



sustainability appraisal appendices

Worthing Town Centre and Seafront Masterplan

April 2006

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Appendix 1. Relevant Policies, Plans and Programmes

The following table provides the most significant policies, plans and programmes relevant to the Masterplan and its Sustainability Appraisal.

| Key Objectives relevant to the Masterplan | Key Objectives, Targets and indicators | Broad implications for the Masterplan and the SA |
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| International Context | | |
| The Johannesburg Declaration of Sustainable Development | Commitments to sustainability principles and the sustainable development agenda agreed at Earth Summit 1992. | Informs national and regional sustainable development strategies, and the Local Development Framework. |
| European Spatial Development Perspective | EU Sustainable Development policies – considers economic, social, and natural and cultural heritage and resources. | Informs national, regional and local strategies. |
| European Directives, including Habitats | To conserve natural habitats and threatened species. | The Masterplan must comply with this Directive. |
| European Programmes, such as Objective 1 and Objective 2, Intereg | Interreg aims to improve the effectiveness of regional development policies and instruments through large-scale information exchange and sharing of experience (networks) in a structured way. | Outcomes from the Masterplan should be considered in the light of this programme. |
| Aarhus Convention | Requires a link between environmental rights and human rights to provide for future generations, establishes that Sustainable Development can be achieved through the involvement of all stakeholders. It links government accountability and environmental protection. | The Sustainability Appraisal and the Masterplan should follow an inclusive process, with sustainable development as its primary objective to have regard to human rights and accountability to ensure irreversible environmental damage is avoided in Worthing. |
| EU Sixth Environmental Action Plan | High level of protection of the environment and human health and a general improvement in the environment and quality of life. | Interpreted into national guidance. |
| National, Regional and Local Context | | |
| The Regional Spatial Strategy | Sets out the planning framework and strategy for the region until 2026. The draft document contains several policies that have regard to climate change. | The Sustainability Appraisal will need to draw its Sustainability Objectives from the Integrated Regional Strategy accompanying this Strategy. |
| UK Sustainable Development Strategy | The strategy highlights the renewed international push for sustainable development from the World Summit on Sustainable Development | The Strategy impact upon all Government Guidance (e.g. PPS's) that will be produced over the coming years, which will inform the |

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| | <p>in 2002 and details the Government’s new approach towards sustainable development, in particular to the issue of climate change. In order to ensure the separate aims of sustainable development are integrated the following guiding principles have been created:</p> <ul style="list-style-type: none"> ▪ Living within Environmental Limits. ▪ Ensuring a Strong, Healthy and Just Society. ▪ Achieving a Sustainable Economy. ▪ Promoting Good Governance. ▪ Using Sound Science Responsibly. | <p>Local Development Framework. The priorities will also inform the objectives and priorities under the SA Framework.</p> |
| <p>White Papers (e.g. Urban, Rural, Aviation)</p> | <p>Aviation: A strategic framework for the development of airport capacity in the UK over the next 30 years. Reduces the environmental effects of Aviation by meeting air quality and other environmental standards and minimising environmental damage.</p> <p>Rural: Aims to deliver an improved quality of life for everyone in the countryside. To sustain and enhance the distinctive environment, economy and social fabric of the English Countryside for the benefit of all.</p> <p>Urban: To create better towns and cities in England with healthy economies, decent and well designed homes, better public services and an attractive and safe environment.</p> | <p>These White Papers inform government policy and guidance at a range of levels.</p> |
| <p>Planning Policy Guidance/Statements</p> <p>PPG3 Housing</p> | <p>Sets out government policies relating to the provision of housing. Key principles include giving priority to previously developed land within urban areas in order to protect the countryside and green field land; efficient use of land; density standards. Seeks to ensure a greater choice of housing to be provided to meet the needs of the local community, including affordable housing, and that housing is well designed with good public transport links in sustainable locations.</p> | <p>The Masterplan will need to ensure that the key principles in respect of the delivery of housing are not compromised. The Masterplan will also be able to identify potential housing sites within Worthing Town Centre – a priority location due to its transport links and potential to improve the efficient use of land.</p> |

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| <p>PPG4 Industrial, Commercial Development and small firms</p> | <p>Guidance on the industrial, commercial development and small firms.</p> | <p>The Masterplan will look that the new and existing commercial development within the town centre is provided for while balancing environmental issues.</p> |
| <p>PPG13 Transport</p> | <p>The guidance seeks to promote more sustainable transport choices and improve access to jobs and community services and facilities whilst reducing the need to travel by car.</p> | <p>The Masterplan would refer to PPG13 as a source of detailed guidance.</p> |
| <p>PPG15 Planning and the Historic Environment</p> | <p>Reconcile the need for economic growth with the need to protect the natural and historic environment.</p> | <p>The Masterplan would refer to PPG15 as a source of detailed guidance, in particular with regards to care being taken in respect of the setting of listed buildings and conservation areas (CAs).</p> |
| <p>PPG16 Archaeology and Planning</p> | <p>The guidance identifies the need to reconcile the need for development with any archaeological interests in the area.</p> | <p>The Masterplan would refer to PPG16 as a source of detailed guidance.</p> |
| <p>PPG17 Sport, Open Space, Recreation</p> | <p>Aims to ensure and promote quality of life in both urban and rural areas through access to high quality leisure and community services including open space networks, playing fields and larger leisure developments. Seeks to protect and maintain existing facilities.</p> | <p>The Masterplan needs to ensure that facilities in Worthing Town Centre are adequate to support the vitality and viability of the area.</p> |
| <p>PPG21 Tourism</p> | <p>Aims to facilitate and encourage development and improvement in tourist provision, while tackling any adverse effects of existing tourist attractions and activities.</p> | <p>The Masterplan will have regard to this guidance and ensure that the town centre is an4 interesting place to visit and a vibrant gateway to tourism activities within the wider Worthing area.</p> |
| <p>PPG24 Planning and Noise</p> | <p>Outlines the considerations for determining planning applications for noise sensitive development and those activities which generate noise – recommends noise exposure levels for certain forms of development and mitigation measures.</p> | <p>The Masterplan needs to consider the guidelines within this document when planning for mixed use development within Worthing Town Centre.</p> |
| <p>PPG25 Development and Flood Risk</p> | <p>Flood risk should be considered at all stages of the planning and development process. Management and reduction of flood risk, acting on</p> | <p>The Masterplan needs to ensure that inappropriate development does not occur in the Worthing area identified by the Environment Agency.</p> |

