



Worthing Borough Council

Local Plan

2020 - 2036

Adopted 28th March 2023



WORTHING BOROUGH
COUNCIL



- 1.42 Although the Council will work positively to deliver growth, there is no expectation that all needs (particularly housing) can be met within the borough. Therefore, it will be imperative that the Council continues to work with neighbouring authorities and partners through the Duty to Co-operate to explore all options on whether there is any ability for other areas to deliver some of Worthing development needs, and how this might be achieved.
- 1.43 From an economic perspective, Worthing is performing adequately and the town has a strong base to build upon. The Council's Economic Strategy (2018) identifies a number of improvements that would allow the town to significantly enhance its attraction and competitiveness. One of the Council's overarching objectives is to attract inward investment to regenerate and grow the local economy. A particular focus will need to be placed on supporting the town centre. Whilst retail will continue to perform an important role, the town centre will need to adapt to changing economic conditions and expectations, particularly at a time when it will be recovering from the impacts of the Covid-19 pandemic.
- 1.44 To help meet the town's potential it is essential that the Local Plan helps to unlock key development sites, particularly those in and around the town centre and seafront that provide the greatest potential to deliver social and economic benefits. Some of these sites have been vacant or in poor condition for a number of years and their sustainable redevelopment provides a unique opportunity to improve the town's identity, enhance the public realm, add vibrancy and improve connectivity. The redevelopment of some of these sites also provides an opportunity to capitalise on the seafront setting and maintain and improve community facilities and the borough's retail, tourism and leisure offer in order to better compete with other towns across the wider area. Elsewhere, a challenge will be to provide new premises to meet identified employment needs and support local business.
- 1.45 The way in which infrastructure services are being delivered is changing due to resource efficiency and financial constraints as well as some services becoming increasingly digitised. This has an impact on the ability to plan for future infrastructure needs as well as affecting 'building space' requirements. All of these changes have the potential to impact on Worthing's infrastructure. These changes must be carefully managed to achieve the best outcomes for Worthing.
- 1.46 Given the limited land available to meet development needs, the Council will look favourably at proposals that make 'best use' of each available site and, where appropriate, increase the density of development. At the same time, the Local Plan has a key role to play in ensuring that new development respects the character of the surrounding area. This includes protecting heritage assets and preserving valued open spaces, attractive landscapes, coastline and the setting of the South Downs National Park.
- 1.47 Taking proposed new development and demographic projections into account, it is clear that the town is going to experience an increase in population over the plan period. A challenge is therefore to ensure that all essential infrastructure is delivered to support the levels of growth forecast. For example, road congestion and related pollution (air and noise) is already a significant problem in the borough so it is vital