**



7 Delivering the Vision - Housing & Infrastructure

Introduction

7.1 The two key aims of this chapter are, firstly, to ensure that the right mix and type of housing is delivered in the right places to meet identified demand. Secondly, this section seeks to ensure that appropriate infrastructure is delivered in a timely manner that responds to growth and change within the town. The six policies that follow will contribute towards the delivery of the Vision and particularly the following Strategic Objectives (SO):

- SO4 - Meet Worthing's housing needs
- SO5 - Reduce social and economic disparities and improve the quality of life for all
- SO6 - Deliver high quality distinctive places

Meeting Worthing's Housing Needs

7.2 The overarching housing policy goal is to ensure that everyone has the opportunity of living in a decent home which they can afford, in a community where they want to live. The South East Plan sets out the housing distribution for the Region. For Worthing this translates to a requirement to make provision for an additional 200 dwellings (net) per year (4,000 new homes between 2006-2026). The spatial approach for housing in Worthing must therefore take this requirement as a starting point but must also demonstrate how the provision of housing contributes to the main vision and regeneration strategy. It must promote a wide choice of housing type, improve affordability and ensure a better balance between housing demand and supply.

7.3 The Core Strategy needs to clearly set out how the borough will deliver the requirements of the South East Plan to 2026. To support this delivery the Strategic Housing Market Assessment (SHMA) is an important part of the evidence base. The SHMA sets out clear recommendations for Worthing and the borough's housing requirements will need to be considered within the context of the wider housing market area. An important challenge is to ensure a range and mix of sites are brought forward and appropriately phased to deliver a range of housing products, including flatted and larger family housing, to meet market demand. In addition, the Council will need to assess the deliverability of potential housing sites and work to establish and programme necessary infrastructure to support this. The Council will need to work proactively to monitor and manage housing supply and maintain a five year supply of deliverable sites.

7.4 In addition to the SHMA, the 2009 Strategic Housing Land Availability Assessment (SHLAA) is a key component of the evidence base to support the delivery of sufficient land for housing to meet the community need for more homes. The primary role of this assessment is to identify sites with potential for housing, assess their housing potential and assess when they are likely to be developed. Although the SHLAA is an important evidence source to inform plan-making, it does not in itself determine whether a site should be allocated for housing development.

7.5 The SHLAA has indicated that there is an adequate supply of housing sites that is suitable, available and achievable to meet Worthing's housing delivery requirements. Importantly, these conclusions meet the PPS3 requirement for local authorities to plan for a continuous five year supply of deliverable sites. This supply is illustrated within a Housing Trajectory in Appendix 5. The appendix also includes additional information relating to the housing land supply, including a list of the large sites with planning permission and supporting tables which help to provide an understanding of the expected delivery rates as an annual figure for the borough and for each identified development site.

- 7.6** The housing supply figures set out in the SHLAA were assessed in line with guidance and under these terms there was no requirement for the Council to then look at broad locations or determine the potential of windfall sites. However, the Council will need to ensure that an adequate housing land supply is maintained, that the delivery risks are mitigated and contingency arrangements are in place. Continuous monitoring will be required to ensure that housing delivery is managed appropriately.
- 7.7** In terms of meeting South East Plan housing requirement, as at April 2009, the total housing supply was 3,634 dwellings. The table below sets out the housing land supply position:

Housing Land Supply

	Total	Annual Average
South East Plan Requirement 2006-2026	4,000 ^(a)	200
Dwellings built 2006-2009	906	302
Remaining Requirement 2009-2026	3,094	
Supply 2009-2026		
Large sites with planning permission at 01/04/09	829	
Small sites with planning permission at 01/04/09	286 ^(b)	
Major Development Areas		
West Durrington	875	
Northbrook College, Littlehampton Rd/Broadwater Rd	105	
Worthing College, Bolsover Road / The Strand	124 ^(c)	
Teville Gate	260	
Grafton Site, Augusta Place	250	
Remaining site specific sources identified in the SHLAA	905	
Total supply 2009-2026	3,634 ^(d)	214 ^(e)

- 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 2008-2013
 c. Outline Planning Permission granted
 d. Source: RLA 2009
 e. Rounded figure

- 7.8** Whilst the South East Plan provides a starting point regarding the provision of housing for the borough, this is not simply a 'numbers game'. A key element of the Core Strategy is to focus on those sites and locations that can deliver the regeneration-led spatial strategy. Whilst the delivery of housing is an important objective, it is essential that the strategic sites identified bring about a mix of uses, contributing to the wider economic and community needs of the borough. As such, the main driver underpinning the Core Strategy is place-based regeneration initiatives which will provide an opportunity to develop a more rounded housing offer.
- 7.9** The findings from the SHMA emphasise that future housing in Worthing should include a mix of types and sizes to cater for families, older and younger people. The developments planned within the borough present an ideal opportunity to bring forward a balance of new housing in

terms of both type and tenure. It is imperative that the approach in the Core Strategy brings forward a range of housing types, to include larger family homes to help diversify the housing offer and contribute to the sustainability of the borough. It is also important that an appropriate range of affordable housing is delivered taking account of wider infrastructure requirements and the viability of developments. In particular, opportunities to secure more family housing must be taken on those sites and locations brought forward outside the town centre.

Policy 7

Meeting Housing Need

The Core Strategy will facilitate the delivery of 4,000 net additional dwellings in the Borough in the period 2006-2026, at an annual average rate of 200 dwellings per year, including:

Major Development Area	Approx. No. of Dwellings	Role
Teville Gate	260	<ul style="list-style-type: none"> • Creation of high quality town centre living • Higher densities and quality residential development such as apartments and town houses
Grafton Site	250	
West Durrington	875	<ul style="list-style-type: none"> • Sustainable and balanced mix of housing • Lower densities and higher numbers of family dwellings • Securing new community and education infrastructure
Northbrook College, Littlehampton Road / Broadwater Road	105	
Worthing College, Bolsover Road / The Strand	124	

The overall supply of new residential development, including sites identified in the Strategic Housing Land Availability Assessment (SHLAA), will be monitored and managed to ensure there is a sustainable supply of housing land.

Getting the Right Mix of Homes

7.10 PPS3 'Housing' indicates that the approach to the mix of housing should be informed by a Strategic Housing Market Assessment and other local evidence. The SHMA established that the housing offer in Worthing is focused towards smaller properties, typically 1-2 bedrooms (40%). Flats account for almost one-third of its total housing stock which is significantly higher than regional and national levels. The majority of flats are in purpose-built blocks, however, Worthing also has a significant proportion of flats in converted buildings. In recent years Worthing has seen the most significant shift towards the construction of one and two-bedroom properties.

7.11 Given the current availability of housing within the borough and the demographic trends and forecasts, the main objective of the policy approach is to redress the imbalance in the housing mix that has dominated recent new development, namely smaller flats. There remains a valid role for flats to play in higher density town centre developments, however, flats should not form the principal type of future housing stock in the borough. The spatial approach will therefore be in reinforcing the role of the town centre to provide higher density developments, with a more

rounded town centre living offer. New developments outside of the town centre should be designed to bring forward a range of housing types to help diversify the housing offer and, in particular, meet the needs for family housing.

Policy 8

Getting the Right Mix of Homes

The Core Strategy will deliver a wide choice of high quality homes to address the needs of the community:

- Higher density housing to be located in and around the town centre
- Areas of Change outside the town centre, new development will predominantly consist of family housing
- Within suburban areas only limited infilling which will predominantly consist of family houses.

Requirements of Specific Groups

- 7.12** Given the demographic characteristics of Worthing it is important to provide an appropriate choice of housing for all age groups, particularly the elderly. This should include specialist accommodation, particularly in the form of supported and extra-care housing as an alternative to residential care.
- 7.13** Furthermore, it is important that accessible and adaptable accommodation is provided for everyone, from young families to older people and individuals with a temporary or permanent physical impairment. The delivery of these 'Lifetime Homes' make life as easy as possible for as long as possible because they are thoughtfully designed. Lifetime Homes incorporate 16 design features that together create a flexible blueprint for accessible and adaptable housing. The Council will support and promote the Lifetime Homes concept as it helps to increase choice, independence and longevity of tenure, vital to individual and community well-being.
- 7.14** Local studies have gathered information on the requirements for gypsy and traveller sites in West Sussex. In comparison to the other districts in West Sussex Worthing has the smallest quantity and demand for gypsy and traveller sites and, as such, the evidence does not justify the need for specific allocations for any designated traveller's sites in the borough. The 2008 SEERA consultation on gypsy / traveller sites and pitches in the South East identified a need for between two and four additional pitches in Worthing between 2006 and 2016. This level of site provision would not support a viable and managed permanent site.
- 7.15** Given this very low requirement in Worthing it is considered that the most appropriate approach is to address the needs of gypsies and travellers within a sub-regional context. A joint strategy in this regard would be able to provide a consistent and deliverable policy approach for site delivery. This work will be progressed by 'Coastal West Sussex' which is an existing partnership of local authorities and other organisations committed to developing the areas' infrastructure in a way that is sustainable and achieves the best economic, social and environmental gains. Officer and member discussions relating to the gypsy and traveller review are on-going. Any specific sites identified through this sub-regional work would then need to be progressed by the relevant local authority through a subsequent Development Plan Document.

Existing Housing Stock

- 7.16** The existing housing stock is an important part of the overall housing provision in the town which contributes to meeting local needs. In particular, the Strategic Housing Market Assessment outlines the importance of providing for family accommodation. Whilst the conversions of existing housing can provide an important source of new housing, a key objective should be to retain, where possible, existing family housing.
- 7.17** Unless there are particular circumstances which meet the spatial objectives and can justify a loss of a dwelling, the policy is to resist proposals which result in a net loss of housing. This policy approach sits alongside the Empty Property Strategy which aims to reduce the number of empty homes in Worthing by positive actions and interventions, to return homes into use and by preventing others becoming empty in the future.

Policy 9

Existing Housing Stock

The Core Strategy will seek to ensure the retention of the existing housing stock unless:

- the proposal results in a net increase in the family housing stock
- the housing and its environment is of an unacceptable standard, which cannot be improved
- the loss would facilitate the delivery of a needed community use.

Affordable Housing

- 7.18** Local Planning Authorities should set out the range of circumstances in which affordable housing will be required. PPS3 defines affordable housing as: *"Affordable housing includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. Affordable housing should:*
- *Meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices.*
 - *Include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision."*
- 7.19** In PPS3 it is indicated that on sites of 15 dwellings and above, affordable housing should be provided as part of the development scheme. However, Local Planning Authorities can set lower minimum thresholds, where viable and practicable. The presumption is that affordable housing should be provided on the application site so that it contributes towards creating a mix of housing. However, where it can be robustly justified, off-site provision or a financial contribution in lieu of on-site provision may be accepted as long as the agreed approach contributes to the creation of mixed communities in the local authority area.
- 7.20** The South East Plan emphasises that the Sussex Coast sub-region has a below average supply of affordable housing and policy SCT6 seeks to redress this while acknowledging that authorities will need to set their own affordable housing thresholds to reflect local circumstances but consistent with achieving the overall guideline across the sub-region of 40% of new housing development being affordable.

- 7.21** The Strategic Housing Market Assessment (SHMA) identified that there is an acute affordable housing need. The need for affordable housing is as a result of a combination of market conditions, low earning bias and existing social housing stock. The housing needs analysis provides a snapshot assessment of requirements for affordable housing in accordance with the Government's guidance. The housing needs assessment undertaken is strongly influenced by the actual numbers of households whose real circumstances have been assessed and defined as in housing need by the Council. It shows acute pressures on affordable housing, partly influenced by the significant barriers to market entry which currently exist. While house prices relative to earnings are currently falling and interest rates are low, there remain significant barriers to home ownership linked to the availability of mortgage products and high deposit requirements of the banks.
- 7.22** The results of the housing needs assessment estimates that the net annual housing need in Worthing is between 161 and 261 households. This compares to an annual housing requirement for 200 homes per annum in the South East Plan. The lower estimate is based on acute need for social rented housing from those in reasonable preference groups. The higher estimate is based on meeting the need of all those on the Council's waiting list. These estimates assume that the backlog of need is met over a 10 year period which seems realistic, but is longer than assumed in other needs assessments.
- 7.23** The SHMA outlined a range of segments of the housing market that cater for those who cannot afford to buy a house. There is an important role which both intermediate housing and the private rented sector can play in meeting housing need. Intermediate housing is defined as housing at prices and rents above those of social rent, but below market prices or rents. These can include shared ownership and equity products and other low cost homes for sale and intermediate rent. The SHMA assessed that there was a strong long term potential for intermediate housing and recommended that at least 20% of all affordable housing in West Sussex should be provided on an intermediate basis in the short term, increasing to 30% in the longer term as the viability of the housing market improves. A key recommendation of the SHMA is to stimulate choice and access in the intermediate housing market. The SHMA recommends that further work is undertaken to raise the profile of intermediate housing products, and promotes a review of eligibility criteria where possible to increase the role which intermediate housing can play in supporting local people in making their first step onto the housing ladder.
- 7.24** In meeting the housing needs of the borough, there needs to be a proactive approach to deliver more affordable homes and the policy approach should reflect the key recommendations of the SHMA. However, in terms of achieving overall delivery, account needs to be taken of the impact of increasing the requirements for affordable housing and the pressure this may place on the viability of development. An Affordable Housing Development Viability Study carried out in 2007 by Adams Integra (an affordable housing consultancy firm) analysed the viability of the policy option set out in the Core Strategy Preferred Options as well as considering any alternatives. The study concluded that in viability terms the 30% requirement could be supported on sites of 15 or more dwellings, with 40% being viable on larger sites. This will need to be considered in the context of a number of issues including the complexities associated with site conditions, the overall proposal and the degree to which the provision of affordable housing would prejudice other spatial objectives. The study supported the approach of sites in the size range 6 to 14 units contributing to affordable housing need. However, as it is accepted that there can be practical, design and affordability issues with incorporating on-site affordable housing on smaller schemes, the proposal to collect a financial contribution in lieu of on-site contributions was considered viable.

- 7.25** The approach to the delivery of affordable housing on larger sites can address the recommendations of the SHMA and South East Plan. This recognises that the larger, strategic sites have the opportunity to secure a sustainable mix of housing and are more likely to be viable regarding an increased affordable housing target.
- 7.26** The policy has been informed by local evidence and conforms to regional and national guidance. Under normal market conditions, the targets are considered to be realistic and achievable. The approach is designed to be flexible and responsive to changing market conditions.

Policy 10

Affordable Housing

A mix of affordable housing, including social rent and intermediate housing will be sought to meet local needs on all but the smallest sites:

- on all sites of 6 to 10 dwellings, 10% affordable housing will be sought via a financial contribution
- on all sites of 11 to 14 dwellings, 20% affordable housing will be sought via a financial contribution
- on all sites of 15 to 49 dwellings, 30% affordable housing will be sought
- on all sites of 50 dwellings or more a target of 40% affordable housing will be sought.

The policy approach is to seek to secure on-site provision on sites of 15 dwellings or more. This is subject to:

- the economics of providing affordable housing
- the extent to which the provision of affordable housing would prejudice other planning objectives to be met from the development of the site
- the mix of units necessary to meet local needs and achieve a successful development.

Where the Council accepts that there is robust justification, the affordable housing requirement may be secured through off-site provision.

The appropriate mix in terms of housing tenures, house sizes of affordable housing and spread within a development will be determined in response to identified needs, funding priorities and housing strategy targets at the time of the development.

