

Worthing Local Plan

Saved Policies – Adopted September 2007

Contents

CONSERVATION OF RESOURCES & POLLUTION CONTROL	
RES7:	Development which has potential to generate pollution
RES9:	Contaminated land
RES12:	Infrastructure & Services required
COUNTRYSIDE	
C1:	Development outside BUAB defined on proposals map
C5:	Development in Strategic Gaps
COASTAL	
CT3:	Seafront environment, sea views, density, scale, massing etc
CT5:	Sea Place/ Eirene Road
THE BUILT ENVIRONMENT	
BE1:	Building Design
BE25:	Development within an Environmental Area of Special Character
ARCHAEOLOGY –None Saved	
TRANSPORT	
TR4:	Development adjacent to railway station
TR9:	On-site parking provision
HOUSING	
H4:	West Durrington on Proposals Map
H10:	Loss of existing dwellings
H13:	Conversion of residential/ non residential to flats
H14:	Sheltered & retirement accommodation
H16:	Ancillary development
H18:	Reduction of amenity for local residents

EMPLOYMENT – None saved	
TOURISM – None saved	
LEISURE & RECREATION	
LR4:	Development in Brooklands
LR5:	Development on areas of Outdoor recreation space
LR8:	Residential development of 10 or more units – contribution
SOCIAL AND COMMUNITY FACILITIES	
SC1:	Social & Community Facilities
SC8:	Day nurseries and crèches
SHOPPING	
S8:	Zone B of Primary Area of Central Shopping Area
S9:	Guildborn Centre shown on proposals Map
S10:	Secondary Area of Central Shopping Area
S11:	Retail Core of District and neighbourhood shopping centres
S12:	Within the district and neighbourhood shopping centres outside defined retail cores
S13:	Local Shopping parades
MIXED SITES	
MS4:	Grafton Site

Please note this document provides information on the Local Plan ‘Saved Policies’ adopted in September 2007 and their supporting text. Some of the text may therefore appear out of context. For the full Local Plan document please visit www.worthing.gov.uk/planning/planningpolicy/worthinglocalplan However, please note that this is no longer a statutory document.

The Proposals Map which accompanied the original Local Plan is saved in so far as that it relates to these ‘Saved policies’. An electronic version of this map can be found using the link above.

CONSERVATION OF RESOURCES & POLLUTION CONTROL

Issues in Worthing

- 2.37 Paragraph 2.35 refers to requirements in relation to local air quality management. The Borough Council's Environmental Health Group carried out a first round three-stage review and assessment of air quality, which indicates that the Borough will comply with the national air quality objectives. Formal Air Quality Management Areas will not be necessary, therefore, in Worthing at present. Nevertheless, the Stage 2/3 Review and Assessment Report concluded that there was an ongoing need for more research, data collection and monitoring to further refine the predictions that need to be made about future air quality. The Report also contains a commitment to prepare an Air Quality Strategy for Worthing to ensure that stakeholders continue to consider, monitor and improve local air quality. The Review and Assessment process is ongoing, with the next round due to be completed before the end of 2003
- 2.38 A major source of many air-based pollutants is motor vehicle emissions. The Development Plan has a key role to play, therefore, in guiding the location of development, reducing the need to travel and promoting transport choices. This Local Plan includes strategies and policies to achieve these measures. Policy RES 7 is intended to address problems of air pollutants arising from other sources such as industrial processes.
- 2.39 Other issues of relevance to Worthing include the need to reduce pollution to seawater, surface water and the groundwater aquifer. The Borough Council is one of several bodies involved in controlling pollution. The Environment Agency plays a key role, whilst statutory undertakers such as Southern Water Services Limited have a remit concerning improvements in the quality of seawater along this part of the coast. The planning system should not duplicate the powers of these agencies but can complement them.

Polluting Development

- 2.40 The key issue in relation to potential pollution generating activities, whether through noise, dust, fumes, chemicals or other means, is to ensure that it is only permitted where its effects on the natural or built environment, including land, air and water, and on the amenity of residents are of an acceptable level. In carrying out its planning function, the Borough Council will seek to ensure that development proposals do not lead to breaches of national pollution standards.

This may mean that certain types of development will not be acceptable in principle. There is not scope, however, to resist all pollution generating development. Such uses often contribute to the local economy, providing jobs. They should be directed, however, to those locations where their impact is minimal, either with or without appropriate mitigation measures. With regard to

industrial processes, in a Borough such as Worthing, the only acceptable location for polluting activities is likely to be existing Industrial Estates. Even here, very careful consideration must be given to the effect on existing businesses in the area; certain light industrial processes may be sensitive to forms of pollution.

- 2.41 Other types of noise, litter and odour generating activities, such as hot food take-always, public houses and night clubs, together with other commercial businesses, are likely to wish to locate in a wide variety of areas including the Town Centre, other shopping centres and established residential areas.
- 2.42 The acceptability of such proposals must be carefully considered in each individual case against accepted criteria.
- 2.42 The Borough Council will take the opportunity, when it arises through development proposals, to seek a reduction in actual, or the potential for, pollution generated by existing land uses.
- 2.43 Certain types of land use are particularly sensitive to the effects of pollution such as noise. Examples include housing, schools and hospitals. The Borough Council will seek as far as practicable to protect such uses from pollution generating activities. In order, however, not to place unacceptable requirements for mitigating measures on existing or potential polluting activities, the Borough Council will also resist the location of pollution sensitive development close to sources of pollution. An exception may be made where acceptable mitigation measures, such as the use of double glazing, can be incorporated into the noise sensitive development.

POLICY RES 7

Development, including the intensification of existing uses, which generates or has the potential to generate pollution, will only be permitted where by virtue of its location and/or appropriate mitigation measures, its impact on the natural and built environment, including wildlife and the amenities of local residents, does not cause unacceptable harm.

Development which is incompatible alongside pollution generating activities will not be permitted near to such uses where it is likely to result in the need for additional mitigating measures to control the pollution generating activity.

In the context of this policy, pollutants include noise, fumes, chemicals, odour, vibration, heat and dust.

- 2.44 Where a proposal is likely to result in significant levels of pollution, the applicant may be requested to submit a statement detailing the form and level of pollution

likely to be generated, and the measures proposed to control the pollutants. Before planning permission is granted, the Borough Council will seek to ensure that any necessary mitigation measures can be adequately accommodated on the site. Conditions limiting the operating hours of certain uses, such as industry and take-aways, will be used where this would be effective in minimising the impact on adjacent occupiers, particularly residents. In cases where a development involves substantial construction or demolition work in a residential area, the Borough Council will require a scheme for dust suppression.

Contaminated land

- 2.46 A policy of making the maximum appropriate use of land within the existing urban area requires that, where possible, contaminated land should be recycled and brought into productive use. This can also have the benefit of providing an opportunity to address any threats posed by a site to health or the environment. Types of land likely to be contaminated include old gas works, land used for industrial processes involving hazardous substances, landfill sites and sewage works.
- 2.47 In Worthing, land at Decoy Farm and Dale Road is former landfill and is consequently subject to contamination. A number of other sites promoted for development in this Plan are also likely to be contaminated to an extent by virtue of their former use. These include the British Gas site at Park Road and the waste water and gas sites at West Worthing. Other sites may exist.
- 2.47 In considering the development of land known, or thought likely to be contaminated, the principle is one of ensuring the land is "suitable for use". This requires that the owner, occupier or developer of a site should undertake those measures necessary to deal with any unacceptable risks to health or the environment, taking in to account the use intended for the land. This does not of course preclude the owner, occupier or developer from doing more if they so wish. Paragraph 2.46 sets out the types of land likely to be affected by contamination. It is for the owner or developer to determine the existence and extent of any contamination. The Borough Council will follow the guidance set out in PPG 23 with regard to the need for pre application investigation into contamination issues. Such investigation will be required if a site is known or strongly suspected to be significantly contaminated, but if there is only some suspicion or contamination is slight, planning permission may be granted subject to conditions requiring site investigation and any necessary remedial measures. The need for and type of remedial measures are likely to vary from site to site.

POLICY RES 9

Where an application for development is submitted for a site with known or suspected contamination, the applicant will be required to carry out investigations and remedial measures sufficient to ensure that any unacceptable risk to health is removed prior to development proceeding.

2.48 Guidance for local authorities to determine whether land should be classed as contaminated under the Environment Act 1995 has been published by the Government. In accordance with Regulations which came into effect in April 2000, the Borough Council has prepared a Contaminated Land Inspection Strategy.

