

Annual Monitoring Report

2016 - 2017



WORTHING BOROUGH
COUNCIL

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1. Introduction

This Annual Monitoring Report (AMR), produced by Worthing Borough Council, covers the period 1st April 2016 to 31st March 2017. The key purpose of the document is to share performance data and achievements of the planning service with the local community. It is designed to show what planning is doing and the difference it is making. It does this by:

- reporting on the implementation of the Local Development Scheme (LDS);
- reporting the extent to which the policies set out in Local Development Documents (LDDs) are being achieved.

This document is produced in line with the Planning & Compulsory Purchase Act 2004 (as amended by the Localism Act 2011) and in accordance with UK/EU legislation. Part 8 (Reg 34) of the Town & Country Planning Regulations 2012¹ sets out what must be covered within an AMR. However, in recent years the Government has made it clear that Councils can now largely choose which targets and indicators to include in order to ‘tell the local story’.

As set out in the current LDS (2017–2019)² the Council has committed to review the adopted Core Strategy (2011) and advance a new Local Plan for the Borough. The need for a new Plan is largely in response to changes made to the planning system at the national level, particularly how local planning authorities now need to plan for housing.

Until such time that a new Plan is put in place, the AMR will continue to provide the mechanism through which the effectiveness of the Worthing Core Strategy can be monitored. The Core Strategy identifies a variety of issues facing the Borough and, through the adoption of a Vision and Strategic Objectives, it provides the means through which these issues can be addressed. The Core Strategy includes a monitoring framework of indicators and targets which reflects the spatial strategy and policies. This framework has been used as the basis for monitoring within this AMR with key outcomes reported within Section 4.

The Directive 2001/42/EC on the Assessment of the Effects of Certain Plans and Programmes on the Environment³ (known as the Strategic Environmental Assessment (SEA) Directive) states that “Member states shall monitor the significant environmental effects of the implementation of plans and programmes in order, inter alia, to identify at an early stage unforeseen adverse effects, and to be able to identify at an early stage unforeseen effects, and to be able to undertake appropriate remedial action” (Article 10.1). The Authority Monitoring Report provides an important mechanism of providing this information in accordance with the SEA Directive.

¹ Town and Country Planning (Local Planning) (England) Regulations 2012 S.I. No. 767: http://www.legislation.gov.uk/uksi/2012/767/pdfs/ukxi_20120767_en.pdf

² Local Development Scheme 2017 – 2019: <https://www.adur-worthing.gov.uk/worthing-ldf/local-development-scheme/>

³ <http://ec.europa.eu/environment/eia/sea-legalcontext.htm>

Adur and Worthing Councils produce facts and figures which include Ward profiles, neighbourhood statistics and Census data. This can be viewed using link below:

<https://www.adur-worthing.gov.uk/about-the-councils/facts-and-figures/>

As stated above, the monitoring period is between April 2016 and March 2017. However, it should be noted, that as this AMR is published each December, more recent updates are provided in some instances to give a more up to date picture of the current position.

2. Policy Framework

National Planning Policy Framework (NPPF)

The Government has sought to make the planning system less complex and more accessible, whilst seeking to protect the environment and promote sustainable growth. The NPPF (2012) was a key part of this change as it consolidated a set of national priorities. In 2014, the Government published Planning Practice Guidance (PPG) to support the NPPF.

The NPPF, which establishes a presumption in favour of sustainable development, aims to strengthen local decision-making. Although the planning system has changed in many ways, a key principle remains that planning permission must be determined in accordance with the relevant Development Plan, unless material considerations indicate otherwise.

Guidance is clear that policies in existing Development Plans should not be considered out-of-date simply because they were adopted prior to the publication of the NPPF. However, it is also clear that those Plans that were deemed to have limited compatibility would be at risk. As such, it is accepted that Development Plans may need to be revised to take account of changes at the national level to ensure that full weight can be given to their policies. This is particularly the case if a local authority is unable to demonstrate a 5 year housing land supply.