Infrastructure

- 7.27** The timely delivery of appropriate infrastructure is an essential part of planning for growth and change that must be taken into account when all planning documents are prepared for Worthing. The provision of a full range of accessible, high-quality community facilities close to residents and employees, minimises the need to travel and helps to create strong communities. Facilities should therefore, be made available throughout the borough to ensure that all residents have access to the services they require. Infrastructure is generally considered to be any facility, service or development which supports or enables that which is proposed. The definition of 'infrastructure' is further clarified within South East Plan (Policy CC7) and the infrastructure planning work summarised below.

- 7.28** The Core Strategy is an important element in this process as it provides the means of coordinating the necessary social, physical and green infrastructure required to ensure that sustainable communities are created. To achieve this, the planning process must identify the infrastructure requirements for the town, who will provide it and when. The Core Strategy has taken account of infrastructure planning and delivery and sets out an implementation framework that is flexible enough to accommodate changes in circumstances and priorities.
- 7.29** Much work to assess the infrastructure requirements of expected development has already been undertaken. Infrastructure planning is an on-going process and work is continuing to ensure that it has a direct and integral relationship with both the Local Development Framework and the Sustainable Community Strategy. Linked to development proposals, this process will help to ensure that the population of Worthing has access to a level of facilities and services to enable them to be successful, sustainable communities. Ultimately, this work will reach detailed conclusions as to what services will be needed to meet the demands of future development and, importantly, how and when it will be delivered.
- 7.30** A preliminary Infrastructure Delivery Plan (IDP) has been prepared to evaluate current conditions and challenges affecting Worthing's infrastructure, develop a new vision for that infrastructure, and identify key infrastructure shortfalls and how they can be met. The IDP, which aims to be practical, realistic and flexible, forms part of the evidence base for the Core Strategy and subsequent planning documents. Further information relating to the infrastructure planning process, including an overview of the IDP, can be found in Chapter 9 - Implementation.
- 7.31** If the Community Infrastructure Levy (CIL), or any subsequent legislation, is brought into force and adopted by the Council, this work will help in the preparation of tariffs for future development and, therefore, funding for them. The CIL is the Government's proposed new way of collecting money from development to help fund local and sub-regional infrastructure. Charges will relate the size of the charge to the size and character of the development paying it.
- 7.32** The Local Development Framework's aim is to protect, preserve and maximise the efficiency of existing community facilities and to plan for accessible new community provision that will meet the identified needs of all sectors of the local community. As highlighted in earlier chapters, there are a number of challenges in meeting the existing and forecast infrastructure needs of the borough. Some of these are addressed within specific sections of this Core Strategy and other elements are summarised briefly below but further addressed within the preliminary IDP.
- 7.33** The Core Strategy can contribute to improved health care provision as part of a broader strategy by providing an enabling policy framework for new facilities to come forward and helping to deal with pressures placed on existing health care and related services. The overarching aim is to improve health and the quality of health care provision by working closely with partners to identify suitable and accessible sites for new modern health care initiatives to meet the needs of all present and future communities.
- 7.34** To help ensure that people can access better employment opportunities the Local Development Framework will seek to contribute towards meeting the priority of raising educational achievement and increasing training and skill development opportunities. Schools, pre-schools and further educational establishments are important focal points for communities and meet an essential local need. The Council will seek to improve educational attainment and workplace skills by working with key education providers and partners to address needs for education provision in line with individual institutional aspirations and population growth. Both Worthing College and Northbrook College are working in collaboration with the Learning & Skills Council to deliver co-ordinated provision for further education in the borough.

- 7.35** Studies to evaluate Worthing's sports provision found that there is currently sufficient sports hall provision within the borough, although demand for such facilities is likely to rise in line with projected population. The need for an increased and enhanced provision of health and fitness and swimming facilities was also identified. It has long been acknowledged that the current swimming facility at the Aquarena (see Area of Change 1) is in need of replacement, and Worthing Leisure Centre, also has opportunities for enhancement. Given the demand and pressure on existing indoor facilities the promotion of the dual-use of existing facilities represents an effective use of resources and land. This approach can provide an opportunity to address gaps in current provision in both indoor and outdoor provision. The majority of open recreation space is characterised by predominantly high rates of usage although some of these have been found to be of low, or below average quality.
- 7.36** Developable land within the borough is limited given the relatively dense urban characteristics of the town and constraints around it. The result is that there can be increased pressure to release community facilities, particularly open recreation space for development. The same constraints also restrict the potential for the provision of new facilities. However, as the planning authority, the Council can protect existing valued community services and facilities from redevelopment to alternative uses as well as require that new facilities are secured in new development, where there is a need.
- 7.37** The Core Strategy will seek to ensure that existing facilities which support the borough's overall community infrastructure are protected and, where needed, positive improvements are achieved. Where proposals are submitted that would result in the loss of a building or land currently used, or last used, for community benefit, the Council will require the developer to ensure that the facility is either replaced in an accessible location elsewhere, or provide evidence to illustrate that there is no longer a need for the particular provision.

Policy 11

Protecting and Enhancing Recreation and Community Uses

Indoor and outdoor recreation facilities, open spaces, cultural and community facilities contribute to the well being of residents, workers and visitors. The current supply of such sites and facilities in the borough justifies a strategy that seeks to retain and enhance all existing provision.

Development will not be permitted which would lead to the loss of, or prejudice the use of, land / premises used, or last used, for community purposes unless:

- **the land / premises or their location are unsuitable for such uses**
- **adequate alternative accommodation is available locally that is as accessible and at least equivalent in terms of quality**
- **replacement facilities are proposed, or**
- **it has been demonstrated that there is no need for the existing use and that the potential to deliver an alternative community use where there is an identified need has been explored.**

In appropriate circumstances the dual use of community facilities will be encouraged.

New Infrastructure

- 7.38** The addition of more homes, jobs and activities will place added pressure upon the urban area. As a consequence, there is a need to invest in existing and new infrastructure to cope with the additional demand and appropriate proposals will be supported. National and regional planning policy requires that development should make appropriate provision of services and facilities to meet its own needs. In addition, new development often provides with it the opportunity to deliver facilities that may be lacking in that particular location. The delivery of new and improved services can therefore contribute towards addressing the strategic objective of reducing the social disparities that currently exist across the borough.
- 7.39** Where sufficient capacity does not already exist to meet the need created by new residents or users of a development, the development should contribute what is necessary, either on-site or by making a financial contribution towards provision or enhancement elsewhere. Some elements, such as the delivery of utility infrastructure, will be an integral part of all new development. Other elements, particularly community, recreation and transport contributions will relate to the identified needs that would arise from a development in a particular location.
- 7.40** Development contributions will be expected to meet the infrastructure needs of the occupiers / users of the new development. New and enhanced facilities and services must be of high quality, easily accessible and well related to the communities they serve. Although it is essential that adequate infrastructure is provided, it is also recognised that the costs associated with development and the implementation of planning obligations should not prejudice the delivery of schemes which meet the over-arching spatial objectives. At present the developer contributions towards infrastructure provision come through Section 106 Agreements / Planning Obligations attached to planning permissions.
- 7.41** Informed by the infrastructure planning work, the Local Development Framework will bring forward additional guidance on development contributions through a subsequent Local Development Document. This will take account of comments made during the consultation on the Draft Planning Contributions SPD (October 2007) and the service and infrastructure requirements related to the statutory undertakings of West Sussex County Council.

Policy 12

New Infrastructure

Development proposals for high quality and accessible infrastructure which meet the needs of the existing community will be supported.

New development should assist in creating sustainable communities. A framework for financial contributions from development will be informed by the Infrastructure Delivery Plan and will be set out in a Local Development Document. This will provide greater certainty to developers about what is expected from them in meeting the needs of their developments and, in turn, will help to shape a better future for Worthing's population.

Development will be permitted if the infrastructure required in association with it exists already to an acceptable level or will be provided in time for occupation of the development, either in its entirety or in phases. Where appropriate, developers will be required to deliver the infrastructure that meets the needs that arise from their development, either on-site or through a financial contribution to off-site provision.

7 Delivering the Vision - Housing & Infrastructure



8 Delivering the Vision - Sustainable Environment

Introduction

8.1 The key aims of this section of the Core Strategy are to ensure that the natural environment is protected and enhanced and that new development helps to deliver sustainable, high quality communities. The seven policies that follow will contribute towards the delivery of the Vision and particularly the following Strategic Objectives (SO):

- SO1 - Protect our natural environment and address climate change
- SO5 - Reduce Social and Economic Disparities and Improve Quality of Life for all
- SO6 - Deliver high quality distinctive places
- SO7 - Improve accessibility

Natural Environment and Landscape Character

8.2 The strategic objectives of the Core Strategy set out the need to ensure that the quality of the natural environment is protected, maintained and enhanced for current and future generations. Conserving and enhancing the natural and built environment are important aspects of the planning process and this has been endorsed through the consultation process which has highlighted the value and importance of the town's natural assets.

8.3 Although Worthing is primarily an urban area it does contain important greenfield areas to the east, west and north of the town. Enabling continued sustainable growth and development are important factors in securing Worthing's economic growth and vitality. However, as pressure for development grows it remains important to protect and where possible, enhance areas that are important and valued for their nature, flora, fauna, geological and biodiversity conservation.

8.4 The South East Plan highlights the importance of protecting an area's open countryside. In particular, planning authorities and other agencies should recognise and aim to protect and enhance, the diversity and local distinctiveness of the region's landscape.

8.5 The Worthing Biodiversity Report has identified sites that are of local and national importance in terms of biodiversity protection. These sites contain areas of ancient woodland, chalk grassland, National trust property and Regionally Important Geological Sites (RIGS) at High Salvington and Charmandean Quarry. Cissbury Ring is a Site of Special Scientific Interest of national importance.

8.6 Worthing also has two Biodiversity Opportunity Areas (BOAs), as highlighted in the Sussex Biodiversity Partnership – the North East Worthing Downs and the Clapham to Burpham Downs. Although these areas do not represent a statutory designation they indicate where there are significant opportunities to make positive changes for biodiversity. BOAs identify where the greatest opportunities for habitat creation and restoration lie, enabling the efficient focusing of resources to where they will have the greatest positive conservation impact. The planning process should play a leading role in not only protecting designated high quality biodiversity areas but also providing the opportunity to enhance the quality of the biodiversity in those areas where there is no statutory provision to do so.

8.7 The coastal waters of Worthing contain important marine habitats including shallow reefs, chalk cliffs and areas of vegetated shingle. The coastal habitats are therefore, one of Worthing's key environmental assets and opportunities to protect and enhance the area will be sought as part of any development proposals in the seafront area.

- 8.8** The areas of the South Downs National Park that lie within Worthing will continue to provide an important and highly valued environmental area that will be protected from insensitive and inappropriate development. The role of the emerging National Park Planning Committee will support the protection and enhancement of the area's sensitivity and value.
- 8.9** Worthing commissioned Hankinson Duckett in 2007 to carry out a detailed landscape and character appraisal of the areas of countryside to the east and west of Worthing. The study provided a criteria based approach to the appraisal of the areas. It outlined their particular landscape sensitivities and environmental value. It is evident from the study that most of these areas exhibit a substantial level of landscape value and visual sensitivity and that they should be safeguarded in order to protect the existing character and biodiversity of the area.
- 8.10** The development strategy set out in this Core Strategy (and as supported by the Strategic Housing Land Availability Assessment) is clear in that all of the borough's development requirements can be delivered within the existing built up area boundary. Furthermore, with the exception of the West Durrington strategic development, all major developments are expected to be located on previously developed sites. This will comply with the requirements of PPS 3 - Housing, to locate the majority of new housing on previously developed land.
- 8.11** This development strategy, linked to the importance placed on the surrounding greenfield areas and their landscape sensitivity, allows Worthing to include policy that is primarily protective. However, it is still recognised that the countryside will, and needs to, change and adapt so it is therefore not intended to prevent opportunities to enhance these important areas. As a result, development in the countryside will be controlled and will only be considered where a countryside location is justified in that the use can only take place in that location due to their nature, such as agriculture or informal leisure. If development can be justified, proposals must be sensitive to their surroundings in terms of type of activity, siting and appearance.
- 8.12** Chapter 9 - Implementation, concludes that in exceptional circumstances it may be necessary to re-appraise the development potential of land outside of the built-up area boundary as part of a borough-wide housing land review during the Plan period. If, through future monitoring, development is considered to be necessary within greenfield areas then a Development Plan Document will be required. In this instance, proposals will need to take into account any adverse effects on local landscape and visual sensitivity. Measures to mitigate and compensate against these effects will be sought as part of the development process.

Policy 13

The Natural Environment and Landscape Character

Worthing's development strategy is that new development needs can be met within the existing built up area boundary and, with the exception of the West Durrington strategic allocation, will be delivered on previously developed sites, therefore:

- Residential development outside of the existing built up area boundary will only be considered as part of a borough-wide housing land review if there is a proven under-delivery of housing within the Core Strategy period.
- Other proposals that support countryside based uses, such as agriculture and informal recreation may be considered if they are deemed essential and / or can contribute to the delivery of the wider strategic objectives. If development in these areas is proposed it must take into account and mitigate against any adverse effects on visual and landscape sensitivity.
- All new development will respect the biodiversity and natural environment that surrounds the development and will contribute to the protection and, where applicable the enhancement of the area. New development along the seafront will be designed to incorporate measures which will limit any adverse impacts on the coastal and marine environment.
- Identified sites in the Worthing Biodiversity Report that have local and nationally recognised designations, such as a SNCI and a SSSI will be protected from any development that detracts from their environmental quality and sensitivity.

Green Infrastructure

- 8.13** Worthing's green infrastructure includes parks and gardens, amenity green space, natural and semi-natural green space, sports facilities, allotments, beaches and green corridors. Worthing also contains parts of a newly designated National Park. All of these areas make a significant contribution to the local character of Worthing and help to provide quality living environments for both residents and visitors alike. These areas are key to the town's stock of green infrastructure and exhibit significant landscape sensitivity and value.
- 8.14** As pressure for development grows over time it remains important to protect and enhance all of the borough's green assets and coastal topography. These are integral elements of the town and are worthy of detailed consideration in the planning process. If development in and around these areas is to be considered it is important that it avoids any adverse environmental and visual impacts.
- 8.15** In 2006 Worthing commissioned specialist consultants PMP to produce an Open Space, Sport and Recreation Needs Assessment Study (OSSRNA) which outlined a vision and recommendations on the future provision of open space and recreation sites, in terms of identifying new sites and protecting and enhancing the town's current sites. National Planning Policy Guidance PPG17 – Planning for Open Space, Sport and Recreation advocates that planning policies for open spaces should be based upon local standards derived from a robust assessment of local need. The OSSRNA study has undertaken such an assessment and provided a detailed set of criteria to assess and measure Worthing's green infrastructure in terms of quantity, quality and accessibility.

