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25 September 2007

Our Ref:
Your Ref:

Dear Ms Kareer

PLANNING AND COMPULSORY PURCHASE ACT 2004
WORTHING LOCAL PLAN 2003 SAVED POLICIES APPLICATION

I am writing with reference to your application on behalf of Worthing Borough Council of 29 March for a direction under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 in respect of policies in the Worthing Local Plan.

The Secretary of State's Direction is attached. Those policies not listed in the Direction will expire on 27 September 2007.

The Secretary of State's assessment of whether saved policies should be extended is based upon the criteria set out in Planning Policy Statement 12: *Local Development Frameworks* and the Department for Communities and Local Government protocol on saving policies. The Secretary of State's decisions concern some policies where there have been representations from a third party expressing views that differ from those of the local authority. Also, her decisions in respect of some policies have the effect of saving policies that an authority requested should not be extended. For clarity, where either or both of these two circumstances apply, the Secretary of State's reasons are set out in the table at the end of this letter.

The extension of saved policies listed in this Direction does not indicate that the Secretary of State would endorse these policies if presented to her as new policy. It is intended to ensure continuity in the plan-led system and a stable planning framework locally, and in particular, a continual supply of land for development.

Local planning authorities should not suppose that a regulatory local plan-style approach will be supported in forthcoming development plan documents (DPDs). LPAs should adopt a positive, spatial, strategy-led approach to DPD preparation and not seek to reintroduce the numerous policies of many local plans.

The exercise of extending saved policies is not an opportunity to delay DPD preparation. LPAs should make good progress with local development frameworks according to the timetables in their local development schemes. Policies have been extended in the expectation that they will be replaced promptly and by fewer policies in DPDs. Maximum use should be made of national and regional policy especially given the development plan status of the regional spatial strategy.

Following 27 September 2007, the extended policies should be read in context. Where policies were adopted some time ago, it is likely that material considerations, in particular the emergence of new national and regional policy and also new evidence, will be afforded considerable weight in decisions. In particular, we would draw your attention to the importance of reflecting policy in Planning Policy Statement 3 *Housing* and the Housing Green Paper – *Homes for the future: more affordable, more sustainable* in relevant decisions.

Policy Ref	Reason	Extended	Not Extended

Yours sincerely

John Cheston
Senior Planning Officer

DIRECTION UNDER PARAGRAPH 1(3) OF SCHEDULE 8 TO THE PLANNING AND COMPULSORY PURCHASE ACT 2004

POLICIES CONTAINED IN THE WORTHING LOCAL PLAN

ADOPTED SEPTEMBER 2003

The Secretary of State for Communities and Local Government in exercise of the power conferred by paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 directs that for the purposes of the policies specified in the Schedule (1) to this direction, paragraph 1(2)(a) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 does not apply.

Signed by authority of the
Secretary of State

John Cheston
Senior Planning Officer
Housing and Planning Directorate
Government Office for the South East

25 September 2007

SCHEDULE

POLICIES CONTAINED IN THE WORTHING LOCAL PLAN

Policy Number	Policy Title/Purpose
BE1	Design Quality
BE25	Environmental Areas of Special Character
C1	Development will not be permitted outside the BUAB
C5	Protection of Strategic Gaps
CT3	Protection and Enhancement
CT5	Sea Place/Eirene Road
RES12	Provision of Infrastructure
RES7	Control of Polluting Development
RES9	Contaminated Land
TR4	Development at Railway Stations
TR9	Parking Requirements for Development
H4	West Durrington
H10	Loss of Existing Dwellings
H13	Conversions
H14	Sheltered and Retired Accommodation
H16	Domestic Extensions and Alterations
H18	Amenity of Residents
LR4	Brooklands
LR8	Provision of Play Space/Outdoor Recreation Space and Housing Schemes
LR5	Protection of Outdoor Recreation Space
SC1	Facilities acceptable in District and Neighbourhood Centres
SC8	Day Nurseries and Creches
S8	Ground Floor Uses, Zone B, Primary Area Central Shopping Area

Policy Number	Policy Title/Purpose
S9	Guildbourne Centre
S10	Ground Floor Uses, Secondary Area, Central Shopping Area
S11	Ground Floor Uses in Core Areas of District and Neighbourhood Shopping Centres
S13	Ground Floor Uses, Local Shopping Parades
S12	Ground Floor Uses in Non Core Areas of District and Neighbourhood Shopping Centres
MS4	Grafton Site Allocation for Hotel and Ancillary Use, or Housing and Ancillary Use, or a leisure related facility.

Core Strategy Adopted April 2011 : Extract

Appendix 6 - Saved Local Plan Policies

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

RES7 Control of Polluting Development Not superseded
RES9 Contaminated Land Not superseded
RES12 Provision of Infrastructure Policies 11, 12, 14
C1 Development in the Countryside Policy 13
C5 Strategic Gaps Policy 13
CT3 Protection and Enhancement of Seafront Area Not superseded
Not superseded, works
commenced
CT5 Sea Place/Eirene Road Site
BE1 Design Quality Policy 16
BE25 Environment Areas of Special Character Not superseded
TR4 Development at Railway Stations Not superseded
TR9 Parking requirements for development Not superseded
H4 West Durrington Allocation Policy 1
H10 Loss of Existing Dwellings Policy 9
H13 Conversions to flats and HMOs Policy 8, 9
H14 Sheltered and retired accommodation Policy 8
H16 Domestic Extensions and Alterations Not superseded
H18 Residential Amenity Not superseded

LR4 Brooklands	Not superseded
LR5 Protection of Outdoor Recreation Space	Policies 11, 14
Provision of Play Space Outdoor Recreation Space in Housing Schemes	Policies 12, 14
LR8	
SC1 Facilities acceptable in District and Neighbourhood Centres	Policy 12
SC8 Day Nurseries and Creches	Not superseded
Ground Floor Uses, Zone B, Primary Area, Central Shopping Area	Not superseded
S8	
S9 Guildbourne Centre	Policy 2 AoC4
S10 Ground Floor Uses, Secondary Area, Central Shopping Area	Not superseded
S11 Ground floor uses core areas district and neighbourhood centres	Not superseded
Ground floor uses in non-core areas district and neighbourhood centres	Not superseded
S12	
S13 Ground floor uses, local shopping parades	Not superseded
MS4 Grafton Site	Policy 2 AoC3

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	
	Seafront environment, sea views, density, scale, massing etc
	Sea Place/ Eirene Road
THE BUILT ENVIRONMENT	
	Building Design
	Development within an Environmental Area of Special Character
ARCHAEOLOGY –None Saved	
TRANSPORT	
	Development adjacent to railway station
	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

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.