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| <p>PPS1 Delivering Sustainable Development</p> | <p>a precautionary basis taking account of climate change. Flood plains should be protected from inappropriate development. The use of Sustainable Drainage Systems (SUDS) to reduce surface water run-off rates are promoted by the PPG.</p> | |
| <p>PPS6 Planning for Town Centres</p> | <p>Sets out the Government’s vision for sustainable development through planning. The document highlights key policies and principles that should underpin the planning system to achieve sustainable development.</p> | <p>The Masterplan must integrate the four key sustainable development objectives, and promote high-quality inclusive design.</p> |
| <p>PPS7 Sustainable Development in Rural Areas</p> | <p>Sets out government policies on town centres and retail developments.</p> | <p>The Masterplan will have regard to the guidance contained within this document. In particular the importance of focusing development within existing town centres.</p> |
| <p>PPS9 Biodiversity and Geological Conservation</p> | <p>To raise the quality of life and the environment in rural areas; to promote more sustainable patterns of development; promoting the development of the English regions by improving their economic performance so that all are able to reach their full potential; to promote sustainable, diverse and adaptable agriculture sectors.</p> | <p>Support rural economic activity that contributes to sustainable development.</p> |
| <p>PPS12 Local Development Frameworks</p> | <p>When identifying designated sites of importance for biodiversity and geodiversity on the proposals map, clear distinctions should be made between the hierarchy of international, national, regional and locally designated sites. Biodiversity objectives that reflect both national and local priorities, including those which have been agreed by local biodiversity partnerships, should be reflected in policies in local development documents and proposals. Local planning authorities should ensure that all policies in local development documents and proposals are consistent with those biodiversity objectives.</p> | <p>Will have to incorporate measures to protect designated sites and legally protected species. There is a need to establish effective corridors and ‘stepping stones’ to connect habitats and to allow populations to respond to change, including climate change.</p> |
| | | <p>The Masterplan must integrate the</p> |

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| | <p>promote housing support services that reflect cultural diversity; Reduce peoples' inappropriate dependence on expensive and institutional forms of care where the provision of housing support can maintain people in their own homes; reducing the likelihood of homelessness</p> | <p>housing support services in West Sussex presented in this Programme.</p> |
| <p>Cultural Strategies</p> <p>Putting the Fun in Function: A Cultural Strategy for Worthing</p> | <p>Sets out the cultural provision in Worthing. Expenditure on leisure and cultural services as well as a survey of people's attitudes to leisure and culture.</p> | <p>The Sustainability Appraisal must take into account the Cultural Strategy for Worthing for providing culture and leisure within the Town Centre.</p> |
| <p>Education and Skills Strategies</p> <p>West Sussex Schools Organisation Plan</p> <p>Sussex Learning and Skills Council Strategic Annual Plan 2005-2006</p> | <p>Aims to make decisions on the addition or removal of school places within a local authority area. Also aims to create proposals for changes to schools, helping to establish future demands.</p> <p>Aims to</p> <ul style="list-style-type: none"> ▪ Make learning truly demand-led; ▪ Ensure all 14-19 year olds have access to high quality learning opportunities; ▪ Transform further education to meet business needs and attract business investment. | <p>The Sustainability Appraisal must take into account the Schools Organisation Plan in order to improve the current educational facilities in Worthing Town Centre.</p> <p>The Sustainability Appraisal should ensure the Learning and Skills plan is consulted to help raise skills levels in Worthing Town Centre.</p> |
| <p>Health Strategies</p> <p>NHS Improvement Plan</p> <p>Sussex Learning and Skills Council Strategic Plan 2002-2005</p> | <p>Aims to reduce waiting times for elective treatments, outpatient appointments, seeing a GP, treatment with the A+E department, development of new services e.g. NHS Direct and Walk-in Centres and assertive outreach teams within community-based services.</p> <p>Increase the quality of training and education for young people and adults, increase national competitiveness through improved skills and the development of productive partnerships.</p> | <p>The Sustainability Appraisal should take into account the NHS Improvement Plan to improve the efficiency of health services in Worthing Town Centre.</p> <p>The Sustainability Appraisal must ensure that it includes the objectives set out in the strategic plan.</p> |
| <p>Housing Strategies</p> <p>South East Regional Housing</p> | <p>Sets out the housing priorities for the region.</p> | <p>Housing objectives and indicators should be included in the SA.</p> |

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| <p>Strategy for Housing and Support Services for older people in Worthing.</p> | <p>Addressing Housing and Support needs of older people.</p> | <p>Housing objectives and indicators should be included in the SA.</p> |
| <p>Housing Strategy</p> | <p>Addressing local housing needs over the next five years. Deliver more affordable homes more quickly – 200,000 over the next 10-15 years. Redistribute resources to those areas with the highest level of need. Enhance ‘liveability’ – places where people want to live. Increase the density of building. Deliver buildings that meet different needs over time. Produce a well-integrated mix of homes of different types and tenures. Bring homes in all sectors up to the ‘decent homes’ standard.</p> | <p>The Masterplan will assist in meeting the aims of this Strategy by identifying potential housing sites within Worthing Town Centre.</p> |
| <p>2004 Housing Needs Survey</p> | <p>Gives detailed information about local housing needs including affordable housing.</p> | <p>The Sustainability Appraisal must take into account the 2004 Housing Needs Survey, especially in relation to affordable housing.</p> |
| <p>Empty Property Strategy</p> | <p>To reduce the number of empty properties in the Borough, improving the local environment, and making the most of existing properties for housing.</p> | <p>The Sustainability Appraisal must use the Empty Property Strategy to help improve the environment in Worthing.</p> |
| <p>Homelessness Strategy 2002</p> | <p>To establish a regular liaison group to oversee the implementation of the strategy; To develop an Action Plan and regularly review this to ensure it is being implemented and is taking account of newly arising need. To regularly review services and develop standard monitoring information to ensure the Strategy is meeting need; To improve access to and encourage the development of prevention services e.g advice, guidance and counselling services; To improve emergency services; to improve resettlement services; to develop housing to meet local needs; to improve access to health, social care and education and training services for older homeless people, including specialist services; to evaluate the project ‘process’ to ensure the strategy is dynamic.</p> | <p>The Sustainability Appraisal must ensure that the 2002 Homelessness Strategy is taken into account to improve access to housing and encourage the development of preventative services.</p> |
| <p>Crime and Disorder Strategies</p> | | |