- 8.16** There are areas in the town where there are deficiencies of green infrastructure in certain typography classifications, as set against national standards or the recommended standards set out in the OSSRNA. Some areas of the town fall below the recommended provision standard for natural and semi-natural open space and others fall below the provision standard for provision for children and young people. When this is the case the aim is to make good any under-provision, where it is appropriate and feasible to do so. Planning obligations will be sought that will both enhance the existing infrastructure and also add to green infrastructure provision. Planning obligations requested will be in line with the formulae and criteria as set out in the current Supplementary Planning Guidance or in any subsequent Local development Documents.
- 8.17** The South East Green Infrastructure Framework and Green Infrastructure Guidance from Natural England sets out clear spatial objectives for the enhancement and protection of green infrastructure. A key approach to infrastructure planning is multi-functionality, whereby green infrastructure provides a variety of functions across a range of individual sites which can then be linked together to form a green infrastructure network. In Worthing this multi-functional aspect is classified into appropriate criteria such as:
- Biodiversity conservation
 - Landscape and cultural heritage
 - Supporting healthy living (by providing more recreational opportunities)
 - Water quality
 - Sustainable transport
 - Mitigation and adaption to climate change.
- 8.18** This multi-functional approach allows other Core Strategy policies (such as flood risk and natural environment & landscape character) to support the overall implementation of green infrastructure provision in the town. The formulation of this overarching green infrastructure policy provides the strategic policy direction from which the more detailed green infrastructure requirements will flow. This approach will also present opportunities for cross boundary co-operation between Worthing Borough Council and the neighbouring authorities in Arun and Adur in order to produce joint green infrastructure strategies and policies.
- 8.19** Where known, the amount of green infrastructure needed to support the development proposals in the Core Strategy is set out in the preliminary Infrastructure Delivery Plan. However, further local guidance is required and as such the Council is committed to the production of a Green Infrastructure Supplementary Planning Document. This will contain a review of the current green infrastructure provision in Worthing. It will also establish detailed guidance on green infrastructure requirements from new development. This will ensure that the planning policy framework can provide for an integrated green infrastructure network in the town that incorporates the multi-functional infrastructure criteria outlined above.

Policy 14

Green Infrastructure

Worthing's areas of green infrastructure will be improved and enhanced to maintain their quality and accessibility for residents and visitors. Agreed local standards set out in the Open Space, Sport and Recreation Needs Assessment Study will be used to ensure that quality and accessibility levels are achieved.

Where there is an under-provision of any of the green infrastructure typographies within the town then new infrastructure will be provided, where it is feasible and practical. Planning obligations from new development will be used to both enhance the current green infrastructure stock and contribute towards any new provision.

Worthing's existing areas of green infrastructure as set out in the Open Space, Sport and Recreation Needs Assessment Study will be protected from any development that will have an adverse effect on their environmental and visual quality.

The Council will work with its partners and developers to ensure the creation of an integrated network of green infrastructure in Worthing. This will be delivered through a network of multi-functional green space and inter-connected linkages which will be designed and developed to meet the environmental needs and aspirations of communities in Worthing and the wider area. The Council will produce a Green Infrastructure SPD that will provide the detailed strategy for implementing the delivery of an integrated green infrastructure network.

Flood Risk and Sustainable Water Management

Flood Risk

- 8.20** As a consequence of climate change significant parts of Worthing could be at increased risk from flooding as a result of a rise in sea levels and unseasonal disparities in rainfall. In considering new locations for development, to minimise future risks, it is important that development is avoided in areas currently at higher risk from flooding, or likely to be at risk as a result of climate change, or where development is likely to increase flooding elsewhere.
- 8.21** There is a clear impetus needed to design and locate new development with flood risk in mind and development should make more space for water through better management of land for water storage and flood protection.
- 8.22** In Worthing the long term management of coastal flood risk and erosion is set out within the Beachy Head to Selsey Bill Shoreline Management Plan (SMP). The policy for the Worthing area is to 'hold the line' in the future, whereby defences are maintained and upgraded in their current position, subject to financial viability. The timescale set out in the SMP is the next 100 years. To support the SMP, Worthing, Adur and Arun Councils, in partnership with the Environment Agency have produced the Rivers Arun to Adur Flood and Erosion Management Strategy. The strategy sets out the delivery framework to implement the 'hold the line' approach.
- 8.23** In line with Planning Policy Statement 25 the Council has carried out a Strategic Flood Risk Assessment, providing a detailed analysis of the areas in Worthing at the greatest risk of flooding and hence a robust evidence base for making planning decisions. It covers a wide spatial area

within the borough and looks at flood risk now and in the future. It also identifies what further investigations may be required in flood risk assessments for specific development proposals, including many of the identified sites in the Core Strategy.

- 8.24** To mitigate against future flood risk, new development in flood zones 2 & 3 (which has not already been sequentially tested through the Core Strategy process) will be assessed for deliverability after having undergone a sequential test (as required by PPS25). This is designed to steer development to the areas at lowest risk of flooding. If it is not reasonably possible to locate development within lower risk areas, then after the sequential tests have been carried out the exception test may need to be passed in order for the development to be granted permission, in accordance with Table D3 of PPS25. As a minimum, a Flood Risk Assessment (FRA) must demonstrate that the development will be safe, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.
- 8.25** All development proposals within flood zones 2 & 3, or greater than one hectare, should be accompanied by a FRA, which should also pay heed where appropriate to the risk of land, groundwater and sewer flooding. Factors such as modification of floor levels, land uses, design and site layout as well as flood resistance and flood resilience in new builds will be considered. Sustainable Drainage Systems (SuDS) where appropriate can also provide a flexible approach to reducing surface water run-off with a wide range of components from soakaways to large-scale basins or ponds and should be the first method of drainage considered on all schemes within the flood zones and all development sites over a hectare in size. The land-take associated with certain types of SuDS should be considered at the earliest stages of development.

Water Quality

- 8.26** The enhancement and protection of Worthing's water quality is an important consideration to ensure sustainable water management is achieved in the town. The draft River Basin Management Plan for the South East as part of the EU's Water Frame Directive (WFD) will set the policy framework for improving inland and coastal waters to attain at least 'good' status by 2015. This will be achieved through improved land use management, creating better habitats for wildlife and making better use of water as a sustainable resource. The Council will work with the Environment Agency to ensure that the core objectives of the WFD and the actions within the South East River Basin District are addressed in the borough.
- 8.27** The protection and monitoring of Worthing's groundwater resources is a key issue for sustainable water management. Groundwater plays an important role in supporting Worthing's health, by maintaining clean water supplies and supporting the environment, local wildlife and ecology. Failure to monitor groundwater levels and quality can lead to groundwater flooding and water pollution. The Council will work in partnership with the Environment Agency via their policy document 'Groundwater Protection: Policy & Practice' to provide detailed and informed advice on groundwater policy issues.

Policy 15

Flood Risk and Sustainable Water Management

Flood Risk

To avoid inappropriate development in areas at current or future risk from flooding new development will be assessed for flood risk during the planning process in accordance with PPS25.

Development will be directed away from areas of highest risk in accordance with the sequential test.

Development will only be permitted within areas at risk from flooding provided:

- The sequential, and where necessary, the exception test has been satisfied
- A Flood Risk Assessment has demonstrated that the development will be safe and the risks of increasing flood risk to surrounding areas have been minimised
- The scheme incorporates appropriate flood resilience and resistance measures

All development will be required to ensure that there is no net increase in surface water runoff. Appropriate Sustainable Drainage Systems (SuDS) will be implemented at site specific locations.

Water Quality

The Council will support the aims of the Water Framework Directive to protect and enhance the quality of the borough's surface freshwater areas, coastal waters and groundwaters. The adoption of positive mitigation and water management measures for new and existing development should be incorporated into all development in order to reduce or avoid water contamination and safeguard groundwater supply.

The Built Environment And Design

- 8.28** Worthing benefits from a varied architectural context, retaining Regency, Victorian and art deco, together with later twentieth century buildings. Worthing has 26 conservation areas and over 360 listed buildings, as well as over 1,000 buildings regarded as being of important local interest. There are also over 360 hectares of parks and open recreation spaces.
- 8.29** Worthing town centre and seafront area is an active area. The density of existing development is generally high, with most of the taller buildings in the borough being found here. There is no real uniformity in the architecture and layout of buildings and there are a wide range of uses displayed which reinforces this variety.
- 8.30** Outside the town centre and seafront area, the borough is more suburban in character. The historic development of the town occurred through the merging of separate villages and centres such as Tarring and Broadwater and a significant amount of growth was witnessed between the wars resulting in large areas of predominantly two-storey residential development.

- 8.31** Good design is vital to ensure the built environment is not compromised. High standards of urban, architectural and landscape design can help improve the public realm and maintain and enhance the special character and historic context of an area. Furthermore, it can also encourage a sense of place, protect biodiversity, enhance visual appearance, be inclusive and promote economic vitality and healthy lifestyles. Good design can also improve access requirements, help reduce crime, fear of crime and anti-social behaviour and ensure the prudent use of natural resources.
- 8.32** When assessing new development it is important to look at the overall characteristics of an area as well as examining the visual aspects and physical features. It is also important to consider social aspects and whether the development complements or improves local character. Good design will be seen to encompass building design, materials & detailing, car parking, open space, parks and gardens, street furniture, the public realm and public art. In a wider context, developments are also expected to consider land form, layout, building orientation and landscaping to minimise energy consumption, maximise natural ventilation, safety and connectivity. Good design will incorporate all of these things and collectively contribute towards an overall improvement in the quality of the living environment.
- 8.33** A Public Art Strategy for Worthing and Adur was published in 2009. Many of the benefits of good design can also be attributed to the inclusion of public art in the urban environment. The benefits of public art can be wide-ranging and is seen as a key component in environmental and cultural regeneration. For these reasons, the Public Art Strategy encourages the inclusion of public art and public realm improvements from the outset of planning new development sites. The first priority areas identified in the public art strategy are the north-south route from the station to the seafront and the seafront itself.
- 8.34** The overall policy approach is to maintain the character of the built environment, whilst also enhancing the borough as a place to live, work and visit. High quality design will be used to meet the needs of the local areas and to protect and enhance their distinctive characteristics, cultural heritage and respect local patterns of development. Innovative design will be welcomed. The design approach should be sensitive to the existing character of the area. Similar building materials should be used and new developments should be of a consistent size and type to surrounding properties where appropriate.
- 8.35** Design in the built environment should encompass well structured streets that are pedestrian friendly and with an accessible layout providing connectivity and permeability. Public spaces should be attractive, feel safe and include management arrangements, whilst buildings should be of high architectural quality. Parking arrangements should support the street scene wherever possible. Development should incorporate methods to reduce crime, fear of crime and anti-social behaviour. Further design guidance will be set out in subsequent Local Development Documents.

Policy 16

Built Environment and Design

Throughout the borough all new development will be expected to demonstrate good quality architectural and landscape design and use of materials that take account of local physical, historical and environmental characteristics of the area. In particular, new development should display a good quality of architectural composition and detailing as well as respond positively to the important aspects of local character, exploiting all reasonable opportunities for enhancement. Where appropriate, innovative and contemporary design solutions will be encouraged.

Where possible the settlement structure, landscape features and buildings which represent the historic character of Worthing should be maintained; preserving and enhancing existing local assets wherever possible. Where the quality of the existing building(s) or local character is weak, solutions need to be sought which raise overall quality.

Design should encompass well structured streets that are safe, pedestrian friendly, with an accessible lay-out and that will increase permeability throughout the borough. Development lay-outs, pedestrian environments and public spaces should be designed in a manner which maximises connectivity and actual and perceived safety. This will be achieved by carefully arranging buildings, spaces and access points to maximise natural surveillance, making good use of natural and artificial light and ensuring that the mix of uses and dwelling types contributes positively to the area.

New development should factor the site's physical features and resources into the design, considering wind direction and solar orientation when designing streets and buildings to minimise energy demand.

Sustainable Construction

- 8.36** Buildings, both residential and commercial, contribute a significant proportion of the overall total CO₂ emissions in Worthing. The borough contains some 47,000 dwellings and in the period up to 2026 there is a need to build at least 4,000 new homes. Industry/ commerce is responsible for some 36% (2006) of CO₂ emissions and with the substantial level of demand for new, refurbished or extended floorspace required by this sector it is imperative this meets much higher standards of construction. In addition, many existing buildings will be the subject of modernisation work or extension.
- 8.37** Sustainable construction is about the development of new buildings and the refurbishment of existing ones to promote environmental, social and economic benefits. Incorporating sustainable construction methods such as energy conservation, the re-use of water and natural resources, using recycled building materials and the minimisation of waste and pollution will play a key role in delivering a sustainable future for Worthing's residents. This will help to ensure that the town is resilient to the local impacts of climate change and reduce its overall carbon footprint.
- 8.38** Climate proofing Worthing's built environment can also be used to improve an area's biodiversity. The incorporation of green roofs, green walls and urban green landscaping have been shown to mitigate some of the impacts of climate change such as urban heating, storm-water runoff and air pollution.

- 8.39** The Government has announced a range of policy initiatives that, through a mixture of regulation and incentives, will ensure that the energy demand and CO₂ impact of new buildings will be progressively reduced. The eventual goal is to ensure that all new housing built after 2016 will be zero carbon and that all new non-domestic buildings built after 2019 will contribute nothing to national net CO₂ emissions. One key instrument to achieving this will be tightening of the Building Regulations, which set the standard of CO₂ emissions performance required by new buildings.
- 8.40** The Government has also introduced the Code for Sustainable Homes (CSH) which is a national standard to increase the sustainability of construction of new homes in terms of energy and CO₂ emissions. It also seeks to address other sustainability issues such as efficiency of water use, waste management and sustainable sourcing of materials.
- 8.41** In terms of non-domestic buildings the Government aims to have all new buildings zero carbon by 2019. The Building Research Establishment (BRE) has developed an Environmental Assessment Method (BREEAM) to assess the performance of non-domestic buildings. The South East Plan contains specific policies on design and construction and targets for energy efficiency and renewable energy targets that local authorities through their LDFs are expected to contribute to.
- 8.42** Water conservation has particular implications for the South East region where water scarcity is of particular concern. Worthing's water supply is derived from groundwater sources in the South Downs. The Environment Agency classifies these in their Catchment Abstraction Management Strategy (CAMS) as 'no water available'. In practise this means that all new development will therefore have to develop within the existing abstraction licences. This is considered to represent distinct local circumstances that justify the setting of higher environmental standards in development. Using less water results in lower energy usage, particularly with regard to heating water and results in a reduced carbon footprint.
- 8.43** To assist the development of policies the Council, along with four other West Sussex authorities, jointly commissioned the West Sussex Sustainable Energy Study 2009 study. Whilst the focus of the study was concerned with sustainable energy, the broader scope of environmental benefits from sustainable design and construction were also considered.
- 8.44** Although the study recommends a minimum level of sustainable construction standards for both domestic and non-domestic buildings it is acknowledged that these targets would need to be revised in the light of additional work; the final results of the Government consultation on 'Zero carbon definition'; Building Control standards; and standards for non-domestic buildings. In addition, consideration will be given to changes in national policy, good practise guidance and low and zero carbon technology development.
- 8.45** Therefore, the Councils approach is one that will keep under review changes in standards or targets and make the necessary amendments through subsequent Local Development Documents that will further address the issue of climate change. It is also recognised that more detailed advice to developers on how to address these issues is needed and this will be incorporated into this further guidance.
- 8.46** The Core Strategy seeks to ensure that a vision for Worthing as a sustainable town that has adapted to and mitigated against the impacts of climate change is delivered. The contribution of the built environment to climate change is substantial and spatial planning is one of the many elements required for a successful response.