INFRASTRUCTURE AND SERVICE PROVISION

2.56 Policies elsewhere in this Plan seek to promote development of specific sites for housing, commercial and retail schemes, in order to provide for the social and economic needs of the community. It is important, however, that new development does not take place without the necessary supporting infrastructure and services either already being in place or being provided in conjunction with it. The adequacy of infrastructure and services can be a material consideration in deciding whether permission should be granted. This is reflected in PPG 12 – Development Plans. The following are examples of infrastructure and services in this context:-

County Council	District Councils	Other
Education	Affordable housing	Land drainage
Highways and transport, including cycling and public transport	Community buildings and facilities	Water supplies
Libraries	Leisure facilities	Sewage disposal
Fire and rescue including fire hydrants	Public open space including play space	Health care
Social care	Refuse and recycling collection points and local recycling facilities	
Civic amenity sites		

2.57 In cases where the necessary infrastructure or services associated with a new development are not available, planning permission will not normally be granted. If, however, the infrastructure or services are planned or can be made available within an appropriate timescale, permission may be granted subject to a condition requiring development to be phased in line with infrastructure or service provision. This is to ensure that development does not take place in advance of the necessary infrastructure or service becoming available. An appropriate contribution towards the infrastructure or service required by a development will be sought where necessary. This may be through the direct provision of facilities/services or an appropriate financial contribution to the authority or organisation responsible. Provision of this contribution will be secured by legal agreement. Detailed advice relating to West Sussex Planning Authorities' overall policy approach regarding provision of infrastructure and services, including financial contributions and use of planning conditions and obligations, is set out in Supplementary Planning Guidance – "The provision of

service infrastructure related to new development in West Sussex – Parts 1 and 2”.

- 2.58 Policies elsewhere in this Plan which allocate land for major development generally include reference to specific infrastructure and service requirements. There are also policies which deal with certain types of infrastructure and services such as children’s play space, public transport and affordable housing.

POLICY RES 12

Development will not be permitted unless the infrastructure or services made necessary by the development are available or will be provided before new development places unacceptable demands on existing infrastructure or services.

In cases where necessary infrastructure or services are planned or can be made available within an acceptable timescale, planning consent may be granted for development subject to a condition or legal agreement requiring that it be phased in line with that infrastructure or service provision.

An appropriate contribution towards the provision of infrastructure or services directly related to a development proposal will be sought where necessary.

COUNTRYSIDE

DEVELOPMENT IN THE COUNTRYSIDE

- 3.5 It is important that the countryside is protected for its own sake. Development in the countryside needs to be strictly controlled, and will only be permitted where a countryside location is justified - that is, uses which must take place in that location due to their nature, such as agriculture or forestry, or certain other exceptions such as informal recreation, in line with Structure Plan policy. If development is justified, proposals must be sensitive to their location in terms of type of activity, siting and appearance.
- 3.6 Opportunities should be taken to not only conserve, but also to improve areas of the countryside - for example, through the planting of native species of trees where appropriate. If opportunities arise through development, Worthing Borough Council will encourage the enhancement of the countryside. This can be achieved through landscape improvements and the screening or removal of eyesores, particularly where these are prominent in the landscape.

POLICY C1

Development will not be permitted outside the BUAB as defined on the Proposals Map unless:

- (i) it is specifically identified elsewhere in the Plan; or**
- (ii) a countryside location for the proposed development is justified.**

Any development permitted should respect form, scale and character of the landscape and not cause unacceptable harm to the character and appearance of the surrounding area or generate an unacceptable level of pollution by way of noise or sources of artificial light that would be out of keeping with its countryside location.

STRATEGIC GAPS

- 3.14 The strategic gaps to the east and west of Worthing have long been subject to the most stringent policies of protection. Strategic gap policy has been reviewed recently and the most up to date framework is now provided by the West Sussex Structure Plan Review. The objectives of strategic gaps are to prevent coalescence and retain the separate identity and amenity of settlements and protect the undeveloped coastline. Whilst the Structure Plan indicates the broad location of these gaps, it is the function of local plans to define precisely their

boundaries. In defining the gaps between Worthing and Sompting / Lancing to the east and Worthing and Ferring to the west, careful consideration has been given to the boundary of the Built Up Area, and the contribution that land outside of that area makes towards meeting the objectives of strategic gaps. The resulting boundaries are shown on the Proposals Map.

- 3.15 Development will not be permitted in a strategic gap unless it meets each of three tests. There must be justification for the development either in terms of local social and/or economic need or national interest. If such justification exists, there must be no alternative site suitable for the proposals available elsewhere. If both of these tests are met, the proposal will still not be acceptable if it compromises the objectives and fundamental integrity of the strategic gap, either on its own or in conjunction with other development.

POLICY C5

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

- (i) it is to meet demonstrable local, social and/or economic needs or is of proven national interest; and**
- (ii) there are no alternative sites available elsewhere; and**
- (iii) it would not compromise individually or cumulatively the objectives and fundamental integrity of the strategic gap.**

COASTAL

THE BUILT ENVIRONMENT

- 4.27 It is important to maintain and enhance the built environment along the coast. Much of Worthing's coastal development is of high quality, especially within the Marine Parade and Hinterland Conservation Area. This section deals with the Seafront Area as defined on the proposals map. Policies relating to conservation areas are dealt with in Chapter 5 (Built Environment).
- 4.28 Until the Regency era and growth of seaside resorts, Worthing was a small fishing hamlet. Worthing first flourished as a resort in the period up to the 1830's when the central area of the seafront first developed. The major periods of growth and changes in architectural fashion can be seen along the length of the seafront, ranging from 19th and early 20th Century buildings, to detached properties of the inter-war period and large blocks of high rise flats dating from the 1960s.
- 4.29 Much of the urban fabric to the west comprises inter and post war residential development, and is not particularly characteristic of seafront locations. The built environment within the central part of the Seafront Area is quite different, comprising older buildings mostly within the Marine Parade and Hinterland Conservation Area. This part is typified by 19th century terraces, stuccoed and colour washed, presenting a local seafront vernacular. Some buildings have been replaced with modern ones which have introduced a different scale and style.

Protecting and enhancing the seafront environment

- 4.30 Within the Seafront Area care is needed to ensure that new development is in sympathy, with the appearance and character of the local environment. Favourable consideration will therefore be given to development proposals which reflect or complement the character of the locality, including schemes which enhance the area. In areas which are currently poor or mediocre in quality, the Borough Council will encourage proposals which bring about improvements in the quality of the seafront environment. Proposals should be appropriate in density, scale, height, massing, orientation, layout and siting, both in itself and in relation to adjoining buildings, spaces and views to the sea. The use of materials and colour is also important to ensure that the residential and seaside character of the built environment is retained.

POLICY CT3

Development will be permitted provided that it:

- (i) respects and, where possible, enhances the appearance and character of the seafront environment; has regard to existing sea views;**
- (ii) is appropriate to its location in terms of density, scale, height, massing, appearance, orientation, layout and siting, both in itself and in relation to adjoining buildings, spaces and views to the sea.**

Seafront Improvement Sites

- 4.33 Ensuring a high quality environment requires the enhancement of some parts of Worthing's seafront. Specific sites are identified below and discussed in detail in either this or other relevant chapters of this Plan.

Sea Place/Eirene Road Area

- 4.34 There is significant existing and potential interest in water sports in Worthing. The Worthing Yacht Club are based at Sea Place/Eirene Road. There are, however, some problems associated with this area. Its general environment has become run-down, with properties in poor condition and there is some conflict between different land uses.
- 4.35 The Borough Council continues to be committed to improving the environmental quality of this area through its management and future redevelopment. Hence, within the period of this Plan, a detailed management plan will be produced by the Borough Council for this site.
- 4.36 Originally, redevelopment proposed for this site consisted of two phases to include recreational activities, new housing, parking and some ancillary commercial uses. Following the consideration in 1998 of a flooding study undertaken by an independent consultant and the fact that a number of privately owned properties would need to be acquired to ensure comprehensive redevelopment, the Borough Council resolved that Phase II of the scheme (which was for residential units) be deleted.
- 4.37 A detailed design brief was produced in 1994 for Phase 1, and this included recreational uses, nine houses, parking, ancillary commercial uses and the retention of the existing restaurant and yacht club. Outline planning permission was granted for the Phase 1 site in 1994, but this has since expired.

- 4.38 Although the Phase 1 area was also identified as being at risk from flooding arising from seepage through the existing shingle bank, remedial works to the shingle bank in due course may enable the implementation of redevelopment of this site. As such remedial works may be undertaken in the period of this Plan, the Phase 1 area remains identified for redevelopment in line with the principles of the 1994 Brief.
- 4.39 Any ancillary uses should support and relate to other uses in the area, and should not form attractions in their own right. Hence redevelopment proposals which include a public house would not be acceptable. It is important to ensure that new development is confined to the Phase 1 area and is of a scale and type compatible with nearby residential development to the east and the north. It will also be important that any redevelopment scheme includes adequate parking in accordance with Policy TR9, and safe and adequate facilities for pedestrians and cyclists in accordance with Policy TR6.

POLICY CT5

Subject to the resolution of any flooding problems in the area, redevelopment of land at Sea Place/Eirene Road, as shown on the Proposals Map, for housing of not more than three storeys and for marine recreation and training with related and ancillary uses and car parking will be permitted. Ancillary uses should support and relate to other uses in the area.