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| Community Safety Strategy | To protect and improve the quality of the local environment and to achieve long-term reductions in crime, disorder and the fear of crime. | The Masterplan should include policies that set out the criteria by which planning applications would be assessed in order to achieve these aims. Reference should be made to guidance produced by others e.g. 'Safer Places' and 'By Design'. |
| Environmental | | |
| Wildlife and Countryside Act 1981 | Serves to protect the most important examples of habitats and species in Britain. | This Act has been interpreted into national guidance. |
| Countryside and Rights of Way Act 2000 | Tightens the provisions of the above mentioned Act by making it an offence to recklessly damage protected habitats and fauna. | This Act has been interpreted into national guidance. Regard needs to be given to this guidance under Masterplan. |
| The Environment Assessment of Plans and Programmes Regulations 2004 | National Interpretation of the requirements of the SEA Directive and Habitats Directive as listed above. | The sustainability appraisal accompanying the Masterplan must comply with the requirements of these regulations. |
| European Directive 2001/42/EEC on the assessment of the effects of certain plans and programmes on the environment. | Sets out detailed requirements of environmental assessment required for plans such as SPDs. | The SA accompanying the Masterplan must comply with the requirements of this legislation. |
| Climate Change Strategies | | |
| Kyoto Protocol 1997 | The Protocol commits 38 industrialised countries to cut their emissions of greenhouse gases between 2008 and 2012 to levels that are 5.2% below 1990 levels. | As the UK is signed up to the Protocol, Sussex needs to contribute towards the Protocol target. The planning policy framework, which includes the Masterplan, can assist in achieving this target. |
| Energy Efficiency Strategies | | |
| Strategy for Energy Efficiency and Renewable Energy | "By 2010 the South East should generate at least 5.5% of its electricity from renewable resources and by 2026 at least 16%". | Energy efficiency should be included in all objectives and indicators. |
| Air Quality Strategies | | |
| National Air Quality Strategy (1997) | Aims to achieve economic efficiency within the timescale whilst enforcing limits for nitrogen oxides and sulphur dioxide to protect vegetation and ecosystems. | The Sustainability Appraisal should ensure that air quality levels are improved, as described in the National Air Quality Strategy. |
| Regional Flood Risk Assessment | | |
| Environment Agency's Indicative Flood Risk Mapping | A 5 year programme to improve and increase information on flood risk over time. | The Sustainability Appraisal should take the flood maps into account in order to reduce flood risk. |
| Strategic Coastal Monitoring | Aims to provide recommendations | The Sustainability Appraisal should |

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| Programme for the southeast | from shoreline management plans and coastal strategy studies to monitoring programmes. | take into account the coastal monitoring programme in order to improve the management of the shoreline. |
| Water Resource Strategies | | |
| West Sussex Shoreline Management Plan (SMPs) | Aims to produce technically, economically and environmentally sustainable options for future management of the coast. | The Sustainability Appraisal must ensure that the Shoreline Management Plan is referred to, in order to take into account coastal management issues. |
| West Sussex Coastal Defence Strategy (CDS) | Provides methods for future coastal protection, based on a more detailed assessment of engineering, economic and environmental information. | The Sustainability Appraisal should ensure that the Coastal Defence Strategy is taken into account for future coastal protection. |
| Environment Agency’s River Basin Management Plan (2007) | Aims to achieve the objectives for all water bodies. Plan not completed | The Sustainability Appraisal should ensure that the River Basin Management Plan is taken into account. |
| Biodiversity Action Plans | | |
| Biodiversity Action Plan for Sussex 1998 | Purpose to focus resources to conserve and enhance biodiversity in West Sussex by means of local partnerships, taking account of national and local priorities. | The Masterplan is required to take account of nature conservation and biodiversity issues. |
| Our Green Heritage: A Landscape and Biodiversity Strategy for Mid Sussex 2001 | Recognizes the value of biodiversity and landscape within the District and sets out how these assets can be protected and enhanced. | The Landscape and Biodiversity Masterplan sets planning policy guidance that builds on the content within this strategy. |
| Mid Sussex District Council Landscape and Biodiversity Supplementary Planning Guidance, November 2003 | The Guidance is intended to build on ‘Our Green Heritage’ (A Landscape and Biodiversity Strategy for Mid Sussex) and provide detailed planning guidance for all those involved in the planning process. | The SPG will be part of the LDF for the District and guidance contained within it will be considered in producing the Worthing Town Centre Masterplan. |
| European Directive 92/43/EEC on the conservation of natural habitats and of wild flora and fauna (Habitats Directive) | To conserve natural habitats and threatened species and to protect natural heritage. | The sustainability appraisal accompanying the Masterplan must comply with the requirements of this legislation. |
| European Directive 79/409/EEC | Preservation, maintenance or restoration of sufficient diversity and area of habitats in order to conserve all species of birds. | The directive has been interpreted into national guidance. |
| Tree and Woodland Strategies | | |
| Landscape Assessment of the Sussex Downs AONB | Management of small woodlands, conserve and manage areas of chalk | Objectives to cover landscape conservation and protection of locally |