Policy 17

Sustainable Construction

All new development (including conversions, extensions and changes of use) will contribute to making Worthing a more sustainable place to live and work by reducing its contribution to carbon emissions and ensuring that the town is resilient to the local impacts of climate change. Development will be required to:

- Demonstrate how the development addresses climate change mitigation and adaptation and more specifically how it addresses issues such as pollution, energy, water efficiency, waste minimisation, drainage, sustainable construction and recycling
- All new development should be built to a standard which minimises the consumption of resources during construction and thereafter in its occupation
- Enable existing buildings to become more energy and water efficient wherever possible

All new residential development must achieve the national/regional targets and standards for sustainable construction with a particular emphasis on water efficiency. The Code for Sustainable Homes (or any national standards that supersede them) will be used in assessing such developments. Where viable and achievable, new residential development will be expected to go beyond those targets.

All new non-residential development must achieve the national/regional targets and standards for sustainable construction with a particular emphasis on water efficiency. The BREEAM standards (or any national standards that supersede them) will be used to assess any new non-residential developments. Where viable and achievable, new non-residential development will be expected to go beyond those.

Developers will be expected to provide certification evidence of the levels achieved in the relevant codes at the planning application stage.

Sustainable Energy

- 8.47** Energy use is one of the major contributors to carbon emissions and is therefore one of the most important areas to tackle to help address the adverse impacts of climate change. Carbon emissions from energy use can be significantly reduced by using energy from sources that are non-carbon or low carbon. The UK Renewable Strategy commits the UK to meet the European Directive (2009) target of 15% of all UK energy to be supplied by renewables (electricity, heat and transport) by 2020. Planning Policy Statement 1 (PPS1) Supplement on Climate Change encourages planning authorities to provide a policy framework that promotes and encourages renewable and low carbon energy generation.
- 8.48** As part of the overall process of tackling climate change and reducing CO₂ emissions, the Government has amended the Building Regulations to bring about a 20% reduction in carbon emissions from new housing by 2010 and 44% by 2013. The ultimate aim is to achieve zero carbon for new residential development in 2016.

- 8.49** The South East Plan (SEP) also requires local authorities to promote and secure greater use of decentralised and renewable or low-carbon energy in new development. A minimum target of 10% renewable energy provision on developments of more than 10 dwellings or 1,000m² should be secured. However, this should not preclude local authorities achieving higher use of on site renewable energy provision where and when it is feasible to do so.
- 8.50** The 10% target can be achieved by using a number of different technologies including solar hot water panels, photo-volatic panels, small wind powered turbines, biomass heating and hot water systems, and ground and air source heat pumps. However, not all technologies will be appropriate for all sites and individual site assessments will be necessary for new development in order to determine which is the most suitable source of renewable energy to use.
- 8.51** In order to consider the opportunities to be delivered within the borough the Council, in partnership with four other local authorities, commissioned the West Sussex Sustainable Energy Study 2009 (as referred to previously in the Core Strategy). The study assessed the feasibility of using appropriate sustainable energy sources within Worthing and evaluated them in relation to their potential to reduce carbon emissions. The study concluded that there is potential to incorporate renewable energy and low carbon technologies into developments in Worthing to reduce overall CO₂ emissions. In particular, the sites with the most opportunity include the strategic allocation and the Areas of Change, where the conditions are likely to favour larger scale, more economic and effective forms of sustainable energy generation, such as combined heat and power (CHP) and district heating.
- 8.52** It is recognised that small-scale development can also make a valuable contribution to the overall output of renewable energy in Worthing and developers will be encouraged to use renewable energy technology on these sites. However, the implementation of these sources on such developments may be more difficult due to their design and scale. Under these circumstances the developer will be required to demonstrate that incorporating renewable energy technology would render the proposals nonviable or unfeasible.
- 8.53** As a result of potential changes in national policy and future technology advances the Core Strategy takes a flexible approach to the provision of on and off site renewable technology in the policy. The Council will expect developers to use the Building Regulations and other national guidance, such as the Code for Sustainable Homes, to demonstrate how a percentage of energy used in developments will be provided by on or off-site site renewable energy generation. This will help to achieve reductions in carbon emissions. However, where feasible, for larger scale new development the Council will expect developers to exceed the minimum South East Plan target for renewable energy production. Details of renewable energy provision will need to be submitted as part of the Design and Access Statement to accompany the planning application.
- 8.54** The speed of progress towards the above aims will be kept under review and a future Local Development Document that helps to address climate change issues will be produced. This document will include detailed advice to developers on how to meet carbon reduction targets for new development and will take into account any emerging Government and regional policies and targets. The Council will work with key stakeholders and partners to help deliver the full potential of renewable and low carbon technologies within Worthing.

Policy 18

Sustainable Energy

In order to support the Council's objective to achieve the highest sustainability standards:

- **New development will be required to include sufficient on-site renewable energy generation to match the requirements of the South East Plan (or any subsequent national/regional targets that supersede these). Where developers cannot meet this requirement evidence will be required to demonstrate why it is not feasible or viable.**
- **Major new development such as Areas of Change, the strategic allocation and other large sites in the town will be required to, where viable, provide a percentage of on or off-site renewable energy generation that will exceed the requirements of the South East Plan.**

Sustainable Travel

- 8.55** Improving accessibility and reducing social and economic disparities within the town are two of the strategic objectives that can be achieved by the delivery of a safe, reliable and sustainable transport network. The implementation of these transport objectives will help to deliver a range of more sustainable transport choices and hence, reduce the need to travel by car, which is the mode of transport most commonly used in Worthing. The rise in the use of the car has led to many areas of Worthing being subject to heavy road congestion, especially at peak times. Failure to address this issue will exacerbate the situation in the future and will hinder the deliverability of the strategic objectives set out above.
- 8.56** West Sussex County Council is the highways authority for Worthing and the West Sussex Local Transport Plan (LTP) reinforces the above strategic objectives by setting clear aims for transport over the next ten years. A key aim of the LTP is to reduce pollution and hence, improve local air quality. This is particularly important for Worthing, where there are areas of high road congestion that may lead in the future to more Air Quality Management Areas being set up.
- 8.57** Local transport priorities for the County Council and the Borough Council have been agreed and a Statement of Common Ground (SCG) has been formulated which has set out where transport investment is likely to be most needed. The key areas of common ground covers: accessibility at key strategic locations; improving safety; car parking; demand management initiatives; and progressing the Coastal Expressway bus service. It is key to the delivery of the Core Strategy that this partnership working between the Council and the County Council continues to develop. The delivery of the key areas above can only be achieved if the two organisations provide both the necessary funding and commitment to deliver the goals.
- 8.58** The integration of transport policy with land use planning will help to influence travel behaviours to produce a more sustainable and efficient travelling environment. The Council will support improvements to the local road infrastructure and the wider strategic road transport network, predominantly the A27 in partnership with the County Council and the Highways Agency, who manage the A27. The Worthing and Adur Strategic Transport Model (WASTM), has been produced in partnership with the Highways Agency and the County Council in order to quantify and assess potential mitigation measures to ameliorate the problems of road congestion on the A27. One of the key outcomes from the modelling work will be the development of a transport strategy which will assess what transport measures, and hence, investment, are needed to relieve road congestion.

- 8.59** It is very unlikely, given the policy direction from the Government that any major road building projects will be implemented in the short to medium term for the A27. Current Government thinking, set out in 'Delivering a Sustainable Transport System' (DaSTS) clearly states that better use has to be made of the existing transport network and any major road building schemes will be targeted to the area where the optimum benefit will be achieved. The implementation of a range of smaller capital projects and the use of 'softer' measures to reduce road congestion will provide the most likely inputs into the town's transport strategy.
- 8.60** The development proposals set out in the Core Strategy will inevitably lead to growth within the town during the plan period. This development will need new transport investment to compensate for the impact it may have on the local and trunk road network. To assess what effects the development sites will have on the local transport network and what measures are needed to compensate for these effects the Council commissioned a transport study from Parsons Brinckerhof that used the WASTM model.
- 8.61** Using 2007 as a base year, the modelling work firstly compared the impact of future traffic growth from the 2007 base year to 2026, without the addition of any Core Strategy development and any major infrastructure provision. The model then compared and assessed the 2007 base year against a 'worst case' scenario for Worthing, which assumed all the quantum of potential development, in terms of house building and commercial development in the plan period actually takes place. This has enabled any 'hot spots' on the transport network to be identified and possible infrastructure and mitigation measures to be considered.
- 8.62** The analysis indicated that there are significant increases in traffic flows between the 2007 base year and the 2026 'without Core Strategy development'. However, the inclusion of the Worthing Core Strategy developments did not have any significant additional impacts upon the network's volume and capacity when compared to the 'without Core Strategy development' scenario and overall, the additional Core Strategy development causes relatively low percentage increases in traffic flows.
- 8.63** The modelling work will be used to examine the finer detail of the impacts of the Core Strategy development scenarios. Key junctions will be investigated and where appropriate, proposals for mitigating the impacts of development will be identified and evaluated. Any infrastructure proposals will be considered and set out within the preliminary Infrastructure Delivery Plan.
- 8.64** Notwithstanding the above, all major development will require a transport assessment from the developer that sets out how it will affect the local transport environment and how it can compensate for any adverse effects. Development will also have consequences for car parking in Worthing, certainly in terms of on and off-road parking capacity. The town centre is the area where most new regeneration sites will come forward and the opportunity should be taken to review traffic circulation in the area and assess overall parking need and provision. There is a clear need to provide a balance between parking need and provision that maintains the economic vitality of the town centre whilst promoting the town centre as a safe and sustainable area. The Statement of Common Ground clearly identifies car parking as being an important transport issue to consider in the future and there is a commitment to address the issue in the future.
- 8.65** Reducing the need to travel by car can be achieved in a number of ways. The implementation of travel plans at larger commercial and residential developments, utilising maximum car parking standards, enhancing public transport services and developing walking and cycling routes will all encourage the public to restrict their car use. Transport initiatives developed in neighbouring

authorities will also play an important role in reducing car use. The implementation of the Brighton to Worthing Coastal Transport System, as part of the Shoreham Harbour development will help to contribute to the overall integration of transport provision in the town.

- 8.66** The Core Strategy can help to support the above process by enabling developers to produce strategies and plans to facilitate the use of alternative transport modes for their sites. The use of developer contributions to improve sustainability and accessibility to local transport services will be a key part of the process.

Policy 19

Sustainable Travel

The Council will work closely with its transport partners to produce a consistent and integrated approach to spatial planning and transport strategies. Utilising common priorities and goals as set out in the Statement of Common Ground and the Local Transport Plan will ensure that the travelling environment for residents and visitors is safe, accessible and sustainable. This will be achieved by:

- **Supporting continued improvements to public transport services**
- **Improving walking and cycling networks to create sustainable links between the town centre and the suburbs**
- **Producing a car parking strategy for the town centre which will provide a balance between parking demand and overall provision, which will maintain the economic viability of the town centre, whilst promoting it as an area which is safe and accessible for pedestrians.**

The demands that users have for local public transport services and the impacts that car users have on the surrounding road network will be assessed for all new development. Developer contributions will be sought to implement any necessary measures to reduce local road congestion.

Major new development will require the provision of a Transport Assessment, which will specify how it will affect the surrounding transport environment and how it can mitigate against any adverse effects. Transport Assessments will need to demonstrate what infrastructure is needed to promote the priorities set out in the Local Transport Plan and the Statement of Common Ground.



9 Implementation

- 9.1** An important part of the process of preparing an effective Core Strategy has been to give consideration to how the policies and proposals that it contains will be delivered. Although the Core Strategy provides the long term spatial vision for the town, other documents, strategies or processes will be progressed alongside, and in support of, the Core Strategy to ensure that there is a robust and co-ordinated approach to delivery. Therefore, the Council cannot deliver the aims of the Core Strategy in isolation and partnership work is essential. The Council has already established strong partnerships with the community and key stakeholders, which have assisted in the preparation of this Core Strategy and the supporting evidence base. To successfully deliver the strategic objectives these partnerships will need to be strengthened further as this will help to better align the delivery programmes of other partners with the priorities of the Core Strategy.
- 9.2** This Core Strategy has been prepared against a background of economic recession. Providing a robust implementation timetable that demonstrates a good degree of delivery certainty is clearly difficult within this context. In response to this, the document has been drafted to ensure that it is flexible enough to react to changes in market conditions. Furthermore, through monitoring, consideration will need to be given as to whether public sector intervention is possible or justified to assist in the delivery of major development projects that may have stalled.
- 9.3** Although it is not known how long the economic downturn will last it can be assumed that, during the Core Strategy period, the market will again be operating under conditions that support growth. A key aim of the Core Strategy and subsequent documents is to help ensure that the framework is in place to respond to changing circumstances in a way that supports and facilitates required growth and desired regeneration.

Strategic Risks and Contingency

- 9.4** The Council is confident that the identified development objectives and targets will be delivered over the Plan period, particularly if the individual project risks are mitigated and appropriate means of intervention are used. However, it must be acknowledged that there is still some possibility that development may fail to come forward in the way expected due to strategic and economic issues. Those risks require high level contingency planning which may require varying levels of intervention and, ultimately, may lead to a reshaping of the delivery programme.
- 9.5** Appendix 2 sets out a variety of levels of intervention that could be implemented to ensure that development targets and strategic objectives are met if the proposed strategy is not delivered or if expected development is significantly delayed. The suggested measures are listed in no particular order as it will be the nature and the severity of the risk that will influence which contingency approach, or combination of approaches, would be required. The implementation of any contingency will be dependent on the success, or otherwise, of the development strategy which will be assessed through continuous monitoring.
- 9.6** One of the key roles of the Core Strategy is to ensure that development over the Plan period meets the needs of the town and the requirements of the South East Plan, particularly housing delivery. For this reason the strategic risk appraisal places significant focus on this issue. Informed by local evidence, it is felt that the approach to housing delivery is realistic, achievable and deliverable. However, it is critical that the risks associated with this are identified and that a robust contingency approach is in place to respond to any long term under delivery.

- 9.7** It is important to note that rates of housing delivery should be viewed within the context of prevailing market conditions. Any under delivery in the short term may well be related to the current economic conditions and should not necessarily be seen as the trigger from which contingency proposals are implemented. However, any prolonged under provision in a 'normal market' would trigger levels of intervention designed to help ensure that a supply of land is readily available for development.
- 9.8** The measures suggested to address potential housing land supply issues range from enhanced partnership working to the publication of more detailed guidance documents for individual sites. If initial measures implemented are unable to increase delivery rates then a review of the overarching housing development strategy would be required.
- 9.9** As explained in previous chapters, the development strategy is clear in that the development requirements and regeneration aims can be delivered within the existing built up area boundary. The Council is confident that the housing targets can be met within this boundary, particularly if medium and low levels of intervention are used to address any under provision. However, any prolonged under-delivery would trigger the need to review this approach. In this instance a likely outcome would be the progression of a Site Allocations Development Plan Document (DPD) which, if required, would be programmed within a revised Local Development Scheme.
- 9.10** Any future Site Allocations DPD would review all housing opportunities within the borough. The West Durrington Potential Future Development Area (PFDA) would be considered as part of this review. The PFDA (illustrated on an inset map in appendix 8) is a 'reserve' greenfield site that lies within the existing built up area boundary and formed part of a wider allocation within the Worthing Local Plan 2003. It has a capacity to accommodate a further 375 dwellings to the north of the West Durrington strategic allocation.
- 9.11** The release of the PFDA will be assessed in the context of the overall housing delivery in the borough. It would also be assessed against other sites outside the existing built up area, such as the Caravan Club site which was the only other greenfield site identified as having potential within the Strategic Housing Land Availability Assessment.