- 4.40 A number of other coastal sites are identified elsewhere in this Plan as being suitable for various types of redevelopment, either in association with other land uses or as one of several options. The sites are:
- Warnes Hotel Site, Marine Parade/Steigne Gardens – Housing Chapter (Policy H7)
 - Aquarena, Beach Parade – Leisure Chapter (Policy LR10)
 - Stagecoach Site, Marine Parade – Shopping Chapter (Policy S3)
 - Grafton Site, Marine Parade – Mixed Sites Chapter (Policy MS4)

THE BUILT ENVIRONMENT

DESIGN

Design Quality and Planning Applications

- 5.9 All planning applications for development should be supported by plans and information that is readily understandable. This should include, where appropriate, elevations and site plans clearly indicating the design, and showing the impact on the adjacent land and property, and an accurate survey of vegetation, topography, and existing buildings on the development site and its surroundings. Where appropriate, the Borough Council may ask for development proposals to be accompanied by an evaluation of the envisaged impact on the quality of the environment.
- 5.10 The Borough Council is committed to securing the highest possible quality of design of new development and redevelopment in the Borough. The Borough Council will encourage developers to consider the impact of the design of their development proposals and will require applicants to provide enough information to allow the Borough Council to properly assess this. Regard must be given to Annex A of PPG1 in respect to the need for a written statement setting out the design principles of a proposal along with illustrative material showing the proposal in the wider context. The Borough Council will require 'Design Impact Statements' to be submitted with applications for complex or large-scale development, particularly commercial proposals within the Town Centre and/or a Conservation Area. Before submitting an application, developers are therefore advised to contact the Borough Council to discuss the need for a design statement and, where appropriate the level of detail required.
- 5.11 The Borough Council has published Supplementary Planning Guidance (SPG) on Extending or Altering Your Home, Replacement Windows, Access for All, and Design Principles of Shopfronts and Signs. Other SPG on design matters may be adopted and published in the future.
- 5.12 Quality of design, the impact of proposals on their surroundings, and the environmental benefit that might be secured as part of development proposals are key issues to be considered when determining planning applications. All new development in urban areas should contribute to the character of the area by reflecting elements of the context of its surroundings. The degree to which local context should influence the design approach will depend upon the visibility of the new development, the coherence and consistency of the surrounding urban form and how sensitive the urban context is in terms of architectural or historic value. In major developments the context extends across the relevant building blocks and surrounding streets, in smaller infill developments the relationship of the new to adjoining buildings, is more crucial.
- 5.13 Favourable consideration will be given to development proposals, which reflect, or complement the character of the locality, including schemes that enhance the

area. In areas, which are currently poor or mediocre in quality, the Borough Council will encourage proposals, which bring about improvements in the quality of the built environment.

POLICY BE1

Proposals for development or redevelopment will be permitted provided that:

- (i) the architectural composition, including external appearance and character, achieves a good standard of design and is compatible with its surroundings or enhances the appearance of the locality;**
- (ii) the siting, layout, density, orientation and prospect take full account of the characteristics of the site and its surroundings;**
- (iii) the form and character, including height, massing, scale and proportions, are compatible with its surroundings or enhance the appearance of the locality;**
- (iv) the relationship between built forms and the open spaces surrounding them is compatible with the character and appearance of the locality.**

Designing out Crime

- 5.14 As well as improving the quality of the built environment aesthetically, good design can bring about improvements in the quality of the environment by modifying behaviour. In particular, careful design can reduce crime in new development. The Borough Council will expect applicants to have regard to this in designing their development proposals. In considering development proposals, Worthing Borough Council will have regard to the advice of the Sussex Police Force, to crime prevention guidelines “Secured by Design” published nationally by the Police (see www.securedbydesign.com) and to any Supplementary Planning Guidance, which Worthing Borough Council may adopt in future.

Access for All

- 5.15 In the case of buildings open to the public and buildings used for education or employment purposes the Borough Council will encourage developers to consider access provision, including access for people with special mobility requirements, at an early stage in the preparation of development proposals. Policy TR8 in the Transport chapter and its accompanying text sets out detailed requirements. Supplementary Planning Guidance entitled Access for All –

Improving Design for People with Disabilities has been published by the Borough Council.

Environmental Areas of Special Character

5.63 Worthing Borough Council has identified a number of areas within the Borough which although not of a standard sufficient to warrant designation as Conservation Areas, do have a special character. This character may derive from a variety of features, including distinctive street patterns, architectural or historic quality, important urban spaces and natural features such as mature planting. Each area is identified on the Proposals Map, whilst the criteria for designation and a brief description of the quality of individual areas is included in Appendix 6.

5.64 Proposals for development within Environmental Areas of Special Character will be required to reflect the particular character of the Area concerned, and development which would be harmful to existing features of importance will not be permitted.

POLICY BE25

All development within an Environmental Area of Special Character, as shown on the Proposals Map, will be required to reflect the particular character of the area concerned. Development which would adversely affect existing features which contribute to that character will not be permitted.

ARCHAEOLOGY – No saved Policies

TRANSPORT

Developments at Railway Stations

- 7.29 The Borough Council recognises that in order for greater use to be made of the well established rail links available to residents, railway stations need to present a clean, efficient and customer friendly appearance. Existing railway stations in the Borough leave much to be desired in this respect and the Borough Council is anxious for facilities at the five station stops within the Borough to be improved as part of the Council's aim to reduce dependence on the private motor car. In this regard, discussions with the train operator take place regularly. Such aims will be enhanced if interchange facilities between different transport modes are

developed at railway stations. Network Rail (formerly Railtrack) will be consulted on relevant proposals adjacent to a railway station and a financial contribution will be sought, where appropriate, towards providing better interchange facilities and/ or improved rail passenger facilities. Each of the five railway stations in the Borough to which Policy TR4 applies have been identified on the Proposals Map. It is important that developments or improvements at railway stations take account of the needs of disabled passengers and other special mobility requirements of all sections of the community. In 2002/3 works were completed on improvements to promote the interchange between buses and trains at Worthing Central Station, a partnership project between West Sussex County Council and the Borough Council.

POLICY TR4

Development proposals at or on a site adjacent to a railway station should facilitate better interchange facilities with other transport modes and improved rail passenger facilities, as appropriate, and such proposals will be permitted, subject to compliance with all other relevant policies of this Plan.

Access to Taxi and Private Hire Car Services

CAR PARKING

- 7.38 The aim of reducing reliance on the private car requires a major review of policy in relation to parking provision. It has been shown that there is a connection between the amount of available parking and people's choice as to how to travel to an area. It is the Government's aim to encourage the use of more sustainable modes of transport. As these alternatives are developed, it will be

necessary to consider limiting the availability of both on and off-street parking to encourage car users to leave their vehicles at home. The availability of alternative methods of transport is essential, especially if the economic viability of Worthing, most particularly the town centre, is to be promoted. If car parking is reduced or not provided with new development without alternative choices being available, it will simply cause more congestion and/or make the town centre less attractive. A strategy of reducing parking must be balanced, therefore, against increasing provision for walking, cycling and the use of public transport. In considering the availability of parking, the Borough Council will take due account of the economic impact of any changes.

Parking Standards for New Development

7.39 The Council's current parking standards are set out in Supplementary Planning Guidance and are to be applied as maximum standards that should not be exceeded. In certain circumstances a reduced provision below the standards may be acceptable, this will usually be in locations where other modes of transport are or can be easily provided; namely the defined Town Centre and the District Shopping Centres. Reduced parking for residential schemes may also be considered in the following circumstances:

- if the site is close to a full range of commercial and social facilities, and well served by public transport (e.g. in the Town Centre or District Centres);
- the accommodation is specifically for groups known to have lower levels of car ownership.

7.40 In some circumstances the acceptability of reduced parking in relation to a development proposal may be dependent on securing improvements to the accessibility of the site for non-car modes of transport, such as park and ride or on street parking controls. In such cases a payment may be sought from the developer towards such improvements. Any such contribution will need to be reasonable both in scale and kind, and should relate directly to the development; it will be secured by a planning obligation or condition.

7.41 In light of the revised guidance on parking standards set out in PPG13 (March 2001), a group of County and District officers has been established to review the current standards and contributions policy applied throughout West Sussex. This review will form the basis of revised Supplementary Planning Guidance to be published and be applicable to policy TR9 in due course.

POLICY TR9

The consideration of the need for on-site parking provision will be based on the standards in operation at the time of

submission of the planning application. Provision in excess of these standards will not be allowed.