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| | grassland, restore historic parklands and manage designed landscapes to conserve and enhance their visual influence in the wider landscape; identify existing and potential views of local landscape features and design woodland clearance or planting schemes to enhance or reveal them. | distinctive habitats. |
| Waste Strategies | | |
| UK Waste Strategy (DEFRA 2000) | Describes the Governments vision for managing waste and resources better. This includes, seeking to increase the percentages of waste that is either recycled or composted over a given period of time. | The Masterplan should reflect the vision of this document. |
| West Sussex Waste Local Plan 2001 – 2016 | Relevant areas of the document include enabling waste to be managed as a resource through recycling, composting and energy recovery, enable new technologies for waste management to come forwards and to manage waste close to its point of production. | The Masterplan will seek the provision of appropriate recycling and waste facilities within the town centre. |
| Regional Waste Management Strategy - SEERA | The main policy themes include waste minimisation, promotion of recycling and composting and the use of energy from waste. | The Masterplan will seek the provision of appropriate recycling and waste facilities within the town centre. |
| Economic | | |
| Economic Strategy for West Sussex County Council | Aims to regenerate the coastal economy, provide a new vision for the north east of the county, improve neighbourhood quality, encourage social inclusion and support individuals in need. | The Sustainability Appraisal should ensure that the economy of Worthing is regenerated, as described in the Economic Strategy for West Sussex. |
| Regional Economic Strategy for South East England 2002-2012 | A ten year framework for delivering economic aspirations and aims of sustainable development. The five objectives are: <ul style="list-style-type: none"> ▪ Competitive Business ▪ Successful People ▪ Vibrant communities ▪ Effective infrastructure ▪ Sustainable use of natural resources | The regeneration of the town centre will be a key component of the economic development of Worthing Town Centre. |
| Business Competitiveness Strategies | | |
| Innovative Strategies | | |

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| Mid Sussex District Council - Statement of Community Involvement | Sets out how the Council will engage with the public in the preparation and adoption of Development Plan Documents. To reflect the varying nature of the Development Plan Documents different techniques are being used for each document to ensure that the appropriate engagement occurs. | The Masterplan will have regard to the community engagement methods contained within this document. |
| Economic sector specific Strategies | | |
| Worthing Town Centre Initiative Retail Business Plan 2005-2006 | Committed to enhancing the retail business community through promoting the town as a thriving and profitable shopping centre, working with businesses to enable them to carry out their activities, thus providing a diverse and comprehensive choice for residence and visitors. | The Sustainability Appraisal must ensure that the retail business community is promoted, as laid out in the Worthing Town Centre Initiative Business Plan. |
| Cluster Strategies | | |
| Tourism Strategies | | |
| Tourism Strategic Framework for West Sussex | Aims to improve the visitor experience, develop a deeper understanding of the visitor economy, markets and brands, create a visitor economy structure | The Sustainability Appraisal should ensure that the tourism economy in Worthing Town Centre is improved alongside the Tourism Strategic Framework for West Sussex. |
| Rural Development Plans and Rural Action Plans | | |
| Minerals Strategies | | |
| West Sussex Minerals Local Plan 2003 | Aims to ensure a sustainable supply of minerals, safeguard mineral resources, reclamation of land, provision of appropriate policy framework for dealing with planning applications. | The Sustainability Appraisal should ensure that local mineral resources are used in a sustainable manner, as described in the West Sussex Minerals Local Plan. |

Appendix 2. The Masterplan Options

The SEA Directive indicates that ‘reasonable alternatives taking into account the objectives and the geographical scope of the plan’ (Article 5.1) should be considered and reported. It is recognised however within the SEA Guidance that such alternatives, or options, refer to that of a more strategic nature and that more detailed alternatives would be considered during the formulation of specific policies and proposals.

A ‘Business as Usual’ options has been assessed – as well as the three options that have been developed following engagement with stakeholder and the public on key issues for Worthing.

All Options are described below and outline plans for Options 1, 2 and 3 are attached. Appendix 3 contains a table comparing significant features of the Masterplan Option 1, 2 and 3.

Developing the Options

Building on the feedback from consultation in November, a number of shared objectives and aspirations for the town were identified. From the youth groups to local businesses and the elderly, there was a shared vision that Worthing needs to change. Equally important is building upon its heritage and character in order to retain and strengthen its distinctiveness.

Worthing is more than a seaside town- it needs to become:

- A living town - a place where people will live, work, invest and visit
- A sustainable town - a place that will meet current and future needs
- A well connected town – a place with improved accessibility and good linkages
- An inclusive town - a place with something for everyone
- A unique destination - a place with an improved tourism and leisure offer
- A high quality town – a place with an attractive environment and good range of facilities
- A town which looks to the future whilst respecting its heritage

Option 1. A More Attractive Town

The focus of this scenario is on improving the environment of the town centre and seafront with a lower level of new development. Under this scenario, current and proposed planning applications will come forward, with a more comprehensive focus on an enhanced public realm. Investment would also be directed to the seafront to improve the area.

This option is largely focussed upon taking forward the existing proposals that are either at design, planning application or development proposal stage. The key features include:

- Teville Gate development including all key leisure uses (swimming pool, cinema, bingo etc.). The development will incorporate improved links to the railway station.
- Refurbishment and upgrade of the Guildbourne Centre.
- Aquarena site developed for residential with a new children’s play area to replace the existing tennis courts.
- Grafton site taken forward for retail and residential uses (excluding the redevelopment of the Marks & Spencers store).
- Sheltered accommodation and residential development on the Northbrook College site (as per the McCathy & Stone application).
- Retail and residential development on Union Place.

Additional proposals for Option 1 will largely be focussed on small scale projects that improve linkages between these new developments and improve regeneration opportunities from these developments to the town. Public realm enhancements will be focussed on South Street, Chapel Street and along the promenade.

Key interventions along the promenade will include the introduction of new activities at regular intervals as shown on the plan attached. Activities will include passive leisure areas for older people and small adventure areas for young people.

Option 2. A More Competitive Town - Retail and Seafront Improvement

The focus of this scenario is on developing the retail and commercial offer of the town centre and improving its competitive position with a higher level of new development than in scenario 1.