Project Planning and Infrastructure

- 9.12** In addition to the strategic risks highlighted above it is important to ensure that there is a robust and clear approach for the delivery of individual policies and projects identified in this Core Strategy. As explained in Chapter 7, there is a clear relationship between growth, development and the provision of infrastructure and it is vital that infrastructure is delivered to keep pace with the requirements of the town's population. A Preliminary Infrastructure Delivery Plan (IDP) has been prepared to evaluate current conditions and future challenges affecting Worthing's infrastructure and identify key infrastructure shortfalls and how they can be met through an aligned delivery framework.
- 9.13** The IDP is an important part of the evidence base for this Core Strategy and all subsequent planning documents. A version will be published to support the Core Strategy but it will remain a 'live' document that will be updated as further information becomes available. The scope of the IDP will also widen over time to address in more detail other aims and objectives such as those emerging within the joint Sustainable Community Strategy. The preliminary IDP has been prepared in line with the Planning Advisory Service's 'Steps Approach to Infrastructure Planning and Delivery'. Worthing Borough Council and Adur District Council are jointly part of an Infrastructure Delivery Planning Project being run by the Planning Advisory Service.

- 9.14** The Delivery Plan is split into three sections. Part A explains the context of this work and summarises the current position in relation to existing and future infrastructure provision in Worthing. Part B collates relevant information on individual services and the responses received from service providers when questioned about their existing and future capacity to meet current needs and expected growth. Finally, Part C provides an Implementation Framework that sets out detail relating to the delivery of key items of infrastructure that are considered to be critical to the delivery of the Strategy. This framework is key as it helps to provide clarity as to what the potential implementation mechanisms are for each policy / project, the resources required and the lead agencies that would be involved in their delivery. The framework also provides an overview of risks and associated contingency for each project.
- 9.15** It is important to note that the Core Strategy will not be the only driver of change and delivery as other strategies and programmes progressed by other stakeholders and service providers will also deliver actions and investment. For this reason, the Council cannot produce an Infrastructure Delivery Plan in isolation and partnership working with service providers such as the County Council, the utility companies and West Sussex Primary Care Trust is essential. The production of an integrated infrastructure plan will be central to good planning in Worthing and it will also yield significant benefits for partner service providers as it will create scope for greater efficiency in the management and delivery of individual service strategies. It will only be through bringing together the programmes of all service providers and agencies that gaps in provision, phasing and funding can be identified.
- 9.16** An Infrastructure Group has been established as part of the Local Strategic Partnership (LSP) governance arrangements. This group has responsibility for infrastructure co-ordination and its on-going management. It has clear focus on delivery and maximising the use of resources and public sector assets for existing and new development and community needs.
- 9.17** The infrastructure planning work collated within the Preliminary IDP indicates that there are no fundamental deficits or requirements that would prevent the delivery of development as proposed in the Core Strategy. However, that is not to suggest that there are no key elements of infrastructure improvement and provision that must be delivered to support the development objectives. The majority of these critical dependencies are generally resolvable at the local level, through direct provision and development contributions. At a higher level, development will also need to fund, or contribute towards, addressing elements of key infrastructure across the town, particularly in health care, transport and the wastewater sewerage system.

Programme Management

- 9.18** Delivering growth and change will require strong and active programme management. To be successful it will need the cooperation and support of all of the Council's public and voluntary sector partners and private sector landowners and developers. Programme management involves the close monitoring and adjustment of activities to ensure that they are progressing as planned - supporting the key aims and objectives of the Core Strategy. As explained in the next chapter, monitoring is a continual process that will review the delivery of development as well as the overall progress in meeting the Core Strategy's objectives. The key reporting mechanism for this process will be the Annual Monitoring Report that will monitor outcomes and propose any necessary remedial action.



10 Monitoring

Monitor

- 10.1** To be effective, a Core Strategy must have clear arrangements for monitoring and reporting results. To help achieve this, the Core Strategy includes clear targets or measurable outcomes. Overall, the monitoring framework makes it possible for all interested parties to know and understand if the Vision and Strategic Objectives established in this document are being delivered.
- 10.2** To allow for the direct and indirect effects of the Core Strategy to be monitored a set of key indicators and targets have been developed for each Strategic Objective. The indicators have been chosen to provide a guide to the overall progress of the Strategy, and in particular, the delivery of the key development objectives in the borough. To assess their contribution towards promoting sustainable development the policies and proposals will also be monitored in terms of their performance against key objectives and targets included within the Sustainability Appraisal.

Manage

- 10.3** The Local Development Framework will need to be reviewed regularly and revised to reflect changing needs and circumstances nationally, regionally and locally. The Council is required to publish an Annual Monitoring Report (AMR) which will be the main mechanism for reporting on the performance of the Core Strategy and other planning documents.
- 10.4** The Annual Monitoring Report will set out the monitoring outcomes and where targets are not being met the Council will identify the relevant issues, analyse the problem and propose any necessary remedial action. The indicators used will help to identify which policies in the Core Strategy are being successful in helping to meet the objectives that have been identified and those which need to be strengthened or require change. In these instances the Annual Monitoring Report will set out actions that need to be taken to rectify the approach so that delivery of the plan's objectives is improved. Collectively, this process also forms part of an effective strategy that provides the basis on which the contingency plans could be triggered.
- 10.5** Ultimately, the Annual Monitoring Report will also give consideration to whether the outcomes indicate the need to review existing Local Development Framework documents, or to produce any additional ones. Any such changes will need to be incorporated within the Council's Local Development Scheme and be agreed by the Secretary of State.
- 10.6** As the monitoring process develops, the Council, where practical and necessary, will introduce additional indicators as more information becomes available, especially where this would help with monitoring the delivery of the key aims of the Core Strategy or where local priorities may have changed. Indicators may, as a consequence, be refined over time. It should be noted that, at this stage, it is not practicable to include an indicator for every element of all policies in the Core Strategy.

Monitoring Framework

- 10.7** Appendix 1, the Monitoring Framework, sets out a table of indicators that will be used to monitor the policies contained in the Core Strategy. The indicators have been drawn from a number of sources. They include some that the Government has specified have to be monitored (Core

Output Indicators) and Local Indicators that have been included to address particular local circumstances and issues. It should be noted that a number of the Local Indicators included have their origins in the associated Sustainability Appraisal Scoping Report.

- 10.8** The Monitoring Framework also provides the 'policy linkages' that help in the understanding of the key elements that have informed and influenced the development of the Core Strategy. The table shows how the Strategic Objectives conform with regional and national policy and guidance and how the objectives relate to the Sustainable Communities Strategy. The table also lists the relevant Core Strategy policies that will help to contribute towards the delivery of the overarching Strategic Objectives. Finally the table finishes with the local evidence that has informed policies and objectives. In addition a comprehensive list of plans and policies influencing the LDF has been included as Appendix 4 of this document and in Appendix 2 of the Sustainability Appraisal.

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2. **Strategic Risk Appraisal**
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4. **Evidence Base**
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7. **Glossary**
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Appendix 1 - Monitoring Framework and Policy Linkages

As referred to in Chapter 10, a table has been included below setting out the monitoring framework and policy linkages. It is designed to help in the understanding of the key elements that have informed and influenced the development of the Core Strategy. The Monitoring Framework sets out a table of indicators that will be used to monitor the policies and objectives contained in the Core Strategy.

Indicators

The framework includes LDF Indicators divided into Core Indicators (stipulated by Government) and Local Indicators that have been included to address particular local issues. There are also the corporate National Indicators as required by Government, previously the Best Value Performance Indicators (BVPs). These are usually reported separately via other reporting mechanisms. Where appropriate, the indicators and targets will be further refined within the Annual Monitoring Report.

Policy Linkages

The monitoring framework also provides the 'policy linkages' showing how the Strategic Objectives conform with regional and national policy and guidance and how the objectives relate to the interim Sustainable Community Strategy. The table also lists the relevant Core Strategy policies that will help to contribute towards the delivery of the overarching Strategic Objectives. Finally, the tables end with the local evidence that has informed policies and objectives.

Strategic Objective 1 - Protect the Natural Environment and Address Climate Change

Indicator	Target / Outcomes	Data Source
AMR Core Indicator E2 Change in areas of biodiversity importance	No net loss	WBC / WSCC / Sussex Biodiversity Record Centre
AMR Core Indicator E1 Number of developments given planning permission contrary to Environment Agency (EA) advice on flood risk	Not to allow, contrary to EA advice, development in areas at risk from flooding, or which would threaten water quality.	Environment Agency / WBC
AMR Core Indicator E3 Renewable energy capacity installed by type (large)	Opportunities limited. Annual target not appropriate.	WBC
AMR Core Indicator H3 Percentage of new dwellings on previously developed land	Target of 60% of the total housing provision on PDL as set in the South East Plan	WBC / WSCC
AMR Core Indicator BD2 Total amount of employment floorspace on previously developed land	Total amount to be reported	WBC / WSCC
Local Indicator Number of residential developments built to Code for Sustainable Homes	Increase number of developments Level 3 and above.	WBC
Local Indicator Smaller Renewable Energy Installations	Target to be established	WBC

Appendix 1 - Monitoring Framework and Policy Linkages

Indicator	Target / Outcomes	Data Source
Core Strategy Policies:		
Policy 11 Protecting and enhancing recreation and community uses		
Policy 12 New infrastructure		
Policy 13 The natural environment and landscape character		
Policy 14 Green infrastructure		
Policy 15 Flood risk and sustainable water management		
Policy 17 Sustainable construction		
Policy 18 Sustainable energy		
Policy 19 Sustainable travel		
South East Plan Policies		
Policy CC1 Sustainable development		
Policy CC2 Climate change		
Policy CC3 Resource use		
Policy CC4 Sustainable design and construction		
Policy CC6 Sustainable communities and character of the environment		
Policy CC8 Green infrastructure		
Policy C2 The South Downs		
Policy C4 Landscape and countryside management		
Policy W1 Waste reduction		
Policy W2 Sustainable design, construction and demolition		
Policy NRM3 Strategic water resources development		
Policy NRM4 Sustainable flood risk management		
Policy NRM5 Conservation and improvement of biodiversity		
Policy NRM7 Woodlands		
Policy NRM8 Coastal management		
Policy NRM9 Air quality		
Policy NRM10 Noise		
Policy NRM11 Development design for energy efficiency and renewable energy		
Policy NRM12 Combined heat and power		
Policy NRM13 Regional renewable energy targets		
Interim Sustainable Communities Strategy		
Goal 1 - A clean and green town		
Key local evidence		
West Sussex Sustainable Energy Study – Centre for Sustainable Energy, Oct 2009		
PPG17 Outdoor Recreation Study – PMP, December 2005 and Update Note Nov 2009		
Worthing Landscape Character Assessment Study – Hankinson Duckett, April 2007		
Strategic Flood Risk Assessment Study – Capita Symonds, January 2008		
A Biodiversity Action Plan for West Sussex, June 1999		
South Downs AONB Management Plan, Oct 2007		
Worthing Appropriate Assessment Screening document, Nov 2007		
Worthing Desktop Biodiversity Report – Sussex Biodiversity Record Centre, May 2009		
Infrastructure Delivery Plan, Spring 2010		
Sustainability Appraisal Core Strategy, 2010		
Other relevant guidance		
PPS1 Delivering sustainable development		
PPS1 Supplement - Planning and climate change		
PPS7 Sustainable development in rural areas		

Appendix 1 - Monitoring Framework and Policy Linkages

Indicator	Target / Outcomes	Data Source
PPS9 Biodiversity and geological conservation PPG17 Planning for open space, sport and recreation PPG20 Coastal protection & PPS20 consultation PPS22 Renewable energy PPS23 Planning and pollution control PPS25 Planning and flood risk		

Strategic Objective 2 - Revitalise Worthing's Town Centre and Seafront

Indicator	Target / Outcome	Data Source
AMR Indicator BD4 Total amount of additional floorspace in the town centre	Delivery outcome to be reported	WBC / WSCC
Local Indicator Change in visitor accommodation (bed spaces)	No net decrease	WBC
Local Indicator Tourism visitor numbers by staying trips and day visitors	No net decrease	WBC / Tourism South East
Local Indicator Number of major sites of the Masterplan/Areas of Change being developed	Delivery outcome to be reported	WBC
Local Indicator Number of smaller Masterplan projects being implemented by topic area	Delivery outcome to be reported	WBC
Core Strategy Policies: Policy 2 Areas of change Policy 3 Providing for a diverse and sustainable economy Policy 4 Protecting employment opportunities Policy 5 The visitor economy Policy 6 Retail Policy 11 Protecting and enhancing recreation and community uses Policy 12 New infrastructure Policy 16 Built environment and design		
South East Plan Policies Policy BE6 Management of the historic environment Policy TSR1 Coastal resorts Policy TSR4 Tourism attractions Policy TSR5 Tourism accommodation Policy TSR6 Visitor management Policy TC2 New development and redevelopment in town centres		
Interim Sustainable Communities Strategy, March 2008 Goal 1 - A clean and green town Goal 2 - A safe town Goal 4 - A town where people are active and involved Goal 6 - A town offering a bright future for our next generations		

Appendix 1 - Monitoring Framework and Policy Linkages

Key local evidence

PPG17 Outdoor Recreation Study – PMP, December 2005 and Update Note, Nov 2009
 Employment Land Review (ELR) – Step Ahead, October 2005
 Small Business Units Feasibility Study, 2006
 Coastal Districts Retail Study – DTZ, September 2005
 Retail Update Study, DTZ, Spring 2010
 Worthing Retail Core Development Brief, February 2008
 Supporting the retail sector study – GVA Grimley, December 2009
 West Sussex Coastal Area Investment Framework, 2003
 Economic Research - Employment Land – Knight Frank, October 2009
 Public Art Strategy, Adur & Worthing Councils, Steve Geliot and Frances Lord, July 2009
 Infrastructure Delivery Plan, Spring 2010
 Worthing Evolution Town Centre & Seafront Masterplan, December 2006

Other relevant guidance

PPS1 Delivering Sustainable Development
 PPS4 Planning for Sustainable Economic Growth
 Good practice guide on planning for tourism

Strategic Objective 3 - Deliver a Sustainable Economy

Indicator	Target / Outcome	Data Source
AMR Core Indicator BD1 Total amount of additional employment floorspace by type	2026 target (no annual target)	WBC / WSCC
AMR Core Indicator BD3 Employment land available by type	Total amount of land to be reported	WBC / WSCC
Local Indicator Number of relevant Areas of Change being implemented	Delivery outcome to be reported	WBC
Local Indicator Proportion of people unemployed	No decrease	ONS Unemployment figures / JSA
Local Indicator Percentage change in total number of VAT registered businesses in the area	To increase	Nomis
Local Indicator GVA per capita	To increase	WSCC
Local Indicator Change in number of vacant units on industrial estates	To reduce vacancy levels	Commercial Property Register
Local Indicator Number of business start ups	To increase	Business Link / Sussex Enterprise - Sussex Business Environment Assessment

Core Strategy Policies:

Policy 2 Areas of change
 Policy 3 Providing for a diverse and sustainable economy
 Policy 4 Protecting employment opportunities
 Policy 5 The visitor economy

Policy 6 Retail
Policy 12 New infrastructure

South East Plan Policies

Policy RE1 Contributing to the UK's long-term competitiveness
Policy RE3 Employment and land provision
Policy RE4 Human resource development
Policy RE5 Smart growth
Policy TSR1 Coastal resorts
Policy TSR4 Tourism attractions
Policy TSR5 Tourism accommodation
Policy TSR6 Visitor management