A lower provision than is required by currently adopted parking standards, for development proposals in the defined town centre and other centres, may be permitted as appropriate. In such areas a payment to improve transport accessibility in the locality by non-car modes of travel, such as a park and ride scheme or on-street parking controls, may be sought where such improvement is necessary to justify a lower parking provision. In considering the acceptability of the extent of any reduced on-site parking provision, regard will be given to environmental and highway safety considerations together with the following factors:-

- i) the availability, type and proximity of public parking;**
 - ii) the availability and proximity of alternative means of transport;**
 - iii) potential highway safety problems;**
 - iv) potential harm arising from the parking demand being accommodated elsewhere;**
 - v) the extent and nature of on street parking restrictions in the vicinity;**
 - vi) the type and scale of development proposed;**
 - vii) the relationship of the proposal with, and the proximity to nearby land uses.**
- vii) The Borough Council's current parking standards are set out as Supplementary Planning Guidance, and a review of standards will be undertaken throughout West Sussex in 2002/3. In general, the current standards are similar to those agreed by all West Sussex Councils. One notable difference for Worthing includes reduced Town Centre standards for A1, A2, A3 and B1 uses. For most of the Borough, the County-wide standard for hotels applies. There is a central core area, however, based on the Town Centre and areas to the east and west where most of Worthing's hotels and guest houses are located. The nature of these areas is such that the achievement of the full parking standard for new

development will be difficult because of the type of premises concerned. In these circumstances and so as not to deter further hotel and guesthouse development in these areas, a lower standard will be applied to these specific areas.

HOUSING

West Durrington

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

POLICY H4

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

- (i) landscape buffers to the SNCI and A27 boundary;**
- (ii) retention of significant ecological and landscape features within the site, including important wildlife**

corridors; achieving a high standard of design and layout;

- (iii) no significant impact on the setting of Castle Goring and the adjacent conservation area;**
- (iv) the provision of sustainable links between the existing and proposed developments through the provision of direct and safe routes for pedestrians and cyclists linking the site to surrounding areas and services, including local bus facilities;**

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

No planning application will be determined until Environmental Impact and Transport Assessments have been submitted. The principles guiding development on the site are set out in the West Durrington Development Brief, adopted as Supplementary Planning Guidance.

LOSS OF EXISTING DWELLINGS

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

POLICY H10

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

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

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

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

8.58 The intention of this policy is to retain all acceptable forms of residential accommodation including non-self contained units such as Houses in Multiple Occupation. In assessing applications involving the loss of an HMO, however, the Borough Council will have regard to the quality and nature of accommodation provided, including the extent to which the accommodation is self-contained. For example, where an HMO provides four flats but washing and cooking facilities are shared, the HMO would normally be assessed as constituting one dwelling. For the purposes of this particular policy a residential care or nursing home will constitute a dwelling. The policy will not come into force, therefore, in relation to the change from one single dwelling to a residential care or nursing home. It will be applied, however, to the loss of such a home to a non-residential use such as offices.

8.59 The provision regarding affordable housing, defined in paragraph 8.15, is included because this type of stock is in short supply compared with identified need. A similar problem exists with the imbalance between family houses and other types of accommodation in the H11 Policy area. The creation of family

houses in the H11 Policy area will take precedence over the retention of affordable dwellings.

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

SPECIFIC TYPES OF HOUSING DEVELOPMENT

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

- 8.64 Converted flats and bedsits, whether self-contained or otherwise, provide a useful source of small, invariably low-cost accommodation both for sale and rent, and so can help meet the Borough's need for affordable accommodation. Such conversions also meet Central Government aims of making efficient use of existing buildings, reducing the need for new build, and are increasingly seen as an important part of revitalising town centres and other shopping centres through the introduction of residential units into vacant or under-used floorspace above shops. The Borough Council itself has worked in partnership with Housing Associations to promote a Living Over The Shop project and would like to see more public and private schemes come forward.
- 8.68 There are a wide range of issues to consider in relation to such conversions. Not all existing uses would be acceptable for conversion. Whilst under-used or vacant office floorspace may be a useful source for conversion, it is also important to retain a stock of such accommodation for businesses. This point is covered in Policy B10. A significant issue in this chapter has been the need to retain a supply of family houses in the H11 policy area, and conversion of such properties to flats and bedsits will also not normally be permitted.
- 8.69 With regard to detailed issues associated with conversion, proposals should not have an adverse effect on the amenity either of neighbouring properties or the wider area. Parking provision is an issue of concern, with off-street parking rarely being available. If a proposal generates a need for additional parking, the Borough Council may, in appropriate circumstances, accept a small shortfall in line with criteria set out in Policy TR9, and referred to in paragraph 8.30.
- 8.70 Guidance on the minimum space standards necessary in conversions is available from the Borough Council's Environmental Health Group. In general, noise transmission through party walls, floors or ceilings is covered by the Building Regulations. In any case where the Building Regulations do not apply, details regarding measures to control noise transmission should be submitted with any planning application. Planning conditions will be used to ensure adequate sound insulation.

POLICY H13

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

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

Sheltered and Retirement Accommodation

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

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

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

Environment - because residents are likely to spend considerable time in their homes, where possible principal rooms should not

- face north, and should look out onto lively and interesting views or pleasant peaceful scenery.
- proposals should be designed to provide both a safe and secure environment throughout the development.
- Mobility - developments should be located on or near public transport routes and near a recognised stop on such a route.
- Services - developments should be within reasonable distance of a shopping centre. In addition to shops (particularly food shops), post offices, banks and chemists, sites should have easy access to medical services. These facilities should not only be within easy walking distance but should preferably not be uphill particularly for the return journey to the development.
- Community Facilities - developments should also be within easy walking distance of facilities such as parks, libraries, churches, community halls, clubs, pubs and day centres together with facilities, where they exist, designed specifically for elderly people.

POLICY H14

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

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

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

Extensions and Alterations To Dwellings and Ancillary Development

8.77 The majority of planning applications received by the Borough Council relate to extensions and alterations to residential properties or ancillary development, such as fences and new accesses, as householders seek to adapt their homes

to meet changing needs. In order to be acceptable, proposals for extensions and alterations, including free-standing buildings such as garages, should have regard to scale, design and materials in relation not only to the property concerned, but also any predominant characteristics in the area, including garden size. The impact of any proposal on the street-scene and on neighbouring property must also be acceptable.

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

POLICY H16

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

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

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

AMENITY OF RESIDENTS

- 8.80 Encouragement of development, including a mix of land uses, within the Built-Up Area can ensure effective and efficient use of land and buildings and reduce the need to travel. This is in line with the sustainable development Aim and Objectives of the Plan. This should not, however, be achieved at a cost of unacceptable loss of amenity for residents, for example, through noise,

vehicular movement, visual intrusion, or loss of important open space. These problems may occur in relation to individual properties or established residential areas as a whole.

POLICY H18

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

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

EMPLOYMENT –No saved policies

TOURISM – No saved policies

LEISURE & RECREATION

Brooklands

- 11.14 Brooklands Pleasure Park is a recreation facility both for local people and tourists, which provides a boating lake, pitch and putt, putting, nine-hole golf course and miniature railway, in addition to play areas, and open spaces. The site offers some potential for recreational development and landscape enhancement.
- 11.15 However, the site lies outside the Built Up Area Boundary and within the strategic gap and, therefore, despite its urban character, is classified as “countryside” in terms of planning policy. A strict planning policy framework exists in strategic gaps and this is set out both in Policy C5 of this Plan and C5 of the 1993 Structure Plan. Both policies state that development will only be permitted where it would not compromise individually or cumulatively the objectives and fundamental integrity of the strategic gap. The Structure Plan also states that opportunities will be sought to conserve and improve the landscape and amenity of such areas, and that development for recreational purposes may be permitted where this improves the landscape and does not involve substantial buildings or large areas of hardstanding. Chapter 3 (Countryside) of this Plan sets out the Local Plan context for the Strategic Gaps within the Borough.
- 11.16 Some development has been carried out in recent years, due to the need by Southern Water to improve the East Worthing Treatment Works. As a result, a new access road has been provided at the north end of the Park.
- 11.17 Due to the sensitive location of Brooklands within the strategic gap between Worthing and Sompting/Lancing, any recreational development must respect the objectives of the strategic gap. Brooklands plays an important part in preventing the coalescence of settlements, and forms a clear visual break for travellers passing east-west by road and rail. Any form of development must not diminish the visual break between settlements, in any part of the gap. Any new buildings should therefore be minimal, and located away from the railway line or A259, and should generally replace existing buildings. The Structure Plan states that in those strategic gaps where a degree of "urban" activity exists already, consolidation should be prevented; replacement may be accepted if the existing level of activity is not increased, and the landscape improved. Cumulative erosion of the gaps must be avoided.
- 11.18 Opportunities for some recreational development, landscape and associated nature conservation improvements exist, and could incorporate the re-

organisation, upgrading and visual improvement of existing facilities within the context of the above policy framework. An area to the north-west of Brooklands, formerly used as landfill and currently fenced-off from the remainder of Brooklands Park, may also be suitable for recreational development. Due to the location of the site adjacent to the railway line, it is especially important that any development retains the "open" nature of the site.

- 11.19 It is important that adequate parking facilities are provided within Brooklands itself, as the area is remote from any public car parks and the busy roads which run along the east and south sides of Brooklands are unsuitable for parking. The A259 is particularly busy; no new access should be created onto this road. The new access road provides only a limited opportunity to access any further recreational development in the northern part of the Park. The existing access onto Western Road to the north of the lake is likely to remain as the primary access to the car park facilities for users of the Park.
- 11.20 There are residential properties close to Brooklands to the east and west, and St. Paul's Avenue (within Adur District) is extremely close to Brooklands to the north. Any new development at the north or north-west of the Park must be carefully sited so as to not cause nuisance to the occupiers of these properties. Furthermore, in any new development proper consideration should be given to the presence in Brooklands of contaminated land and the potential for emitting landfill gas, as well as to measures required for environmental improvements.