This option builds upon Option 1 in taking forward the Teville Gate development and subsequent redevelopment of the Aquarena Site. However, the main driver in this option is a step change in the retail offer. The key features include:

- Redeveloped Aquarena site to include a hotel.
- Enlarged Grafton Site scheme incorporating the Marks & Spencer store. This will provide a large new retail store with frontage onto seafront.
- Development fronting onto Montague Place, with enhanced public realm connections linking seafront with town centre.
- Redeveloped Guildbourne Centre providing new retail floorspace, with new retail on the Union Street car park. These developments will include residential.
- Redevelopment of bus station as mixed use development comprising small groundfloor units (food, drink, arts and crafts) with residential above. Development will strengthen pedestrian links through the site, joining-in with the small arcade anchored by Pizza Express.
- Northbrook College will be redeveloped for residential-led mixed-use development, incorporating the Royal Mail Sorting Office on the adjacent site
- The cultural focus will be around the Town Hall, with an extended museum, Connaught Centre and opportunity for new cultural provision within the Union Street car park redevelopment
- Redevelopment of the Magistrates Court and car park for residential and commercial office development.
- Residential with mixed-use ground floor along North Street.

Option 3. A More Attractive Destination - Leisure, Retail and Seafront Improvement

The focus of this scenario is on developing the town into a stronger destination with a higher level of change than in scenarios 1 and 2. The Seafront area is considerably developed – with retail and residential development along the Seafront.

The key features include:

- Development of marina and high-density residential development by 'building out to sea'.
- More comprehensive redevelopment of bus depot site.

The third option takes forward the many elements of Option 2, but includes a significantly enhanced tourism and visitor offer.

Business as usual Option – without the Masterplan

This option assumes current patterns of incremental development will continue under the adopted Local Plan. Under this scenario, decisions regarding the town centre and seafront would be taken on a site-by-site case.

The following table provides additional details relating to Worthing Town Centre and Seafront Options.

| | Option 1. Making Worthing a More Attractive Town | Option 2. Making Worthing a More Competitive Town | Option 3. Making Worthing a More Attractive Destination |
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| Improvements to seafront | <ul style="list-style-type: none"> ▶ Environmental improvements on seafront, including: <ul style="list-style-type: none"> • Tree planting • Paving • Seating areas • Signage • Information points | <ul style="list-style-type: none"> ▶ Includes initiatives outlined in Option 1 ▶ New landmark café at Marine Parade ▶ Conversion of the Lido to provide niche café and retail units ▶ New visitor centre and beach office ▶ New fisherman’s quarter with retail and interpretation facility | <ul style="list-style-type: none"> ▶ Includes initiatives outlined in Option 2 ▶ Environmental improvements ▶ Creation of new ‘maritime village’ through land extension, with uses including: <ul style="list-style-type: none"> • Residential developments • Seafront leisure attractions |
| Extended retail offer | <ul style="list-style-type: none"> ▶ Refurbishment of the Guildbourne Centre ▶ New small scale retail provision in Montague Place ▶ Improvements to shopping environment ▶ New retail development on the British Gas site ▶ Small scale groundfloor retail on former Police Station site ▶ New retail on the Grafton Site | <ul style="list-style-type: none"> ▶ Provision of a large new retail development with new department store, focussed on the Guildbourne Centre site, Union Place Car Park and the former Police Station site ▶ Redevelopment of Grafton Centre to provide new retail floorspace linking Montague Street and the Promenade ▶ Small scale niche retail as part of redevelopment of Stagecoach bus garage site | <ul style="list-style-type: none"> ▶ Includes initiatives outlined in Option 2 ▶ New retail opportunities as part of Maritime Village development |
| Provision of improved cultural facilities | <ul style="list-style-type: none"> ▶ Continued use of existing facilities, including: <ul style="list-style-type: none"> • Connaught Theatre • The Assembly Hall • The Pavillion ▶ Extension to the Museum | <ul style="list-style-type: none"> ▶ Conversion of the Pavilion to a new arts centre ▶ Retention of the Connaught Theatre and Assembly Hall ▶ New cultural quarter around Warwick Street with redevelopment of bus garage | <ul style="list-style-type: none"> ▶ A new cultural quarter created on the Civic Centre site to include a new modern cultural facility to replace existing venues ▶ Major redevelopment of the Pier with a seaward extension to include new cultural attraction such as Tate Worthing |
| Provision of new leisure facilities | <ul style="list-style-type: none"> ▶ Leisure focussed uses developed at Teville Gate to include: <ul style="list-style-type: none"> • Relocated indoor swimming pool • Multi-screen cinema • Bowling alley • Bingo Hall | <ul style="list-style-type: none"> ▶ Additional facilities on the seafront, including <ul style="list-style-type: none"> • New children’s play centre, including crazy golf, water-splash feature adjacent to Denton Gardens • New active beach zone for a range of leisure activities ▶ Wider distribution of leisure attractions | <ul style="list-style-type: none"> ▶ New open air swimming pool at Beach House ▶ New leisure attraction as part of wider Grafton Centre redevelopment ▶ Extended water based activities as part of land extension development ▶ New leisure and retail uses as part of the Pier extension |