Interim Sustainable Communities Strategy, March 2008

Goal 3 - A prosperous town
Goal 5 - A town where people are active and involved

Key local evidence

Employment Land Review (ELR) – Step Ahead, October 2005
Small Business Units Feasibility Study, 2006
Coastal Districts Retail Study – DTZ, September 2005
Retail Update Study, DTZ, Spring 2010
Worthing Retail Core Development Brief, February 2008
Supporting the retail sector study – GVA Grimley, December 2009
West Sussex Coastal Area Investment Framework, 2003
Economic Research - Employment Land – Knight Frank, October 2009
Infrastructure Delivery Plan, Spring 2010

Other relevant guidance

PPS1 Sustainable development
PPS4 Planning for sustainable economic growth

Strategic Objective 4 - Meet Worthing's Housing Needs

Indicator	Target / Outcome	Data Source
AMR Core Indicator H2(b) Net additional homes provided	Minimum of 200 homes per year as set in the South East Plan	WBC / WSCC
AMR Core Indicator H5 Affordable homes delivered	Total number of gross affordable housing completions	WBC / WSCC
AMR Core Indicator H4 Net additional gypsy and traveller pitches	Needs to be addressed within a sub-regional context. A joint strategy to be progressed by 'Coastal West Sussex' which is a partnership of local authorities and other organisations.	WBC / WSCC
AMR Core Indicator H6 Housing quality - building for life assessments	No target established	WBC

Appendix 1 - Monitoring Framework and Policy Linkages

AMR Local Indicator Affordable housing delivered according to policy 10	Targets are on-site provision on sites of 15+ dwellings and a financial contribution for 6-14 dwellings. 6-10 dwellings - 10% 11-14 dwellings - 20% 15-49 dwellings - 30% 50 dwellings or more - 40% Delivery rates to be reported	WBC
AMR Local Indicator Estimated dwelling losses	Delivery outcome to be reported	WBC / WSCC
AMR Local Indicator Percentage of homes built by type and size	Reporting mechanism to be established through planning records	WBC
Core Strategy Policies: Policy 1 West Durrington Policy 2 Areas of change Policy 7 Meeting housing need Policy 8 Getting the right mix of homes Policy 9 Existing housing stock Policy 10 Affordable housing Policy 12 New infrastructure Policy 17 Sustainable construction		
South East Plan Policies Policy H1 Regional housing provision 2006-2026 Policy H2 Manage the delivery of the regional housing delivery Policy H3 Affordable housing Policy H4 Type and size of new housing Policy H5 Housing design and density Policy H6 Making better use of existing stock		
Interim Sustainable Communities Strategy, March 2008 Goal 5 - A town where local people are active and involved		
Key local evidence Empty Properties Strategy 2007-2010 Urban Housing Potential Study – Baker Associates, June 2004 Financial Viability Affordable Housing – Adams Integra, August 2005 Study of economic viability of affordable housing options – Adams Integra, July 2007 Housing Needs Survey – David Couttie Associates, 2004 SHLAA, Stage 7, Site Assessment – Baker Associates, March 2009 SHLAA, Stage 8: Review of the Assessment – Worthing Borough Council, May 2009 Coastal West Sussex Strategic Housing Market Assessment – GVA Grimley, May 2009 Worthing Housing Strategy 2005-2010 West Sussex Gypsy & Traveller Accommodation Needs Assessment, 2007 Infrastructure Delivery Plan, Spring 2010		
Other relevant guidance PPS1 Delivering sustainable development PPS3 Housing		

Strategic Objective 5 - Reduce the Social and Economic Disparities and Improve Quality of Life

Indicator	Target / Outcome	Data Source
Local Indicator New open space, sports & leisure facilities delivered and / or enhanced.	Total amount to be published	WBC
Local Indicator Death rates from coronary heart disease (residents aged under 75 years)	Progressed through LSP / SCS	PCT
Local Indicator Life expectancy at birth/Years of life lost	Progressed through LSP / SCS	PCT
Local Indicator Obesity levels	Progressed through LSP / SCS	PCT
Local Indicator Proportion of adults with poor literacy/numeracy skills	Progressed through LSP / SCS	WSCC
Local Indicator Fear of crime	Progressed through LSP / SCS	Sussex Police Authority
Core Strategy Policies: Policy 1 West Durrington Policy 2 Areas of change Policy 3 Providing for a diverse and sustainable economy Policy 4 Protecting employment opportunities Policy 7 Meeting housing need Policy 8 Getting the right mix of homes Policy 10 Affordable housing Policy 11 Protecting and enhancing recreation and community uses Policy 12 New infrastructure Policy 19 Sustainable travel		
South East Plan Policy S5 Cultural and sporting activity Policy S6 Community infrastructure Policy W2 Sustainable design, construction and demolition		
Interim Sustainable Communities Strategy Goal 4 - A healthy town Goal 5 - A town where local people are active and involved Goal 6 - A town offering a bright future for our next generations		
Key local evidence PPG17 Outdoor Recreation Study – PMP, December 2005 and Update Note, Nov 2009 Infrastructure Delivery Plan, Spring 2010 Waves Ahead, Joint Adur and Worthing Sustainable Community Strategy, Spring 2010		
Other relevant guidance PPS1 Delivering sustainable development By Design: Urban design in the planning system - towards better practice, 2000 PPG17 Planning for Open Space, Sport and Recreation		

Appendix 1 - Monitoring Framework and Policy Linkages

Strategic Objective 6 - Deliver High Quality Distinctive Places

Indicator	Target / Outcome	Data Source
Local Indicator Developments achieving the Distinction in Building Design Award (two-yearly)	Outcome to be reported	WBC
Local Indicator Number of demolitions of statutory listed buildings	Zero	WBC / English Heritage
Local Indicator Number of up-to date conservation area appraisals	Target to be established	WBC
Local Indicator Amount of new cultural (including public art projects) facilities delivered and / or enhanced.	Outcome to be reported	WBC
Core Strategy Policies: Policy 1 West Durrington Policy 2 Areas of change Policy 8 Getting the right mix of homes Policy 11 Protecting and enhancing recreation and community uses Policy 12 New infrastructure Policy 13 The natural environment and landscape character Policy 14 Green infrastructure Policy 16 Built environment and design Policy 17 Sustainable construction Policy 19 Sustainable travel		
South East Plan Policy CC4 Sustainable Design and Construction Policy CC6 Sustainable Communities and Character of the Environment Policy CC8 Green Infrastructure Policy BE6 Management of the Historic Environment Policy C2 The South Downs Policy 4 Landscape and Countryside Management		
Interim Sustainable Communities Strategy Goal 1 - A clean and green town		
Other relevant guidance and key local evidence Worthing Evolution Town Centre & Seafront Masterplan, December 2006 Public Art Strategy, Adur & Worthing Councils, Steve Geliot and Frances Lord, July 2009 Worthing Seafront Strategy, Edaw &DTZ, Feb 2008 Public Realm Strategy, Edaw & DTZ, Feb 2008 Infrastructure Delivery Plan, Spring 2010		
Other relevant guidance PPS1 Sustainable Development PPG16 Archaeology and Planning By Design: Urban Design in the Planning System - Towards Better Practice, 2000 PPG17 Planning for open space, sport and recreation		

Strategic Objective 7 - Improve Accessibility

Indicator	Target / Outcome	Data Source
Local Indicator Grove Lodge Air Quality Management Area (to be declared in 2010)	To reduce levels of nitrogen dioxide as identified in the Action Plan (to be drawn up)	WBC / HA / WSCC
Local Indicator Number of travel plans approved	100% of qualifying planning applications	WBC
Local Indicator Modal Split of people aged 16-74 re travel to work	To increase non-car use (public transport, cycle, walk, other)	WSCC Census
Local Indicator Number of projects of the Quality Bus Partnership that have been implemented	2 per year	WBC / WSCC/ Bus operators
Local Indicator Number of cycle route projects or cycle facilities that have been implemented	2 per year	WSCC / WBC
Core Strategy Policies: Policy 2 Areas of change Policy 12 New infrastructure Policy 14 Green infrastructure Policy 16 Built environment and design Policy 19 Sustainable travel		
South East Plan: Policy CC7 Infrastructure and implementation Policy T1 Manage and invest Policy T2 Mobility management		
Interim Sustainable Communities Strategy Goal 1 - A clean and green town		
Key local evidence Worthing Evolution Town Centre & Seafront Masterplan, December 2006 East Worthing Access Road (EWAR) Feasibility Study – Colin Buchanan, February 2006 Worthing LDF Strategic Transport Study – MVA Consulting, April 2007 WBC & WSCC Transport Statement of Common Ground, June 2009 West Sussex Traffic Reduction Report 2000 Local Transport Plan 2006-2016 Worthing & Adur Strategic Transport Model, Parsons Brinckerhof, ongoing study Core Strategy transport modelling: Parsons Brinckerhof, spring 2010 Infrastructure Delivery Plan, spring 2010		
Other relevant guidance PPG13 Transport PPG17 Planning for Open Space, Sport and Recreation		

Appendix 2 - Strategic Risk Appraisal

The Council is confident that the identified development objectives and targets will be delivered over the plan period, particularly if the individual project risks are mitigated and appropriate means of intervention are used. However, as explained in Chapter 9 (Implementation) it must be acknowledged that there is still some possibility that development may fail to come forward in the way expected due to strategic issues. (Individual project risks are identified in the Infrastructure Delivery Plan).

A number of strategic areas of risk, along with appropriate contingency measures that would help to reduce or mitigate against these risks, have been identified overleaf. The table suggests ways in which the Council will deliver its development requirements if the proposed strategy is not delivered or if expected development is significantly delayed. The implementation of any contingency will be dependent on the success, or otherwise, of the development strategy which will be assessed through continual monitoring.

As one of the key agencies involved in the delivery of the Core Strategy the Borough Council, as the local planning authority, may be required to intervene to ensure that key proposals are delivered and strategic objectives are met. The appraisal table indicates the type of intervention that might be appropriate for key projects and policies included within the Core Strategy, particularly where the use of influence or powers would help to ensure that a supply of land is readily available for development. Intervention can occur at three broad levels:

Low

- Ensuring that efficient working practises and partnerships are in place between different public sector organisations and the private sector
- Promoting development opportunities through effective marketing and promotion
- Providing clear, efficient and accessible guidance and advice

Medium

- Aligning priorities and funding sources / programmes to meet common objectives
- Ensuring that partnerships assist the Council in securing the necessary infrastructure investment
- Developing or reviewing strategies to tackle particular issues
- Preparing supporting documents to help bring forward sites e.g. SPDs, Masterplans or Development Briefs. These would provide greater detail and clearer guidance on development principles and how any issues could be resolved.

High

- Preparing Development Plan Documents to identify and bring forward sites
- Buying land by agreement in order to make it available for development
- The compulsory purchase of land when agreement is not possible
- Securing public sector funding as 'enabling development'
- Carrying out development directly or with partners

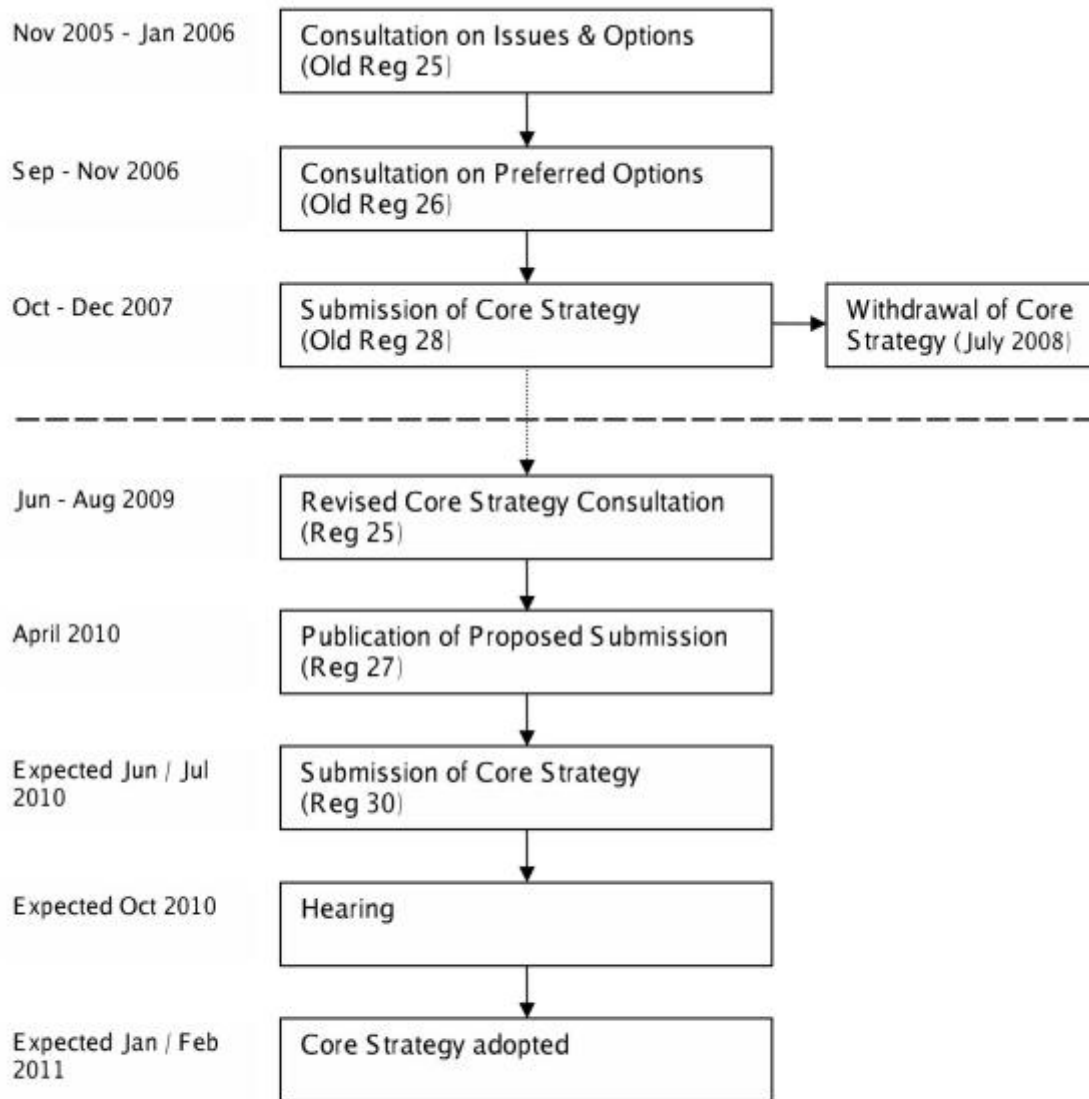
Appendix 2 - Strategic Risk Appraisal

STRATEGIC RISK	POTENTIAL OUTCOME	CONTINGENCY (Level of Intervention)
<p>Continued fragility in the housing market</p> <p>and / or</p> <p>significant unforeseen delivery issue at West Durrington or at a combination of sites identified as Areas of Change (and the shortfall in these areas is not offset by housing 'gains' through other sources of supply).</p>	<p>Planned growth is not delivered and housing delivery falls behind South East Plan targets</p> <p>Housing provision does not meet the needs of the community</p> <p>Infrastructure / regeneration benefits to be delivered alongside housing are not delivered</p>	<ul style="list-style-type: none"> • Ensure that the Council considers infrastructure contributions and development viability in a fair and consistent way (low) • Develop a housing strategy to ensure that the best use is made of the available stock (e.g. empty homes strategy) (low) • Consider innovative development partnerships and funding initiatives (low) • Progress supporting documents (SPDs, Masterplans, AAPs etc) to help bring forward identified sites (medium) • Encourage RSLs to develop sites if open market is continuing to struggle (medium) • Secure government / regional funding and assistance to release identified housing sites - progressed by WBC if necessary (medium - high) • Give greater consideration to the change of use of existing, under-performing employment areas to residential use during subsequent reviews of the SHLAA and the Employment Land Review (medium-high) • Consider the development of a High Building strategy (medium - high) • Re-appraise the main drivers of the Areas of Change to review whether the residential elements could be enhanced (high) • Any prolonged under-delivery would trigger the need to review the overall development strategy. This could involve the progression of a Small Scale Housing Allocations DPD which would consider all opportunities within the borough including the West Durrington PFDA (Potential Future Development Area) and other sites outside the existing built-up area boundary (high)
<p>Under performance in the economy and continued economic downturn</p>	<p>Lack of investment in identified Areas of Change</p> <p>Poor growth in employment and skills</p> <p>Limited delivery of regeneration aims</p>	<ul style="list-style-type: none"> • Strengthen inward investment promotional campaign (low) • Enhanced public - private sector partnership work • Invest resources to help deliver the strategic objectives (medium) • Increase public sector intervention (medium) • Prepare supporting / enabling documents to help bring forward key employment sites (medium)