POLICY LR4

Development in Brooklands will not normally be permitted unless all the following criteria are met:-

- (i) development is for recreational and/or landscape enhancement purposes;**
- (ii) any new access is taken from Western Road and/or the existing access road;**
- (iii) there is no significant adverse impact on nearby residents;**
- (iv) adequate investigations and measures have been taken to deal with contaminated land and potential for landfill gas emissions; and**
- (v) the proposal complies with all other relevant policies.**

Coastal Recreation

- 11.21 Certain parts of Worthing's coastline are popular for coastal recreation - notably the area around Worthing Yacht Club. However, given the character of Worthing's seafront and nature of the tidal movement along this part of the coast, there are limited opportunities for further marine-based recreation. (See the Coastal Chapter).

LEISURE AND RECREATION WITHIN THE BUILT UP AREA

Outdoor Recreation Space Survey & Protection of Existing Outdoor Recreation Space

- 11.22 Government guidance recognises that sport and recreation are important components of civilised life and have a valuable social and economic role. Use of land as open space is no less important than other uses. Once built on, open space is likely to be lost to the community forever. As Worthing is a predominantly urban borough, open space within the Built Up Area is of particular importance.
- 11.23 Outdoor recreation space provides opportunities for relaxation, sport and play, and contributes visually to breaks in built development. Such space is located throughout the Borough, usually close to demand and easily accessible. It may be in public ownership, such as parks, gardens or recreation grounds; or private ownership, such as school playing fields. It may also incorporate associated car parking facilities.
- 11.24 As part of the preparation of this Local Plan, an extensive survey was undertaken in July 1999 to establish the extent of outdoor recreation space throughout the Borough. This survey has been published as a background document to this Plan and copies are available for purchase from the Planning Section.
- 11.25 The National Playing Fields Association (NPFA) Document 'The Six Acre Standard' forms the basis for assessing the survey findings. The NPFA was established in 1925 to ensure that every man, woman and child has access to recreational space within easy reach of their homes. Since 1938, the NPFA has recommended that 2.43 hectares (6 acres) of outdoor play space be provided per 1000 population, and that Local Authorities adopt this as a minimum standard. Full details of the standard are contained in the aforementioned NPFA document published in 1993, and are also set out in the Outdoor Recreation Space Survey 1999.
- 11.26 The Council's Outdoor Recreation Space Survey 1999 incorporated the following categories of recreation space (all figures rounded):-

- (i) Equipped Children's Play Space - playgrounds with a range of equipment for children of all ages.
Area in Survey = 2.53 hectares.
- (ii) Casual/ Informal Play Space - characteristically open, fairly level grassed area suitable for informal play games. The majority of such sites are easily accessible from surrounding residential areas, but a few sites are in more peripheral locations.
Area in Survey = 80.84 hectares
- (iii) Adult/Youth Outdoor Sport - pitches, courts, greens and tracks that are areas laid out for formal sport and are properly maintained throughout the year. The majority of these sites are maintained by the Council; however, the survey also includes dual-use educational and some privately owned facilities.
Area in Survey = 47.77 hectares.
- (iv) Formal Parks & Gardens - floral beds, parks, formal gardens etc. providing an outdoor recreational facility, but not to be considered as 'play/ sport' space in the context of the NPFA standards.

Area in survey = 10.19 hectares.

- (v) Other Formal/ Informal Areas - these areas were identified in the 1996 Urban Amenity Open Space Survey, but upon visiting the sites they were deemed not to fall within the NPFA categories. This category includes woodland areas, nature areas, incidental areas, miniature railways, the Par 3 golf facility and large boating lake at Brooklands.

Area in Survey = 34.94 hectares.

11.27 The total area of the five categories included in the 1999 survey equals 176.27 hectares. The survey details are analysed and presented in the background report on both a borough and ward basis. The survey report also sets out those areas excluded from the survey.

11.28 However, only categories (i) to (iii) are comparable against the NPFA standard, and again this is set out in full in the survey report. In summary, the survey comparisons show that the overall outdoor playing/ sports space available within the Borough is, at present, 131.14 hectares, which equals 56.8% of the overall figure recommended by the NPFA given the Borough's population. With regard to children's play space 83.37 hectares is provided (129.8% of the standard); but this is broken down into 2.53 hectares of equipped children's play space (10.52% of the standard) and 80.84 hectares of casual/ informal play space (186.6% of the standard). Adult/ youth outdoor sport provision totalled 47.77 hectares (29.2% of the standard).

- 11.29 Whilst it is acknowledged that the survey findings have indicated a significant provision of casual/informal playing space, this is not distributed evenly throughout all wards in the Borough. Significant deficiencies in both equipped children's play space and adult/ youth formal sport are particularly notable from the survey findings. It is thus considered that there may also be potential for some of the areas identified as casual/ informal play space to be used for the provision of additional equipped children's play space and/ or formal sport.
- 11.30 It is acknowledged that only categories (i) – (iii) are comparable, and therefore their retention is justifiable, against the NPFA standard. However, it is also considered that the areas covered by categories (iv) and (v) have significant community and amenity value in terms of providing formal and informal recreation opportunities. Thus, it is considered to be justifiable for the areas identified in categories (iv) and (v) to also be incorporated in the provisions of Policy LR5 below.
- 11.31 The policies in this chapter of the Local Plan set out the Council's commitment not only to protect existing areas of outdoor recreation space, but also to identify areas where further provision could be made in the Plan period, including areas within new residential developments.
- 11.32 Development on land identified in the 1999 Outdoor Space Survey document and shown on the Local Plan Proposals Map (together with any subsequent reviews/updates), other than that incidental to recreational use of the outdoor recreation space, will therefore be resisted. ("Incidental to recreational use " in this instance, refers to development to improve the recreational use of the space, in keeping with its open character and appearance).
- 11.33 If, for any extraordinary reason, an area of outdoor recreation space is developed for another use, the applicant will be expected to make available alternative provision of equivalent community benefit; (that is the same sort of activities can be carried out adequately within it, and its visual quality is, or can be improved to, a similar standard). A Section 106 agreement, in accordance with the 1990 Town and Country Planning Act (as substituted by section 12 of the Planning and Compensation Act 1991), would be used in such instances.

Consultations on proposals affecting playing fields

- 11.34 The views of Sport England will be sought on any development proposals affecting existing playing fields provision. The views of the Ministry of Agriculture, Fisheries and Food will be sought on any proposal for hard development on former high grade agricultural land subsequently brought into playing field use.

POLICY LR5

Development on areas of outdoor recreation space, as identified in the 1999 Outdoor Recreation Space Survey document and shown on the Proposals Map (or any subsequent reviews/ updates), will not be permitted, other than that which is incidental to their use, unless it can be demonstrated that:

- (i) a proposal would not unacceptably exacerbate an existing deficiency in accessible outdoor recreation space in the ward in which the site is located and the adjoining wards; or**
- (ii) where there is not an existing deficiency, the loss of the site will not create an unacceptable deficiency in accessible outdoor recreation space in the ward in which the site is located and the adjoining wards; and**
- (iii) the outdoor recreation space facilities affected by the proposed development can best be retained and enhanced (including the creation of better access for the public where appropriate), through the redevelopment of a small part of the site, or replacement provision of similar facilities to be provided and made accessible to the public in a suitable alternative location.**

In exceptional circumstances, where planning permission is granted for development on an area of outdoor recreation space, the Council will normally expect developers to enter into a legal agreement in order to ensure that the on site facilities are retained and enhanced, or similar facilities are provided on an alternative site.

- 11.35 Spaces with visual amenity value only which are unsuitable for play, such as grass verges, some grassed spaces within housing areas, or incidental space within the street scene, are important for their amenity value and should be protected from development. A policy relating to this can be found in the Built Environment Chapter. Furthermore, the contribution of both outdoor recreation space and general amenity space in the provision of wildlife habitats is also addressed in the Conservation of Resources and Pollution Control Chapter. Supplementary Planning Guidance

11.42 The Borough Council has also produced supplementary planning guidance (SPG) entitled 'Providing for Play – A Guide for Residential Developers', which provides operational details for both on-site provision and the commuted payments scheme.

Categories of Recreation Provision subject to the NPFA Standard

Outdoor Recreation Space Standard : 2.4 Hectares Per 1,000 Population

11.43 Outdoor recreation space will be sought in relation to new residential developments, (of 10 or more dwellings) in accordance with the standards given in Policy LR8 below, which are derived from the NPFA standards (1992). The standards seek to ensure that all new residential development provides 2.4 hectares of outdoor recreation space per 1,000 population. This is broken down into two main elements – children's play space and adult/youth outdoor sport. Where the NPFA standard offers a range (e.g. 1.6 – 1.8 hectares for adult/youth outdoor sport) the mid point of the NPFA standard range has been used (e.g. 1.7 Ha). This stance is taken in order to offer clear guidance to developers and to ensure that the overall outdoor recreation space provides 2.4 Ha per 1,000 population.