Worthing Context

The Council's Local Development Framework (LDF) is a portfolio of documents which help to guide development. Collectively these documents set out the Council's planning policies for meeting the community's economic, environmental and social needs where this affects the development and use of land. The LDF includes the Development Plan (Core Strategy / Local Plan), Supplementary Planning Documents (SPDs) and other associated documents.

The Core Strategy was adopted in 2011 as the key document in Worthing's LDF. It sets out the overall vision and strategy for place-making and alongside the NPPF it provides the context for all subsequent Local Development Documents and their policies. It was written to be consistent with the prevailing national policy (now largely superseded) and regional policy (now revoked).

Following the publication of the NPPF the Council was able to give full weight to the policies within the Worthing Core Strategy until the transitional period ended in 2013. However, after that time, consideration needed to be given to local policies and their level of consistency with the NPPF. To help in the consideration of local policy conformity the Planning Advisory Service (PAS) published guidance for local authorities in the form of a checklist. The Council used this to assess the extent to which the Core Strategy complies with the new planning framework.

The self-assessment demonstrated that, in many respects, the Core Strategy conforms closely to the key aims of the NPPF. However, changes to how the Council now needs to consider housing provision in light of local evidence are particularly significant. It is this impact that has influenced the work programme for the Planning Policy team and the need to review the existing Core Strategy. The timetable for the new Local Plan is currently established within the Council's Local Development Scheme (April 2017).

Duty to Co-operate

The Duty to Co-operate was introduced through the 2011 Localism Act. This places a requirement on local planning authorities as well as a number of other public bodies to work together on cross-boundary strategic issues. The Council has always consulted and engaged with relevant planning authorities and other public bodies on emerging policies at key stages. However, the Duty to Co-operate now formalises this process and places an emphasis on continuity. Various Member and Officer working groups have been established to help meet this on-going requirement. A summary setting out the Council's Duty to Co-operate relationships is provided as Appendix 3.

Neighbourhood Plans (NP)

Neighbourhood Plans (NP) are intended to give communities the opportunity to come together through a local Parish Council or a Neighbourhood Forum (where there is no Parish Council - as is the case in Worthing) and state where they think new development should go. The matters to be addressed in a NP must be in line with national policies and also the strategic policies in the Local Plan. The creation of NPs is a partnership between the local community and the Council who can advise and support the process. There are currently no NPs being progressed in Worthing.

Infrastructure Delivery Plan

To support the Core Strategy the Council published an Infrastructure Delivery Plan (IDP) in September 2010. It was prepared to evaluate conditions and challenges affecting Worthing's infrastructure and identify key infrastructure shortfalls and how they can be met. More recently, this work has been supplemented by the Infrastructure Funding Gap Review which was published to support the development of the Community Infrastructure Levy (CIL). The IDP is now being updated as part of the Local Plan Review.

Saved Policies

In addition to the policies set out in the Core Strategy a number of Saved Policies from the Worthing Local Plan (2003) are still relevant:

Table 1 - List of Saved Policies

Ref	Policy	Ref	Policy
RES7	Control of polluting development	LR4	Brooklands
RES9	Contaminated Land	SC8	Day Nurseries and Crèches
CT3	Protection and Enhancement of Seafront Area	S8	Ground Floor Uses, Zone B, Primary Area, Central Shopping Area
BE25	Environment Areas of Special Character	S10	Ground Floor uses Secondary Area, Central Shopping Area
TR4	Development at Railway Stations	S11	Ground Floor uses core areas district and neighbourhood centres
TR9	Parking requirements for development	S12	Ground Floor uses in non-core areas district and neighbourhood centres
H16	Domestic extensions	S13	Ground Floor uses local shopping parades
H18	Residential Amenity		

3. LDF Progress Review

The Local Development Scheme (LDS) is a public 'project plan' identifying the timetable for which Local Development Documents will be produced and when. As required by legislation, the Local Development Scheme is subject to regular review through the Annual Monitoring Report. Following the adoption of the Core Strategy (2011), the 2012 version of the LDS prioritised the progression of Local Development Documents to help support and deliver the Vision, Strategic Objectives and policies that had been established. The work programme sought to progress documents that would help to address local issues. In this regard, a number of Supplementary Planning Documents (SPDs) and other guidance documents were published (these are available to view on the Council's website).