Appendix 2 - Strategic Risk Appraisal

STRATEGIC RISK	POTENTIAL OUTCOME	CONTINGENCY (Level of Intervention)
Lack of investment to address existing and future transport issues	<p>Increased congestion and pollution</p> <p>Negative impact on the economy and quality of life</p>	<ul style="list-style-type: none"> • Continued partnership work with the County Council to ensure that common objectives are achieved (low) • More proactive liaison with public transport operators (low) • Ensure sufficient funding / contributions are secured (low-medium) • Increase resource contribution to the delivery of transport improvements, particularly for more sustainable modes (medium) • Prioritise investment through the Infrastructure Delivery Plan (medium)
Extreme pressures on public finances	Resource pressures that could impact on the delivery of the Core Strategy objectives	<ul style="list-style-type: none"> • Explore potential for greater efficiency / joint working with Adur DC (low) • Clearly identify the Core Strategy priorities and focus efforts on their delivery (low-medium)

Appendix 3 - Core Strategy Key Stages



Note - All appropriate stages have been subject to an appraisal of economic, environmental and social issues and documented in a Sustainability Appraisal.

Appendix 3 - Core Strategy Key Stages

Appendix 4 - Evidence Base

As explained in the introduction (Chapter 1), it is essential that the Core Strategy has been based on thorough evidence. The information used to inform this Core Strategy is formed of two key elements (Participation / Evidence Base Documents) that are collectively referred to as the 'evidence base'. The tables below summarise each stage of consultation and clarify the key documents and sources of information that have informed the Core Strategy.

Consultation Stages

Consultation Stage	Summary
Core Strategy and Unlocking Development Potential Issues and Options (2005)	Public consultation included making the documents available in the council offices, libraries, on the website and sending them to stakeholders. In addition, there were staffed exhibition stands across the borough and meetings with interest groups.
Core Strategy Preferred Options (2006)	As above. In addition, there was a staffed mobile exhibition in the town centre at weekends and an open day for stakeholders and the public. A total of 53 organisations and individuals commented on the the Preferred Options and a total of 311 representations were made.
Unlocking Development Potential Preferred Options (2006)	As above (the two documents were progressed simultaneously). 101 organisations and individuals commented on the UDP and a total of 158 comments were made.
Submission Draft Core Strategy (2007)	Public consultation included making the documents available in the council offices, libraries, on the website and sending them to stakeholders. A total of 35 organisations and individuals commented on the Submission Draft and a total of 183 representations were received.
Revised Core Strategy (2009)	Public consultation as above. In addition, two open days were held for stakeholders and Council Members and a Planning Policy newsletter (quarterly) was emailed to all interested parties. A total of 59 organisations and individuals commented on the Revised Core Strategy totalling 355 comments.
Proposed Submission Core Strategy (Spring 2010)	Public consultation included making the documents available in the council offices, libraries, on the website and sending them to stakeholders. A Planning Policy newsletter was emailed to all interested parties.

Appendix 4 - Evidence Base

List of evidence base documents

Document	Summary
GENERAL	
Schedule of Comments made and Officer responses, October 2009	Comments and responses following consultation of the Revised Core Strategy consultation.
Revised Core Strategy, June 2009	Revised Core Strategy based on the withdrawn Submission Draft (Oct 2007) including new evidence. The Core Strategy sets out the long term vision (up to 2026), strategic objectives and strategy for the spatial development of Worthing.
Revised Core Strategy Sustainability Appraisal and Equality Impact Assessment Addendum Report, June 2009	Addendum to the October 2007 SA with added Equalities Impact Assessment.
Sustainability Appraisal Submission Draft Core Strategy, Oct 2007	Formal strategic environmental assessment and sustainability appraisal of the Core Strategy as required by UK Law and European Directives.
Submission Draft Core Strategy, Oct 2007	Core Strategy prepared for submission but withdrawn by Worthing Borough Council in summer 2008.
Unlocking Development Potential Preferred Options, Sep 2006	This document identifies sites and proposals for housing, employment, commercial (including retail, leisure etc), education, health and community development that will be required to deliver the relevant aims and objectives of the Core Strategy (not further progressed as separate document)
Core Strategy Preferred Options 2006	The broad spatial framework for the Borough to 2018 setting out the strategic and spatial approach to development
Core Strategy and Unlocking Development Potential Issues and Options 2005	A total of 158 Issues and Options for sites and policies were presented for consultation in November 2005.
Draft Planning Contributions Supplementary Planning Document, Oct 2007	A draft Supplementary Planning Document concerned with Planning Contributions (not further progressed)
Statement of Community Involvement, Oct 2006	A statement setting out how the community has been involved in the preparation of the LDF
Cabinet Report SCI, Jan 2010	Report to update the 2006 SCI in light of new Regulations published by Government in 2008.
Local Development Scheme, May 2009	A scheme setting out all the different stages for all future local development framework documents
Annual Monitoring Report (AMR)	An annual report setting out the performance of policies based on core and local indicators. AMRs have been published from 2005 onwards.

Appendix 4 - Evidence Base

Document	Summary
Infrastructure Delivery Plan, ongoing, Spring 2010	A plan giving an overview of the strategic actions required, who is responsible for delivering them, a broad indication of phasing, cost and funding mechanisms.
Worthing Evolution Town Centre & Seafront Masterplan, Dec 2006	A Masterplan setting out a vision for the Town Centre and Seafront area for the next 20 years.
Worthing Seafront Strategy, Edaw & DTZ Pidea Consulting, Feb 2008	A comprehensive vision to help reverse the decline of the seafront and to create a vibrant and inclusive destination.
Worthing Public Realm Strategy, Edaw & DTZ Pidea Consulting, Feb 2008	The Strategy provides clear guidelines for the enhancement of the town's public realm.
West Sussex Structure Plan 2001-2016	The County Council's development plan (saved policies only)
Worthing Corporate Plan 2006-2011	Plan for Worthing up to 2011 that identifies key priorities
Interim Worthing Sustainable Community Strategy, March 2008	A Sustainable Community Strategy for Worthing based on issues identified by the Local Strategic Partnership. Required by the Local Area Agreement
Waves Ahead (SCS)	Joint Adur and Worthing Sustainable Community Strategy, Spring 2010
West Sussex Community Strategy	West Sussex County Council's Sustainable Community Strategy. WSCC being the responsible local authority leading on the LAA.
Public Art Strategy, Adur & Worthing Councils - Steve Geliot and Frances Lord, July 2009	This strategy provides guidance and direction on the opportunities for future investment and commissioning of public art in Adur and Worthing districts
LNIA Profiles 2009 – West Sussex County Council	Statistics for Local Neighbourhood Improvement Areas (LNIA) where the quality of life needs improving
Coastal West Sussex: Education Led Regeneration - DTZ, 2009	Study looking at capital projects relating to education facilities along the West Sussex Coast. High-level action plan that sets out what needs to be done to maximise the impact of the capital investment programme in terms of improving learning outcomes and economic prosperity for the local community.
EMPLOYMENT/COMMERCIAL	
Employment Land Review (ELR) – Step Ahead, Oct 2005	Study to provide a detailed analysis and understanding of the quantity, nature and quality of existing and allocated employment land and premises.
Small Business Units Feasibility Study 2006	A study to consider the needs, demand and feasibility of establishing a facility to encourage micro and small businesses within Worthing.

Appendix 4 - Evidence Base

Document	Summary
West Sussex Coastal Area Investment Framework – 2003	SEEDA funded regeneration frameworks. Worthing together with Arun and Chichester falls within the West Sussex Coast AIF.
Worthing Employment Sector Review – Knight Frank, October 2009	Study that provides economic research into the supply and demand of employment space as an aid to LDF policy formulation and the implementation of an Economic Development Strategy
Coastal Districts Retail Study – DTZ, September 2005	Study to assess the current health of town centres and to determine their future capacity for retail development
Retail Study Update, DTZ, Spring 2010	An update of the Worthing part of the 2005 Coastal Districts Retails Study
Worthing Retail Core Development Brief – Donaldsons (now DTZ) & EDAW, Feb 2008	The development brief sets out a clear framework for delivery of the redevelopment of the retail core regeneration area.
Supporting the retail sector study, GVA Grimley, Dec 2009	This study sets the town centre boundary, identifies the primary and secondary shopping areas and sets out a strategy to support existing retails areas in preparation for delivery of the new retail core. It also looks at a creative use of vacant shops.
Coastal West Sussex Hotel and Visitor Accommodation Futures, Hotel Solutions, Sep 2008	Study that provides an analysis into the current quality and stock of hotel accommodation for the West Sussex coastal area and what actions / policies are needed to improve the future growth and viability of the sector.
HOUSING	
Empty Properties Strategy	Worthing strategy to bring empty under-utilised residential properties back to use to benefit the whole community.
Worthing Housing Strategy 2005-2010	A comprehensive overview of the housing market in Worthing.
Urban Housing Potential Study, Baker Associates, June 2004	Identification of sites suitable for residential development and the density that should be sought on them
Housing Needs Survey, David Couttie Associates, 2004	Study to assess the scale of current housing needs
Financial Viability Affordable Housing, Adams Integra, Aug 2005	A study of the potential impact on development viability of revised planning-led affordable housing policy considered in the context of the LDF
Study of economic viability of affordable housing options, Adams Integra, July 2007	Adams Integra was instructed by the Council to assess the viability of policy options as well as consider any alternatives. The consideration of development viability is in the context of seeking to optimise affordable housing delivery whilst aiming to ensure that housing delivery in the wider sense is not unduly affected by the impact on land values and thus the supply of sites.

Appendix 4 - Evidence Base

Document	Summary
Strategic Housing Land Availability Assessment, stage 7, Baker Associates, March 2007. Stage 8, Worthing Borough Council, May 2009	Study that provides an informed estimate of land availability for housing to inform plan-making and to ensure that councils maintain a 5-year supply of housing land
Coastal West Sussex Strategic Housing Market Assessment, GVA Grimley, May 2009	A study that provides information on the sub-regional housing markets in coastal West Sussex and predicts levels and mix of future housing provision
West Sussex Gypsy & Traveller Accommodation Needs Assessment, David Couttie Associates, 2007	A County Council-wide study assessing the need for gypsy and travellers accommodation needs i.e. transit and permanent pitches
ENVIRONMENT	
PPG17 Outdoor Recreation Study, PMP, February 2006	Assessment to establish quantity, quality and value of open spaces and sport and recreation facilities
PPG17 Study (PMP) Update Note, Worthing Borough Council, Nov 2009	A note updating the 2006 PPG17 study carried out by PMP.
Worthing Strategic Gap Landscape Character Assessment Study, Hankinson Duckett Associates, April 2007	A study to prepare an assessment of landscape character and sensitivity within Worthing's strategic gaps
Strategic Flood Risk Assessment Study, Capita Symonds, Jan 2008	A study that looks at flood risk at a strategic level to determine flood risk across the whole authority area.
A Biodiversity Action Plan for West Sussex, Autumn 2000	The West Sussex Biodiversity Action Plan sets out an evolving strategy and delivery mechanism for the conservation of biological diversity and the sustainable use of biological resources.
South Downs AONB Management Plan, April 2008	Management Plan for the South Downs Area of Natural Beauty
Appropriate Assessment Screening document – Habitats Directive, November 2007	An assessment of the impact of the Core Strategy proposals on European nature conservation sites, such as SACs and SPAs.
Desktop Biodiversity Report – Sussex Biodiversity Record Centre, May 2009	A report that provides a Worthing specific analysis and description of the town's areas of biodiversity and natural habitats.
West Sussex Sustainable Energy study, Centre for Sustainable Energy, Oct 2009	A study that provides the evidence base to develop policies to encourage reduced energy consumption and carbon emissions.

Appendix 4 - Evidence Base

Document	Summary
TRANSPORT	
East Worthing Access Road (EWAR) Feasibility Study, Colin Buchanan, Feb 2006	A technical study outlining two potential routes that the East Worthing Access Road could take if it was to be built
Worthing LDF Strategic Transport Study, MVA Consulting, April 2007	Study to assess the transport impacts on the local road infrastructure of local development scenarios set out in the Core Strategy
Worthing Borough Council & West Sussex County Council Transport Statement of Common Ground, June 2009	A brief summary that sets out the shared transport priorities and areas of concern for Worthing during the Core Strategy period, including: parking; demand management; safety; accessibility; and transport assessments.
West Sussex Traffic Reduction Report	A report which forecasts the increases in traffic volumes in the County, including Worthing and assesses the measures needed to reduce the impact of increasing traffic volumes.
Local Transport Plan 2006-2016	The LTP covers many transport issues that will affect Worthing's residents. Many of the issues are based on Government Guidance and Worthing supports the four national key priorities set out in the Plan, which are: Improving accessibility and better bus services; improving safety; reducing pollution; and reducing congestion.
Worthing & Adur Strategic Transport Model, Parsons Brinckerhof, ongoing	The production of a validated transport model and transport strategy that will forecast future traffic volumes/flows and define the necessary infrastructure and policies needed to help relieve road congestion on the A27 and the local transport network.
Core Strategy transport modelling - baseline v development scenario: Parsons Brinckerhof, Spring 2010	A study that will estimate and compare the transport impacts of future Core Strategy developments on the local road network against a 2007 'do minimum' base year.

Appendix 5 - Housing Trajectory

Planning Policy Statement 3 (Housing) requires local authorities to identify sufficient sites to deliver housing in the first five years of the Core Strategy as well as indicating the future housing supply for years 6-10. This is best demonstrated in a housing trajectory which shows the rate of housing completions for the past few years, the housing requirement from the South East Plan and the projected housing completions. In this way it is possible to see how the Council intends to meet the South East Plan housing requirement. The housing trajectory overleaf also forms the baseline for future monitoring of housing delivery. The contribution from the sites identified in the Core Strategy is also set out with an indicative phasing for each opportunity.

If you are having difficulty in reading the housing trajectory a larger size graph can be provided on request. The graph is also easier to read online.