Children's Play Space : 0.7 Hectare Per 1,000 Population

11.44 This element is divided into two sections: – children's equipped play areas to the standard of 0.25 hectares per 1,000 population and casual or informal play space to the standard of 0.45 hectares 1,000 population. The relationship between a play area and its surroundings is particularly important. Play areas should be well related to areas of open space or playing fields, where possible, to link open spaces within the built environment.

11.45 Children's equipped play areas primarily comprise of 'Local Equipped Areas for Play' (LEAP) and 'Neighbourhood Equipped Areas for Play' (NEAP), as detailed in the NPFA document and explained in the Borough Council's SPG. Developers should seek the Council's agreement in respect to what type of provision would be appropriate to their proposal. Developers will be expected to fund the provision of all play equipment, which must conform to British or equivalent European Standards. The Council will normally require playgrounds to be suitably laid out and equipment installed before 25% of the houses are occupied.

11.46 Casual or informal play spaces are areas of land that are safe and accessible for children for casual or informal play. In order for them to be safe and accessible they must therefore be taken into consideration, like all the other elements of play space, at an early stage in the design and layout of a development proposal. Within this element of play space regard should be given to the needs of 4-6 year

olds by the provision of 'Local Areas for Play'. Such provision is detailed in the Supplementary Planning Guidance document.

Adult/Youth Outdoor Sport : 1.7 Hectares Per 1,000 Population

- 11.47 Adult/youth outdoor sport facilities comprise of pitches, greens, courts, athletic tracks and other miscellaneous areas such as croquet lawns and training areas. Within this element of play space provision it is felt 1.2 hectares per 1,000 population should be pitch sports as suggested by the NPFA. This is also covered in the SPG.

Applying the Standard to New Housing Developments

- 11.48 Whilst it is recognised that every new dwelling is likely to increase the demand for outdoor recreation space, it is felt the requirement for such provision needs to be balanced against an effective, efficient and manageable way of handling residential development proposals. For this reason the provision of outdoor recreation space, as set out in Policy LR8 below, will not be sought in relation to residential proposals for nine or less units. All elements of the standard will, however, be required where a proposal for 1-9 residential units is submitted on land that forms part of a larger developable site. The reason for this is to prevent sites from being split in order to overcome some of the play space requirements. The cumulative effect of this approach will be kept under review and, if necessary, the threshold will be amended in the future as appropriate.
- 11.49 The Council will only seek the provision of outdoor recreation space, in line with the detailed standards in Policy LR8, to meet the needs of the proposed development. Developers will not, therefore, be expected to provide recreation facilities over and above those that can actually be justified by the development. The provision of outdoor recreation space will be in addition to incidental amenity and landscaped areas. Policy BE16 and paragraph 5.38 in the Built Environment chapter of this Plan deal with the landscaping and incidental open space requirements for new development proposals.
- 11.50 Where there is no existing shortfall, identified by the findings of the 1999 Outdoor Recreation Survey, (and any subsequent reviews/updates), of a particular type of open space in the relevant or adjoining wards, against the detailed standards set out in Policy LR8, then any housing proposal will not be expected to make any new provision of this type of open space. Where appropriate, however, should a housing proposal exacerbate or unreasonably constrain existing facilities a contribution towards the upgrading of existing facilities will be sought.

Types of Housing Development to which the Standards Apply

11.51 The standards apply to new residential units, including flats, and conversions to residential use. In respect to conversions of existing residential properties an assessment of the existing play space requirement will be made and only the additional play space requirement, if there is any, will be sought. Where the proposed development is for specialist housing which will not create a demand for all or some of the elements of outdoor recreation space, no respective requirement will be sought. For example, housing for the elderly will not generate a requirement for outdoor children's equipped play space or casual/informal play space. Regard may still be given, however, to the need for the provision of (or contribution to) appropriate outdoor sports facilities e.g. bowling greens. Where specialist housing has been developed and subsequently an application is submitted to make the housing available to the general public, the Council will seek the outstanding elements of the outdoor recreation space in accordance with Policy LR8.

Providing and Maintaining Outdoor Recreation Space

11.52 All outdoor recreational areas should be on land suitable for the purpose, properly drained and appropriately located in order to be safe and accessible to residents. Adequate buffer areas must also be provided in order to protect the amenities of the surrounding properties. Appropriate arrangements must be made for the future maintenance of the outdoor recreational areas. The Council will consult with Sport England on major pitch proposals.

11.53 New areas of open space, including recreational facilities and children's play space, may be either privately maintained, or passed to Worthing Borough Council. Where they are to be passed to the Borough Council, the developer/interested parties may be expected to make a financial **contribution** (controlled by a legal agreement and in accordance with Annex B of Circular 1/97) towards the on-going maintenance costs.

11.54 Calculation of appropriate on-site provision to meet the standards and the application of the standards are explained in full in the Supplementary Planning Guidance, 'Providing for Play – A Guide for Residential Developers', which is available from the Planning Section. Advice on suitable on-site facilities can also be sought from Worthing Borough Council's Leisure and Cultural Services.

Off site Provision by Commuted Payments of Further Outdoor Recreation Space – Within New Housing Developments

11.55 It is recognised that a certain area of land is needed in order to give effective provision of outdoor recreation space. There will thus be instances where the outdoor recreation space requirement of a residential scheme will not be of an

amount to provide an appropriate area for some or all elements of outdoor recreation space, and it will not be practicable to seek such provision on-site. For example, the area of adult/youth sports facilities generated by a scheme for ten dwellings will not be sufficient, in itself, to provide a sports pitch/court. It is recognised, however, that the cumulative effect of a series of developments which do not provide any or provide a reduced amount of outdoor recreation space would be to fail to provide for these new demands and would exacerbate any existing deficiencies. Consequently, where a residential development will generate a need for outdoor recreation space but it is impracticable to provide all or part of it on-site, the Council will seek to secure a financial contribution towards the provision of equivalent facilities elsewhere within the same ward or immediately adjoining wards.

11.56 Similarly, where the Council considers it to be more appropriate for the provision of the outdoor recreation space to be provided off-site (e.g. for reasons of safety) the Council may enter into negotiations with the developer in order to secure a financial contribution for the off-site provision.

11.57 All persons with an interest in the site will be expected to enter into a legal agreement made under Section 106 of the Town and Country Planning Act 1990 (as substituted by section 12 of the Planning and Compensation Act 1991) in order to secure the financial contribution. The legal agreements will be in accordance with the guidance given in Annex B of the DOE Circular 1/97.

POLICY LR8

For residential developments of 10 or more units, provision of outdoor recreation space will be sought generated by the development, in accordance with the standard of 2.4 Ha per 1,000 population, will be sought as follows:-

- (i) children's equipped play areas proportional to the standard of 0.25 Ha per 1,000 population. No single play area shall normally be less than 0.056 Ha.**
- (ii) casual or informal play space proportional to the standard of 0.45 Ha per 1,000 population. Within this criterion, regard should be given to the provision of 'Local Areas for Play' (LAP) which need to be suitable and safe for 4-6 year olds.**
- (iii) adult/youth outdoor sports facilities proportional to the standard of 1.7 Ha per 1,000 population, of which 1.2 Ha per 1,000 population should be for pitch sports.**

The Council will seek to secure the provision of the agreed outdoor recreation space by the use of conditions or by legal agreement, as appropriate.

Where it is not practicable or appropriate for all or part of the outdoor recreation space requirement generated by a development to be provided on site, the Council will seek to enter into a legal agreement with the developer in order to secure an appropriate financial contribution so that the respective outdoor recreation space requirement can be provided elsewhere in the ward of the development or an adjoining ward.

SOCIAL & COMMUNITY FACILITIES

GENERAL POLICIES

- 12.6 Worthing Borough Council carried out a survey of social and community facilities available within the Borough in 1996, with a view to identifying shortfalls in provision. This looked at a range of social facilities including church halls, community centres, club meeting rooms, and other rooms available for hire.
- 12.7 Such facilities are available throughout Worthing, and there are also three purpose-built Community Centres in the Borough at East Worthing, Durrington and Heene. However there are some parts of the Borough from where residents must travel some distance to use them. Parts of Tarring, Gaisford, Marine and Goring wards, as well as East Worthing (north of the railway line) and High Salvington, seem to lack facilities. It is difficult to determine precise catchment areas, as some areas are more accessible than others. Except for West Durrington, where a range of community facilities will be developed to meet the needs of future and existing residents, there is no clear scope to increase the number of social facilities available. It is hoped that future redevelopment may release sites in existing urban areas for such uses.
- 12.8 Broadwater Community Association has established a Steering Group to further the development of an additional community centre in the Borough, which Worthing Borough Council will support in principle.
- 12.9 The objectives of community identity and sustainability suggest that the best approach is to encourage social and community facilities to locate in core areas. A hierarchy of retail parades already exists, and a study of these, undertaken in 1994/5, has shown that some of these parades already act as a focus for social and community facilities, such as dentists, doctors, meeting rooms, libraries or churches. However, some retail parades have become run-down, or are unable to meet the daily shopping needs of the local community, as discussed in Chapter 13. These parades could benefit from the location of social and community facilities nearby or within them, to increase their attractiveness and draw people to the area.
- 12.10 It is therefore proposed to permit social and community facilities on the ground floor within certain retail centres outside the defined retail core, or on upper floors of centres provided there is no loss of residential accommodation in accordance with Policy H10 or business floorspace in accordance with Policy B10. Uses that are likely to be acceptable include doctor's surgeries, dentists and other complementary health care uses, crèches, advice centres and meeting or counselling rooms.