| | Option 1. Making Worthing a More Attractive Town | Option 2. Making Worthing a More Competitive Town | Option 3. Making Worthing a More Attractive Destination |
|-----------------------------------|--|---|--|
| Improved accessibility | <ul style="list-style-type: none"> ▶ Bus priority measures between the railway station and Chapel Road / South Street, to include signalised junctions along the route ▶ Enhanced pedestrian links through town centre and seafront ▶ Completion of off-road cycle path along the promenade ▶ Infrastructure improvements at bus stops | <ul style="list-style-type: none"> ▶ Traffic measurement measures along Marine Parade to reduce speed and deter through-traffic ▶ Enhancement of transport interchange facilities, with improved pedestrian links from railway station to Chapel Road ▶ Completion of off-road cycle path along the promenade ▶ Through traffic diverted to edge of centre routes, reducing car access to the town centre other than to access car parks, residences and for deliveries ▶ Infrastructure improvements at bus stops | <ul style="list-style-type: none"> ▶ Downgrade Marine Parade to a single lane carriageway, with passing areas to allow two-way traffic. Access would be restricted to essential trips only ▶ Creation of a shared pedestrian and public transport zone between Warwick Road and Crescent Road ▶ Provision of a cycle lane along road on downgraded Marine Parade, ▶ Through traffic to be taken off Marine Parade, with new signage sending vehicles along High Street and Teville Road ▶ Limited access to central town centre area for private motor vehicles, creating a controlled zone for walking, cycling and public transport ▶ Discourage long distance through traffic through improvements to A27 |
| Parking | <ul style="list-style-type: none"> ▶ Electronic signage to inform users of space availability ▶ Signage strategy to ensure that visitors accessing the town centre along principal routes are directed to the nearest car park | <ul style="list-style-type: none"> ▶ Opportunity for new retail car parking as part of Guildbourne Centre redevelopment ▶ Management of on-street parking in edge of centre areas to restrict visitor parking | <ul style="list-style-type: none"> ▶ Concentrate car parking on key sites through careful management to ensure that existing capacity is fully utilised ▶ Potential for new visitor parking as part of Maritime Village ▶ Coach parking along downgraded Marine Parade |
| Environmental enhancements | <ul style="list-style-type: none"> ▶ Enhancements to existing spaces, including: <ul style="list-style-type: none"> • Steyne Gardens • Beach House Gardens • Liverpool Gardens • Montague Place ▶ Public realm enhancements along railway station – seafront link along Chapel Road / South Street | <ul style="list-style-type: none"> ▶ New public art provision along the seafront ▶ Lighting strategy along promenade ▶ Creation of new spaces along the seafront, with new decking on the beach in front of Beach House Gardens ▶ New civic retail space as part of new retail development on Guildbourne Centre site | <ul style="list-style-type: none"> ▶ Creation of new civic space in front of The Pavilion, with pedestrian priority zone ▶ |

| | Option 1. Making Worthing a More Attractive Town | Option 2. Making Worthing a More Competitive Town | Option 3. Making Worthing a More Attractive Destination |
|--|--|--|--|
| Increase in level of housing in town centre | <ul style="list-style-type: none"> ▶ Around 1,000 units through developments at: <ul style="list-style-type: none"> • Teville Gate • Aquarena • Northbrook College, Union Place • Grafton Site • Brighton Road gateway site | <ul style="list-style-type: none"> ▶ Around 2,000 units through developments at: <ul style="list-style-type: none"> • Teville Gate / Northern Gateway • Aquarena • Grafton Site • Brighton Road gateway site • Stagecoach Bus Garage • British Gas site | <ul style="list-style-type: none"> ▶ Around 3,000 units through developments at: <ul style="list-style-type: none"> • Land extension \long the eastern esplande • Teville Gate / Northern Gateway • Aquarena • Grafton Site • Brighton Road gateway site • Stagecoach Bus Garage • British Gas site |
| Creation of new business opportunities | <ul style="list-style-type: none"> ▶ Retention of existing employment floorspace with small scale business uses as part mixed use schemes | <ul style="list-style-type: none"> ▶ Creation of a business quarter around the railway station, with commercial office space as part of mixed use gateway developments ▶ New commercial office development on Magistrates site and Civic Centre car park ▶ Business space as part of mixed use developments fronting onto High Street | <ul style="list-style-type: none"> ▶ Creation of an extended business quarter around the railway station |
| Increasing Worthing's attraction as a tourist destination | <ul style="list-style-type: none"> ▶ Retention of existing hotel and guesthouse provision ▶ Refurbishment of Pier, Lido and Paddling pool ▶ Relocation of visitor centre | <ul style="list-style-type: none"> ▶ Landmark development of new café facility at Marine Parade ▶ New commercial development along the Pier to attract new visitor facilities ▶ New hotel on Aquarena site | <ul style="list-style-type: none"> ▶ Major new visitor attraction on a redeveloped Pier, with a range of new commercial leisure activities ▶ Seaward extension to Pier to include range of tourism related uses including restaurants and retail ▶ New hotel and spa complex with associated conference facility as part of the maritime village |

Appendix 3. Comparison of Options and Assessment of the Scenarios

The following assessment was carried out during a Sustainability Appraisal workshop held on the 26th January 2006 (as described in Appraisal Methodology).

Across all these themes, workshop participants were asked to also consider indirect, secondary, cumulative and synergistic impacts, particularly on the areas adjacent to the Worthing and Seafront areas.

Workshop Participants

Suzy Bastable, Worthing First

Clare Mangan - Strategic Housing and Planning Manager

Emma Winchester - Environment Agency

Bryan Curtis - Principal Engineer (coastal protection)

Tanya Mackey – Worthing Borough Council

Sharon Clarke - TIC Manager

Laura Rheita - Worthing Borough Council

Ken Costelle - Worthing Borough Council

Colin McHale - West Sussex County Council

Julia Carrete - W CVS

Neeru Kareer - Principal Planning Officer (LDF)

David Roach – EDAW

Sarah Austin – PBA

Sarah Walbank – EDAW (Facilitator)

Predicting the effects

Key:

- ++ significant positive effect ? uncertain effect
- + positive effect – negative effect
- 0 neutral effect – – significant negative effect

| SA Framework Objectives | Business as Usual | Predicted Effects Option 1 | Predicted Effects Option 2 | Predicted Effects Option 3 | Discussion |
|---|-------------------|----------------------------|----------------------------|----------------------------|---|
| 1. Ensure high and stable levels of employment so that everyone can benefit from economic growth. | – | – | ++ | ++ | <p><i>Business as Usual.</i></p> <ul style="list-style-type: none"> ▪ Although employment is generally good across the Borough, a diversity of employment opportunities is not available in the Town Centre and Seafront Areas. ▪ Loss of employment land to residential development. ▪ Without intervention, inadequate provision of commercial space within the town centre is likely to impact on the range and quality of employment opportunities. <p><i>Option 1.</i></p> <ul style="list-style-type: none"> ▪ Medium-long term, permanent impact. ▪ Loss of employment land to residential development. ▪ This option will create employment, but doesn't deliver economic growth and diversity in the area. <p><i>Option 2.</i></p> <ul style="list-style-type: none"> ▪ This option protects will provide the volume and mix of employment growth. Identifies a quarter for business cluster near the rail station, comprehensive retail development. <p><i>Option 3.</i></p> <ul style="list-style-type: none"> ▪ This option protects will provide the volume and mix of employment growth. Identifies a quarter for business cluster near the rail station, comprehensive retail development as per option 2. |