Appendix 5 - Housing Trajectory

Housing Trajectory for Worthing Borough

	Actual Completions										Projected Completions										Totals				
	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24		2024/25	2025/26		
Completions (allocated sites)	0	72	14	36	0	0	0	75	200	200	200	200	0	0	0	0	0	0	0	0	0	0	0	0	925
Completions (non-allocated sites)	253	249	295	286	446	250	383	269	260	63	14	0	0	0	0	0	0	0	0	0	0	0	0	0	2266
Completions (S H/LAA)							15	62	109	287	338	260	82	82	91	77	77	40	0	0	0	0	0	0	1597
Total Past Completions	253	321	309	322	446	250	398	406	569	550	552	460	82	82	91	77	77	40	0	0	0	0	0	0	1077
Total Projected Completions						250	398	406	569	550	552	460	82	82	91	77	77	40	0	0	0	0	0	0	3711
Estimated losses*	32	37	43	62	66	14	24	19	14	4	2	0	0	0	0	0	0	0	0	0	0	0	0	0	248
Past net completions	221	284	266	260	380	236	374	387	555	546	550	460	82	82	91	77	77	40	0	0	0	0	0	0	906
Projected net completions						236	374	387	555	546	550	460	82	82	91	77	77	40	0	0	0	0	0	0	3634
Cumulative net completions						266	526	906	1516	2458	3004	3554	4096	4178	4269	4346	4423	4500	4540	4540	4540	4540	4540	4540	4000
Plan, Annualised net strategic allocation	243	243	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	4000
Monitor: Position above/below zero indicates how many dwellings above or below the cumulative allocation at any point in time			66	126	306	342	516	703	1058	1404	1754	2014	1896	1778	1669	1546	1423	1300	1140	940	740	540	540	540	
Manage: Annual requirement taking into account past projected completions			200	197	193	182	179	166	150	119	83	41	-1	-11	-22	-38	-58	-85	-125	-180	-270	-540	-540	-540	

Notes

- Data for 2004/05 and 2005/06 relates to the West Sussex Structure Plan Period and is shown for information only.
- Estimated losses include actual and projected losses that may occur due to demolitions, conversions and change of use. Deducting estimated losses from gross housing completion figures gives net completions.
- Non-allocated sites are the sum of all other sites not identified through formal plan-making processes.
- Source: 2009 Residential Land Availability Survey, West Sussex County Council. To view source data search West Sussex County Council planning data for Housing and Residential Land in West Sussex.
- All 2011-2016 completions (allocated sites) are West Durrington

Strategic Sites for Worthing Borough

	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23
Policy 1 West Durrington			50	200	200	200	200	25						
AoC 1 Aquarena					25	30	30							
AoC 2 Marine Parade: Stagecoach Site					20	22								
AoC 3 Grafton Site					50	50	50	50						
AoC 4 Union Place South					5	25	25			20	45	45	45	40
AoC 5 Teville Gate		10	45	45	32	32	32	32	32					
AoC 6 Newland Street Superstore Site										33				
AoC 7 British Gas Site - Lyndhurst Road					25	30	30							
AoC 8 Land Adjacent to Martletts Way					20	22								
AoC 10 The Strand				62	62									
AoC 11 Northbrook College, Durrington or Broadwater Sites					35	35	35							

It should be noted that the delivery and yield assumptions set out in the table above relate to assumptions made during the Residential Land Availability (RLA) process (as at 01/04/09). The RLA process and subsequent phasing estimates were informed by the Strategic Housing Land Availability Assessment (SHLAA). As explained within the Core Strategy, there is more certainty relating to the mix of uses and potential yields attached to some of the sites listed above when compared to others. Where this is the case, this is reflected within appropriate sections of the Core Strategy.

Large sites (20 units or more) with planning permission as at 1/4/09

Units	Location
49	Southdown Cars Goring Street
23	84-92 Heene Road
23	43 Wordsworth Road
117	Eirene Road/Sea Place
51	Norfolk Hotel Chapel Road
34	Eardley Hotel Marine Parade
23	17-19 & 19a Crescent Road
65	Northbrook College Union Place
21	13-31 Tarring Road
64	Highdown School Durrington Lane

Appendix 5 - Housing Trajectory

Appendix 6 - Saved Local Plan Policies

The table below sets out the policies of the Worthing Local Plan (2003) that were saved in March 2007. Of the 154 Local Plan policies a total of 29 were saved. Twenty-two of these saved policies are expected to be superseded following the adoption of the Core Strategy. Local Plan policies contained in the table below that have not been superseded will continue in operation alongside the Core Strategy policies until such time as they are replaced by new policy and / or guidance in subsequent Local Development Documents (LDDs). The Local Development Scheme establishes the LDDs that are to be progressed. Where necessary, the Annual Monitoring Report can also be used to remove redundant Local Plan policies. It should be noted that the list below is indicative and the replacement of saved policies is currently being considered.

Policy No.	Policy Title	Saved Local Plan Policy superseded by Core Strategy (Replacement policies indicated)
RES7	Control of Polluting Development	Not superseded
RES9	Contaminated Land	Not superseded
RES12	Provision of Infrastructure	Policies 11, 12, 14
C1	Development in the Countryside	Policy 13
C5	Strategic Gaps	Policy 13
CT3	Protection and Enhancement of Seafront Area	Policies 2, 16 AoC 1,2, 3
CT5	Sea Place/Eirene Road Site	Not superseded, works commenced
BE1	Design Quality	Policy 16
BE25	Environment Areas of Special Character	Not superseded
TR4	Development at Railway Stations	Not superseded
TR9	Parking requirements for development	Not superseded
H4	West Durrington Allocation	Policy 1
H10	Loss of Existing Dwellings	Policy 9
H13	Conversions to flats and HMOs	Policy 8, 9
H14	Sheltered and retired accommodation	Policy 8
H16	Domestic Extensions and Alterations	Policy 16
H18	Residential Amenity	Policy 16
LR4	Brooklands	Policies 13, 14

Appendix 6 - Saved Local Plan Policies

Policy No.	Policy Title	Saved Local Plan Policy superseded by Core Strategy (Replacement policies indicated)
LR5	Protection of Outdoor Recreation Space	Policies 11, 14
LR8	Provision of Play Space Outdoor Recreation Space in Housing Schemes	Policies 12, 14
SC1	Facilities acceptable in District and Neighbourhood Centres	Policy 12
SC8	Day Nurseries and Creches	Not superseded
S8	Ground Floor Uses, Zone B, Primary Area, Central Shopping Area	Policies 2, 6 AoC 4
S9	Guildbourne Centre	Policy 2 AoC4
S10	Ground Floor Uses, Secondary Area, Central Shopping Area	Policy 6
S11	Ground floor uses core areas district and neighbourhood centres	Policy 6
S12	Ground floor uses in non-core areas district and neighbourhood centres	Policy 6
S13	Ground floor uses, local shopping parades	Policy 6
MS4	Grafton Site	Policy 2 AoC3

Appendix 7 - Glossary

Affordable Housing	This is housing provided to those whose needs are not met by the market, for example homeless persons and key workers. It can include social rented housing and intermediate housing (e.g. shared ownership).
Air Quality Management Area (AQMA)	Under the Environment Act 1995, local authorities must designate areas where the prescribed Air Quality Objectives are not likely to be met, and where members of the public might reasonably be exposed, as AQMAs.
Annual Monitoring Report (AMR)	An annual report setting out the performance of policies based on core and local indicators. It also measures the progress of documents set out in the Local Development Scheme.
Area Action Plans (AAP)	Area Action Plans are used to provide the planning and implementation framework for areas where significant changes are envisaged.
BREEAM	Building Research Establishment Environmental Assessment Method (BREEAM) is the longest established and most widely used environment assessment method for assessing a buildings environmental performance. Certification is carried out by licensed assessors.
Built-up area boundaries	This identifies the area of the borough which is predominantly urban in character.
Business Incubators	Business incubators provide intensive hands-on support and services to assist specifically in the creation and early stages of business.
Development Plan	The statutory development plan is the starting point in the consideration of planning applications for the development or use of land. In future, the development plan will consist of Regional Spatial Strategies and Development Plan Documents.
Development Plan Documents (DPD)	The Local Development Framework is comprised of Local Development Documents. This includes Development Plan Documents, which are documents the local authority must prepare under legislation and subject to rigorous consultation and examination. The Core Strategy is a DPD.
Combined heat and power (CHP)	A Combined heat and power (CHP) system generates electricity and uses heat produced during this process in a productive way e.g for local heat loads. It can also be used to deliver cooling through a process known as adsorption chilling.
Community Infrastructure Levy (CIL)	The Community Infrastructure Levy (CIL) will be a new charge which local authorities will be empowered, but not required, to charge on most types of new development in their area. CIL charges will be based on simple formulae which relate the size of the charge to the size and character of the development paying it. The proceeds of the levy will be spent on local and sub-regional infrastructure to support the development of the area.
Code for Sustainable Homes	The code was introduced in April 2007 as a single national standard and sustainability rating system for new build homes.

Appendix 7 - Glossary

Employment Land Review (ELR)	The purpose of an Employment Land Review is to provide a detailed analysis and understanding of the quantity, nature and quality of existing and allocated employment land and premises and the extent to which that supply can meet future demands.
Family Housing	Family homes are dwellings designed in such a way so that they are suitable for family occupation, taking into consideration matters such as: size; layout; and access to usable amenity space.
Infrastructure Delivery Plan	A plan giving an overview of the strategic actions required, who is responsible for the delivery them, a broad indication of phasing, cost and funding mechanisms.
LNIA	Local Neighbourhood Improvement Area. LNIAs were identified as part of the West Sussex Local Area Agreement (LAA) as areas where there needs to be targeted action to improve the quality of life.
Local Development Document (LDD)	Local Development Documents are a set of documents which a Local Planning Authority creates which taken as a whole set out the authority's policies relating to the development and use of land in their area.
Local Development Framework (LDF)	The LDF sets out the Local Development Documents which will collectively deliver the spatial planning strategy for the borough. The LDF will be comprised of Local Development Documents and Supplementary Planning Documents.
Local Development Scheme (LDS)	This is a public statement of the Council's programme for the production of Local Development Documents.
Local Strategic Partnership (LSP)	A group of public, private, voluntary and community organisations and individuals that is responsible for preparing the Sustainable Community Strategy.
Planning Policy Guidance Notes (PPG) / Planning Policy Statements (PPS)	Central Government produces Planning Policy Statements which are gradually replacing Planning Policy Guidance Notes. They give written guidance and direction for planning policy in the country.
Previously Developed Land (PDL) / Brownfield	Brownfield/Previously Developed Land is land which is, or was, occupied by a permanent structure (see PPS3 for detailed definition)
Quality Bus Partnership (QBP)	A Quality Bus Partnership is a statement of the agreed intentions between a range of partners working together to develop measures to enhance bus services in a defined area to meet the strategic needs of the partners to the agreement and to provide a quality bus environment for passengers.
Regional Spatial Strategies (RSS)	Regional Spatial Strategies direct planning for the regions. The relevant RSS for Worthing is the South East Plan.
Registered Social Landlord (RSL)	Registered Social Landlords are government-funded not-for-profit organisations that provide affordable housing. They include housing associations, trusts and cooperatives. They work with local authorities to provide homes for people meeting the affordable homes criteria.

South East Plan (SEP)	The Plan is prepared by the South East England Regional Assembly. It sets out a vision for the region up to 2026.
Spatial Planning	Spatial planning goes beyond traditional land use planning to bring together and integrate policies for the development and use of land with other policies and programmes which influence the nature of places and how they function. This will include policies which can impact on land use, for example by influencing the demands on or needs for development, but which are not capable of being delivered solely or mainly through the granting of planning permission and may be delivered through other means.
Statement of Community Involvement (SCI)	This sets out the standards to be achieved by the local authority in involving the community in the preparation of Local Development Documents and planning applications. The SCI enables the community to know how and when they will be involved in the preparation of Local Development Document and how they will be consulted on planning applications.
Strategic Housing Land Availability Assessment (SHLAA)	A study that provides an informed estimate of land availability for housing to inform plan-making and to ensure that councils maintain a 5 -year supply of housing land.
Strategic Housing Market Assessment (SHMA)	A study that provides information on the sub-regional housing markets in coastal West Sussex and predicts levels and mix of future housing provision.
Supplementary Planning Document (SPD)	Supplementary Planning Documents (SPDs) provide detail to support policy in higher level Development Plan Documents (DPDs). They undergo a simpler preparation process than DPDs and in particular they are not subject to independent scrutiny by a planning inspector.
Sustainability Appraisal (SA)	The Planning and Compulsory Purchase Act 2004 requires Local Development Documents to be prepared with a view to contributing to the achievement of sustainable development. A sustainability appraisal is a systematic process, to appraise the social, environmental and economic effects of the strategies and policies in a Local Development Document.
Sustainable Community Strategy (SCS)	The SCS is a strategy that outlines how local organisations will work together to improve the economic, social and environmental well being of the people in the area. It sets out the key priorities for change and action to deliver them. A Joint SCS, 'Waves Ahead', is currently being prepared for Worthing Borough Council and Adur District Council.
Statement of Common Ground (Transport)	The Statement of Common Ground will provide the framework to assess and define the content of transport policies in the Core Strategy.

Appendix 7 - Glossary

Appendix 8 - Proposal Map

On the adoption of the Core Strategy the Council will prepare and publish a revised Proposals Map that will supersede the adopted Worthing Local Plan 2003 Proposals Map. As explained in the Core Strategy, there will be no amendments made to the built up area boundary of the town. However, a number of changes are required to reflect the following:

- Changes in national designations and guidance
- The deletion, or replacement, of previously adopted policies
- Changes arising from the adoption of the Core Strategy.

These changes are summarised below to provide an understanding of how the existing adopted proposals map will be changed as a consequence of the adoption of the Core Strategy. In addition, an amendment to the West Durrington allocation is illustrated on the inset map that follows.

Changes to the Proposals map arising from changes in national areas of protection, and any changes required by national or local designations

- Incorporation of South Downs National Park boundaries
- Any other changes to national or local designations/terminologies as required.

Changes to the Proposal Map arising from the Proposed Submission Core Strategy

- West Durrington will continue to be allocated but will now be referred to as a Strategic Allocation - linked to Policy 1 (Potential Future Development Area Reserve Site – see inset map)
- Retail Hierarchies – the boundaries for the hierarchy of centres referred to in CS Policy 6 are as per existing Worthing 2003 Map, with the exception of minor amendments to the Secondary Zone at Rowlands Road / Montague Street including rectifying the error made on the adopted proposals map 2003. There are some minor changes to the terminology used to define the centres in the retail hierarchy linked to Policy 6
- Employment – the boundaries of the Industrial Estates and Business Parks referred to in CS Policy 4 are as per existing Worthing 2003 map (albeit with some changes in names) with the exception of two additional estates/trading areas known as Yeoman Way and Downlands Business Park. The boundaries of the protected office locations are to be found in the Evidence base document –Knight Frank 2009
- Biodiversity Opportunity Areas referred to in CS Policy 13 can be found in Evidence base document – Worthing Biodiversity Report - The Sussex Partnership Statement.
- Indicative illustration of proposed Areas of Change as referred to in CS Policy 2 will be included.

Other changes to the published Proposals Map will be made at Adoption to reflect policies from the Local Plan which have not been 'saved' or have been superseded by the Core Strategy and rectifying errors on or omissions from the Worthing map 2003.

West Durrington Inset Map