12.11 In addition to specific developments referred to in this document, Worthing Borough Council will support in principle any proposal, which will add to the range of facilities available to meet the social and community needs of the people of Worthing. However, whilst the principle of such proposals will be supported, the actual details of a scheme may conflict with other policies in this Plan. Where these circumstances arise, the scheme will not be acceptable. For example, where a scheme will conflict with Policies H10 or B10 by virtue of an inappropriate loss in residential accommodation or commercial floorspace, it will not be permitted.

POLICY SC1

Social and community facilities will be permitted on: -

- (i) upper floors within the district, neighbourhood or local centres; or**
- (ii) the ground floors of district and neighbourhood centres outside the defined retail core.**

Provided there is no unacceptable loss of residential accommodation or business floorspace in accordance with Policy H10 and Policy B10 respectively.

DAY CARE FACILITIES

Day Nurseries and Crèches

12.25 There is a great demand for day-care facilities for pre-school children in the form of crèches or day nurseries. The lack of such facilities can prevent a parent or carer from taking paid employment.

12.26 Day nurseries are commercial operations, which often operate in premises in existing residential areas. Children may attend all day, or on a sessional basis.

12.27 Applications for these types of facility have increased in recent years. Whilst day care nurseries provide a valuable facility, it is important that there is no unacceptable loss of residential amenity, particularly through increased traffic, the dropping off and collecting of children, and hours of operation. Careful management can help to avoid potential problems, for example, reducing the impact of noise on the surrounding area by staggering arrival and departure times, and playtimes. In addition to this, suitable vehicle access and parking will be required plus, where appropriate, a dropping-off point within the site. The Council will seek to ensure that new facilities are readily accessible by public transport and bicycle. Where practicable, facilities should be located

within the residential areas they seek to serve so that they are accessible by foot.

- 12.28 Many aspects of the day-to-day operation of day nurseries are controlled by West Sussex County Council Social Services Department. However, the issue of outdoor play areas is not covered by Social Services regulations. The Borough Council is of the view that it is important in the interests of the amenity of the users that day nurseries provide appropriate and sufficient space to ensure that children, some of whom may spend all day at the nursery, are able to play safely outside. For this reason, Worthing Borough Council has adopted as guidance a standard of 6 square metres of usable outdoor amenity playspace per child. This figure has been derived from the average requirement of three square metres per child of interior space, as set out by West Sussex County Council Social Services. Given the need for a larger area of external open space, in order to provide a usable area within which children can play, the internal space requirement has been doubled; giving a total of 6 square metres of usable outdoor amenity play space per child. An analysis of existing day nurseries in Worthing indicates that this figure is slightly below the average amount of outdoor amenity playspace provided by these premises, and is therefore achievable. This standard will not apply to children of under two years, who have different requirements for external open space. In such circumstances, the external open space requirement will be assessed individually, in consultation with West Sussex County Council Social Services.
- 12.29 In order to be usable, playspace will have to be of a suitable shape, well located and screened to protect residential amenity, (particularly from noise) and should not be directly accessible from the street for security reasons.

POLICY SC8

Day nurseries and crèches will normally be permitted, providing:-

- (i) there will be no unacceptable loss of amenity for nearby residents;**
- (ii) there will be no adverse effect on the character and/or appearance of the area;**
- (iii) there is adequate provision of usable outdoor amenity play space, in the order of 6 square metres per child (2 - 5 years) and;**
- (iv) proposals comply with Policy H10, concerning loss of residential accommodation.**

12.30 Hours of operation, and/or numbers of children will normally be controlled by condition in order to protect residential amenity.

SHOPPING

13.30 Zone B consists of four areas; retail units on the western side of Montague Place, an area centring on the Arcade and part of South Street, Warwick Street and the Guildbourne Centre. Montague Place and the Arcade/South Street area lie between the main shopping centre and the seafront. They tend to fulfil, therefore, something of a dual role serving both shoppers and tourists, rather than a purely retail function. Warwick Street, since being pedestrianised, has adopted its own special character with a mix of specialist shops and restaurant/cafes, already somewhat in line with the policy approach proposed for it. The ground floor of the Guildbourne Centre is still largely in retail use, but operates rather on the edge of the main centre.

13.31 For the reasons outlined above, it is considered that some further A3 uses may be acceptable within Zone B. Because it lies within the Primary Area, however, the dominant function of Zone B must remain retailing. Where appropriate, conditions will be imposed to ensure that A3 outlets cannot change to A2 use without planning permission. As in the case of Zone A, where a ground floor unit is already in non-A1 use, its change to uses other than A1, A2 or A3 use will also not normally be permitted. The policy set out below will only apply to the ground floor of the Guildbourne Centre, Policy S9 deals with change of use within the upper floor.

POLICY S8

Within Zone B of the Primary Area of the Central Shopping Area, as shown on the Proposals Map, permission will not normally be granted for the change of use of the ground floor of a shop (A1) to any other use. An exception may be granted where:-

- (i) the use proposed is an A3 use;**
- (ii) the proposal causes no significant adverse effects for the occupiers of neighbouring properties;**
- (iii) the proposal does not intensify car parking problems; and**
- (iv) the use does not extend or result in a block of non-shop uses with a frontage of more than 20 metres or result in the proportion of non-shop uses exceeding 35% within Zone B of the Primary Area as a whole.**

Proposals for changes of non-shop premises to uses outside the A1, A2 or A3 Use Classes will not normally be permitted.

The Guildbourne Centre

- 13.32 The Guildbourne Centre has declined as a shopping centre in recent years, with virtually all of the units on the upper floor becoming vacant. A number of schemes have been approved with a view to making the Centre more attractive, including additional floorspace, refurbishment within the Centre itself and to the entrance area as part of the overall enhancement of South Street. As further measures to improve the vitality and viability of the Centre itself and of this part of the Central Shopping Area, the Borough Council is prepared to operate a more flexible policy towards change of use of units on the upper floor than elsewhere in the area. A1 Shop, A2 Financial and Professional Services, A3 Food and Drink are all considered to be suitable in principle in this particular location. Some community and leisure uses may also be appropriate, provided that the use would contribute to the vitality and viability of the Guildbourne Centre and/or town centre and would have no significant adverse effects. Such uses could include beauty salons or health suites, crèches, health care uses, advice centres or meeting rooms.
- 13.33 In addition to this flexible approach relating to the upper floor, the Borough Council will generally support proposals for the amalgamation of small units within the whole Centre where the resulting larger units will improve the vitality and viability of the Centre.

POLICY S9

Within the Guildbourne Centre, as shown on the Proposals Map, the following types of development will normally be permitted:

- (i) the amalgamation of small units into larger units where this will improve the viability and vitality of the Centre; and**
- (ii) the change of use of units on the upper floor of the Centre to:**
 - (a) A1 Shop;**
 - (b) A2 Financial, professional or other services, principally for visiting members of the public;**
 - (c) A3 Food and drink use; and**

- (d) community and leisure uses which contribute to the vitality and viability of the Guildbourne Centre and/or town centre and which create no significant adverse effects.**

13.34 A policy of restricting the establishment or expansion of non-shop uses in ground floor premises within Zone A (and A2 and other non-retail uses within Zone B) is reasonable provided a more flexible approach is adopted within the remaining part of the Central Shopping Area – the Secondary Area. Within the Secondary area, in areas which include Montague Street to the west of Crescent Road, the southern part of Portland Road, Brighton Road and much of Chapel Road, it is considered that a less restrictive policy should apply. Within these areas, it is considered that as well as shops and food and drink outlets, A2 Financial and Professional Offices should also be permitted. The existing character of these areas already reflects this - largely because this approach has been followed for a number of years.

POLICY S10

Within the Secondary Area of the Central Shopping Area, as shown on the Proposals Map, permission will normally be granted for the change of use of the ground floor of a shop (A1) to either an A2 financial and professional service use or an A3 food and drink use. This is provided that there would be no adverse effects created for the occupiers of neighbouring properties. Proposals for changes of any unit to uses outside the A1, A2 or A3 Use Classes will not normally be permitted.