| SA Framework Objectives | Business as Usual | Predicted Effects Option 1 | Predicted Effects Option 2 | Predicted Effects Option 3 | Discussion |
|--|-------------------|----------------------------|----------------------------|----------------------------|---|
| <p>2. Sustain economic growth and competitiveness and retain existing companies</p> | - | - | ++ | ++ | <p><i>Business as Usual</i></p> <ul style="list-style-type: none"> ▪ Although the economy of Worthing is generally strong (including independent niche retailers), lack of quality and range of retail and commercial units are likely to reduce the strength of the town centre and result in increased leakage of investment and spend to other towns and centres. <p><i>Option 1.</i></p> <ul style="list-style-type: none"> ▪ Option 1 is not seen as providing a significantly increased offer from the business as usually case with regards to employment opportunities (retail, commercial or tourism). ▪ Unlikely to retain existing companies (continuing the current trend within the Town Centre area) and doesn't encourage future industry opportunities. ▪ Likely to have a medium-long term negative effect, although there is some uncertainty around the effects. <p><i>Option 2.</i></p> <ul style="list-style-type: none"> ▪ This option looks to address the current problems regarding lack of transport links to employment land by creating a new focus business around the railway station. ▪ Looks at more comprehensive retail development. ▪ Also likely to have a permanent, long-term effect <p><i>Option 3.</i></p> <ul style="list-style-type: none"> ▪ As in option 2, this option provides a more comprehensive, offer likely to create a step-change in employment within the town centre and seafront area. |
| <p>3. Reduce road congestion and pollution levels by improving travel choice and promotion of sustainable transport.</p> | - | - | + | + | <p><i>Business as Usual</i></p> <ul style="list-style-type: none"> ▪ The dominance of cars within the Town Centre and Seafront area is likely to continue, with negative impacts on congestion and pollution levels. Current bus services are relatively frequent, although short service hours mainly focus on Monday to Friday during day time. Walking and cycling within and to the Town Centre and Seafront area is hampered by poor connectivity within the area and by absence of a cycle path along the Seafront area. <p><i>Option 1.</i></p> <ul style="list-style-type: none"> ▪ Does not adequately discourage private transport within the Masterplan area. <p><i>Option 2.</i></p> <ul style="list-style-type: none"> ▪ Gateway to encourage PT. Positive for businesses. Transport solutions under this option are dependent upon a range of management tools and mechanisms – otherwise the transport impact is displaced outside the Masterplan area. <p><i>Option 3.</i></p> |

| | | | | | |
|--|---|---|---|----|---|
| | | | | | <ul style="list-style-type: none"> ▪ Better public transport and encouragement of public transport and other more sustainable modes of transport though better town centre connections and cycle path. ▪ Some potential for greater tourist and town centre offer to significantly generate traffic, with some displacement of transport and congestion problems to areas surrounding the town centre and seafront areas. |
| 4. Maintenance and enhancement of biodiversity. | 0 | 0 | ? | ? | <p><i>Business as Usual</i></p> <ul style="list-style-type: none"> ▪ Biodiversity in urban areas is usually relatively low, however green spaces, the seafront and vacant brownfield sites may have biodiversity value. Continued patterns of incremental development under the business as usual option are not likely to include development on such sites. <p><i>Option 1.</i></p> <ul style="list-style-type: none"> ▪ As per the business as usual, incremental development in Option 1 is unlikely to effect sites of biodiversity significance. <p><i>Option 2.</i></p> <ul style="list-style-type: none"> ▪ The impacts of Option 2 on the biodiversity of the Town Centre and Seafront areas are unknown and further study of key sites will be required, particularly around development on the seafront and green space. <p><i>Option 3.</i></p> <ul style="list-style-type: none"> ▪ As above, the impacts of Option 3 on the biodiversity of the Town Centre and Seafront areas are unknown. The extension out to Sea for the Maritime Village may also have additional impacts on local foreshore and marine biodiversity. |
| 5. Address the causes of climate change (through reducing emissions of greenhouse gases and being prepared for its impacts), reducing the risk of flooding and protecting water resources. | - | - | - | -- | <p><i>Business as Usual</i></p> <ul style="list-style-type: none"> ▪ Development will be likely to have accumulative effects on the causes of climate change. The Business as Usual option will make Worthing a more attractive place to visit without encouraging more sustainable forms of transport. <p><i>Option 1.</i></p> <ul style="list-style-type: none"> ▪ As per the business as usual option, this option does not significantly encourage more sustainable modes of transport. <p><i>Option 2.</i></p> <ul style="list-style-type: none"> ▪ Although this option provides opportunities for more comprehensive approach to development (and therefore perhaps more opportunity for higher standards of development), the scale of development will still result in additional traffic generation and more energy use through construction. <p><i>Option 3.</i></p> <ul style="list-style-type: none"> ▪ The larger scale of development, including building out to sea, is likely to have greater energy use (though construction, transport and ongoing usage) than the other Options. <p>Uncertainty around how the extension out to sea will be impacted by sea level rise.</p> |

| SA Framework Objectives | Business as Usual | Predicted Effects Option 1 | Predicted Effects Option 2 | Predicted Effects Option 3 | Discussion |
|---|-------------------|----------------------------|----------------------------|----------------------------|---|
| 6. Protect the historic character of development and encourage urban renaissance | + | + | + | + | <p><i>Business as Usual.</i></p> <ul style="list-style-type: none"> Current development generally respects the character of Worthing <p><i>All Options.</i></p> <ul style="list-style-type: none"> Generally, it the way in which development design considers heritage and surrounding development that is important, rather than the scale of development. The Pier in particular was noted as an area requiring sensitive redevelopment. All options focus on improvements to the public realm and aesthetics of the built environment. <i>Options 2 and 3</i> are also more likely to encourage urban renaissance. |
| 7. Promote sustainable design and construction in all developments. | - | ? | ? | ? | <p><i>Business as Usual.</i></p> <ul style="list-style-type: none"> Currently sustainable design and construction is not considered in a holistic way with regards to development within the Town Centre and Seafront area. <p><i>All Options All.</i></p> <ul style="list-style-type: none"> Options do not provide this level of detail. Standards should be set for all and exemplar/flagship developments within the Town Centre and Seafront Area. Potential for a large scale renewable energy project. |
| 8. Improve efficiency of land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings. | + | + | + | + | <p><i>All Options</i></p> <ul style="list-style-type: none"> Previously developed land is prioritised as per government policy in all options. Flood risk should be assessed as development comes forward, and in line with PPS25 should focus on land with least flood risk. Sequential Test (see Table D.1, Annex D) to demonstrate that there are no alternative sites available in areas with a lower probability of flooding that would be appropriate to the type of development or land use proposed. A sequential approach should be used in areas known to be at risk from other forms of flooding. |
| SA Framework | Business | Predicted | Predicted | Predicted | Discussion |

| Objectives | as Usual | Effects Option 1 | Effects Option 2 | Effects Option 3 | |
|--|----------|------------------|------------------|------------------|--|
| 9. Ensure everyone has the opportunity to live in a decent and affordable home that meets their needs. | + | + | + | + | <p><i>Business as Usual.</i></p> <ul style="list-style-type: none"> There is considerable pressure for residential development in this area. Under this Option, residential development, including affordable housing, will be provided. <p><i>Option 1.</i></p> <ul style="list-style-type: none"> Additional provision of residential development (including affordable) in this scenario. <p><i>Option 2.</i></p> <ul style="list-style-type: none"> Under this option, provision of housing as part of mixed use development will add vibrancy to the Town Centre area. <p><i>Option 3.</i></p> <p>Although this option also provides a higher volume of housing (and subsequent affordable housing), additional provision of residential development in this scenario requires higher density housing and separates tenure (social and exclusive housing).</p> |
| 10. Improve the health and well being of the population and reduce inequities in health. | 0 | 0 | + | + | <p><i>Business as Usual.</i></p> <ul style="list-style-type: none"> Currently the Town Centre is poorly connected, poorly linking <p><i>Option 1.</i></p> <ul style="list-style-type: none"> As per the business as usual scenario, this option does not address development comprehensively. Although it does deliver greater connectivity and an improved public realm, these changes are not comprehensive. This Option will also deliver some replacement of leisure and play facilities, including a new indoor swimming pool. <p><i>Options 2 and 3.</i></p> <ul style="list-style-type: none"> Under these options a greater offer is made within the active beach zone and provision of new play facilities. It provides greater opportunity for a connected and quality public realm, to support a more walkable and accessible town centre. <p>No options consider additional provision of health facilities.</p> |
| 11. Reduce poverty and social exclusion. | 0 | 0 | 0 | 0 | <p><i>All Options.</i></p> <ul style="list-style-type: none"> No option significantly addresses the objective to reduce poverty and social exclusion. All options help create compact, accessible mixed use communities with access to quality open space and facilities. Some options may include some loss of green space, although this tends to be balance with re-provision of dated and/or additional facilities. <p>The Masterplan should address support for voluntary sector facilities. Community-owned schemes and support for community enterprise should also be investigated.</p> |

| SA Framework | Business | Predicted | Predicted | Predicted | Discussion |
|--------------|----------|-----------|-----------|-----------|------------|
|--------------|----------|-----------|-----------|-----------|------------|

| Objectives | as Usual | Effects Option 1 | Effects Option 2 | Effects Option 3 | |
|--|-------------------|--------------------------|---------------------------|---------------------------|---|
| 12. Raise educational achievement levels and develop opportunities for everyone to acquire the skills needed to find and remain in work. | 0 | - | 0 | + | <p><i>Business as Usual</i> Currently the Northbrook College provides an education service and brings vitality to the town centre area.</p> <p><i>Option 1.</i></p> <ul style="list-style-type: none"> Results in a loss of educational facilities (Northbrook College) within Worthing Town Centre (although this is likely to result in an increase in educational provision at their other campuses within Worthing Borough). <p><i>Option 2.</i></p> <ul style="list-style-type: none"> Educational facilities are retained under this option. Could also have positive impacts by attracting 'Smart' growth / business to the area. <p><i>Option 3.</i></p> <ul style="list-style-type: none"> Educational facilities are retained and improved under this option. Could also have positive impacts by attracting 'Smart' growth / business to the area. The additional number of residential dwellings may trigger the need for a new secondary school. |
| 13. Create and sustain vibrant communities. | 0 | ? | + | + | <p><i>Business as Usual.</i></p> <ul style="list-style-type: none"> Ad hoc development of the town centre is unlikely to contribute to creating and sustaining vibrant communities, with no additional community and civic space provided. <p><i>Option 1.</i></p> <ul style="list-style-type: none"> Some new community facilities (Fisherman's quarter), however uncertain what community facilities might be delivered as a result of development. <p><i>Option 2.</i></p> <ul style="list-style-type: none"> This option includes the redeveloped civic centre. Includes greater leisure provision along the Seafront. <p><i>Option 3.</i> In addition to new facilities included in Options 1 and 2, this option has greater opportunity to develop a range of facilities from developer contributions.</p> |
| 14. Protect and improve community safety. | 0 | 0 | + | + | <p><i>Business as Usual and Option 1.</i></p> <ul style="list-style-type: none"> New development doesn't target the problem crime areas. More people living in and visiting the Masterplan area will make the area more active. <p><i>Option 2 and 3</i></p> <ul style="list-style-type: none"> Change in perceptions about crime will be dependant upon the type of development. |
| TOTAL | 3 + 5 - 6 0 | 3 + 5 - 4 0 2 ? | 11 + 1 - 2 0 2 ? | 14 + 2 - 1 0 2 ? | <p><i>Outcomes from the Options Appraisal indicate that Option 3 is most likely to deliver sustainability benefits, however the workshop discussed a number of additional risks associated with this. The preferred option should consider the comments made in regards to all options.</i></p> |