DISTRICT AND NEIGHBOURHOOD SHOPPING CENTRES

13.35 The last Worthing Local Plan identified six district shopping centres, which included Broadwater, Tarring Road, South Farm Road (south part), West Durrington, Goring Road and Teville Gate. Careful consideration has been given to these centres and, in general terms, it is considered that some of these centres still perform as District Centres. Further consideration has been given, however, to the Teville District Centre, to Tarring Road and to South Farm Road (south).

13.36 Apart from Durrington, which includes one large Tesco superstore, each of these centres has between 70 and 140 units. However, only Goring Road and Broadwater comply within the definition of a District Centre, as set out in Planning Policy Guidance Note 6. This defines District Shopping Centres as groups of shops, separate from the Town Centre, usually containing at least one food supermarket or superstore and non-retail services such as banks, building societies and restaurants. The centres at Broadwater, West Durrington and Goring Road clearly perform as District Centres. Indeed, it could be argued that given the broad range of facilities and services which they

offer and the fact that they function as a focus for the community and for public transport, that Broadwater and Goring Road centres could, in fact, also be defined as town centres, if applied against the criteria set out in Planning Policy Guidance Note 6. Nevertheless, for the purposes of the Local Plan, it is considered that these three centres perform as District Centres.

- 13.37 Within the retail core of these centres it is considered that there is scope for a mix of A1, A2 and A3 uses, although it is important that a good proportion of A1 uses is maintained. Other uses outside of Class A1, A2 or A3, but which would enhance the vitality and viability of a shopping centre may be permissible, but in no case should there be significant adverse effect on residential amenity, nor an intensification of car parking problems. In the past, the Council has operated policies which have sought to retain at least 65% of the units in A1 shop use. This approach has been successful and at the present time, the proportion of such units within each of these centres is close to, or exceeds this level. This policy stance will therefore be continued.
- 13.38 So far as Tarring Road and South Farm Road Centres are concerned, it is not considered that these function as District Shopping Centres as now defined. They tend to perform as neighbourhood centres and they are, therefore, re-defined as such in this Plan.
- 13.39 The Teville Gate District Centre is made up of several distinct parts which are separated by main roads and other elements. It is fragmented and has a high vacancy rate. It also includes the Teville Gate Shopping Centre, which is in dire need of redevelopment. Given the fragmented nature, the likelihood of redevelopment and the fact that it does not really perform as a local shopping centre in its own right, it is proposed to delete this whole area as a shopping centre. Policy MS2, however, sets out the policy framework for redevelopment of the Teville Gate Shopping Centre for leisure use and/or non-food retail.
- 13.40 In addition to South Farm Road (south) and Tarring Road, the last Local Plan identified Findon Valley, the Mulberry (Goring Road), Ham Road, The Strand, Thomas A Becket and Rowlands Road as neighbourhood centres. Apart from Tarring Road and South Farm Road, which are larger and contain a high proportion of specialist shops, neighbourhood centres tend to range from between 30 and 60 units. They are larger than small local parades and tend to contain a good proportion of local need shops, together with a number of specialist outlets and other uses including offices and food and drink outlets. As with District Centres, they also have an important role to play in terms of providing for the local needs of residents who live close to them. The retention of a good proportion of retail outlets is, therefore, important and this should be as high as it is within the District Centres.
- 13.41 Objective 20 of this Plan seeks to promote local centres as a focus for retailing, business, leisure and social facilities at a community level. This is with the aim of reducing the need to travel by enabling more than one activity to be carried out per trip and of creating/strengthening a sense of community within parts of the Borough. As part of this objective, a study has been carried out of each District and Neighbourhood Centre to assess whether a more flexible approach

of allowing certain social or community uses within parts of the Centre would be feasible. It has been concluded that seven Centres could justify this approach. These are Broadwater and Goring Road District Centres and Tarring Road, South Farm Road (South), The Mulberry, Ham Road and Thomas A Becket Neighbourhood Centres. Each Centre has been divided into core and non-core areas. Within the non-core area, the approach of retaining a percentage of A1 uses does not apply and social and community uses may be considered acceptable as well as A1, A2 and A3 uses

Within the core areas and within all other Districts and Neighbourhood Centres such flexibility will not apply.

POLICY S11

Within the retail core of the district and neighbourhood shopping centres, the change of use of ground floors from a shop (A1) to other uses will not normally be permitted. Exceptions may be granted where:

- (i) the use is an A2 or A3 use; and**
- (ii) the proposal causes no significant adverse effects for the occupiers of neighbouring properties; and**
- (iii) the proposal does not intensify car parking problems; and**
- (iv) the use does not extend or result in a block of non-retail uses with a frontage of more than 20 metres or result in the proportion of non-shop uses within the retail core exceeding 35%.**

Proposals for uses outside the A1, A2 or A3 Use Classes will not normally be permitted within the retail core of these centres. However, other uses which would enhance the vitality and viability of a shopping centre may be permitted.

POLICY S12

Within the district and neighbourhood shopping centres, outside the defined retail cores, changes of use will normally only be permitted, provided that:-

- (i) the use proposed is a social or community use and complies with Policy SC1; or is an A1, A2 or A3 use;**
- (ii) the proposal causes no significant adverse effects for the occupiers of neighbouring properties;**
- (i) the proposal does not intensify car parking problems.**

LOCAL SHOPPING PARADES

13.42 Local Shopping Parades, although much smaller in size and scale, occupy a special place in the shopping hierarchy as they provide an important facility for the local community. They are often the nearest shopping centre available to many residents and are particularly important for elderly people or disadvantaged groups who might find it difficult, or indeed, undesirable, to visit larger centres to buy their essential goods. Given these factors, it is important to retain the essential retail function of the local parades as far as possible, so as to try and ensure that everyone has easy access to shopping facilities. For this reason, the change of use from retail to other uses will not normally be permitted within a local shopping parade unless it is clear that a good range of shopping facilities will still remain within that parade. In assessing planning applications for changes of use, the Council will have regard to the make up of each centre at that particular time. However, there will be a general presumption against non-retail uses unless it can be permitted without harm to the parade as a local shopping facility. Other uses which would enhance the vitality and viability of the Parade may be permitted so long as the essential retail function is maintained and there would be no unacceptable harm to the residential amenities of the occupiers of neighbouring properties or insurmountable car parking problems. This is particularly important in local parades as they are often located within or very close to residential development.

POLICY S13

In the local shopping parades, as shown on the Proposals Map, the change of use of the ground floor of a shop (A1) to another use will not normally be permitted. An exception will only be made where:-

- (i) the use proposed is an A2 or A3 use; and**
- (ii) the proposal causes no significant adverse effects for the occupiers of neighbouring properties; and**
- (iii) the proposal does not intensify car parking problems; and**
- (iv) the loss of the shop outlet will not cause harm to the function of the parade as a local shopping facility.**

Proposals for changes of any unit to uses outside the A1, A2 or A3 Use Class will not normally be permitted. However, other uses which would enhance the vitality and viability of a local shopping parade may be permitted.

MIXED SITES

THE GRAFTON SITE

- 14.12 This site occupies a very prominent position on Worthing's seafront between the Grafton Deck and Augusta Place. Development of this site would improve the environment and enable better use to be made of the Grafton Deck. To achieve this aim, a detailed development brief was prepared and approved by the Borough Council in 1994.
- 14.13 The brief proposes a range of options. These are a hotel with recreational and entertainment facilities, or a leisure related facility or residential flats with ancillary recreational or entertainment uses. A leisure related facility could incorporate one or more of the following uses: cinema, sports hall, swimming pool, skating rink, gymnasium/health club, museum, art gallery, exhibition space or other appropriate indoor use. Outline planning consent has been granted for schemes on this basis.
- 14.14 Any scheme should give consideration to the enhancement of the deck area together with the possible provision of a lightweight single storey structure on the deck and/or its use in association with ancillary uses. Any building proposed for this site must be of high quality, with a character, which would bring some sense of identity to this particular part of the seafront. Consideration should also be given to including a pedestrian link from the Grafton Deck to the promenade over Marine Parade within any development scheme.
- 14.15 The site's central location close to the Town Centre and good public transport links makes it very suitable to meet local need for affordable housing. In the event that the residential element of any scheme yields 25 or more units, the Borough Council will, therefore, seek in the order of 30% social units plus an element of low cost units.

POLICY MS4

Development of the Grafton site for the following uses will be permitted:-

- (i) a hotel with ancillary uses (recreation or entertainment, for example a public house or restaurant);**
- (ii) residential flats with ancillary uses (recreation or entertainment, for example a public house or restaurant);**
- (iii) a leisure related facility incorporating one or more of the following uses: cinema, sports hall, swimming pool, skating rink, gymnasium, health club, museum, art gallery or other appropriate indoor use.**

In any scheme, consideration should be given to the enhancement of the deck area together with the possible provision of a lightweight single storey structure on the deck and/or its use in association with ancillary uses.

Consideration should also be given to including within any development a pedestrian link over Marine Parade from the Grafton deck to the promenade.

In the case of a residential flat scheme of appropriate size, affordable housing provision in the order of 30% social housing and an element of low cost housing will be required.