Given the need to undertake a full review of the Core Strategy, a revised LDS was adopted in April 2015 which committed the Council to the preparation of a new Local Plan. The timetable for the new Local Plan illustrated that one of the key areas of work between during 2015 and 2016 was evidence gathering. In this regard, and as set out below, a number of evidence documents have been put in place or updated and this work is continuing.

The work programme also highlighted the importance of early stakeholder engagement. To ensure that interested parties were aware that a new Local Plan was being drafted, the Council 'launched' the document in 2015. Subsequently, an Issues and Options consultation was undertaken in June 2016. This identified the challenges facing the borough and the options that could help address them. Reports from the consultation can be viewed on the Council's website:

<https://www.adur-worthing.gov.uk/worthing-local-plan/consultation/>

Good work has been made on the progression of the new Local Plan and a number of the steps and targets set out in the 2015 version of the LDS have been met. However, in order to allow adequate time for evidence gathering and stages of consultation it was clear that the timetable for progressing the Local Plan needed to be extended. As a consequence, a new LDS to cover the period 2017-19 was published. This now sets out the timeline for the progression and adoption of the new Local Plan - this will be monitored in future AMRs.

Evidence Base

The new Local Plan must be informed by a robust evidence base. A number of background studies are being progressed to ensure that the Council's evidence base is up-to-date. The publication dates (and expected publication dates) are set out below:

Published:

- Visitor and Accommodation Study – Dec 2013 & Update April 2016
- Open Space and Recreation Study – Feb 2014
- Coastal West Sussex Strategic Housing Market Assessment – 2012
- Duty to Cooperate Housing Needs Study – 2013
- Sussex Coast Objectively Assessed Needs Study – April 2014
- Worthing Housing Study (OAN) – June 2015
- Strategic Housing Land Availability Assessment (SHLAA) – Nov 2014 and Dec 2015
- SHLAA updates – Dec 2016 and Dec 2017

- Gypsy & Traveller Study a& Updates –2013 & 2014
- Employment Land Review – April 2016
- Landscape & Biodiversity Study – Nov 2015 and updates March 2017
- Retail & Town Centre Uses Study – August 2017

Emerging / On-going:

- Transport Study – (expected March 2018)
- Infrastructure Delivery Plan – (expected spring 2018)
- Gypsy & Traveller Study Update – (expected spring 2018)
- Sustainability Appraisal - (expected summer 2018)
- Whole Plan Viability Assessment (to be commissioned 2018)
- Strategic Flood Risk Assessment (to be updated 2018)

Other Areas of Work

The progression of a new Local Plan has been the key priority of the Planning Policy Team over the monitoring period. However, it should be noted that the Policy Team is constantly involved with: monitoring (developments, infrastructure contributions etc); responding to Government consultations; interpreting changes to legislation / guidance; cross-boundary work through the duty to co-operate; and the provision of policy advice on development proposals to internal and external partners / stakeholders. The Policy team has also helped to take a lead on the consideration of governance arrangements for CIL.

4. Core Strategy Monitoring

To be effective, the Council's Core Strategy (and other associated planning documents) must have clear arrangements for monitoring and reporting results. To help achieve this, Appendix 1 of the Core Strategy includes a monitoring framework (which is directly linked to local policies) that makes it possible for interested parties to understand if the Vision and Strategic Objectives are being delivered. The AMR is the main mechanism for reporting on performance.

To allow for the direct and indirect effects of the Core Strategy to be monitored, a set of key indicators and targets were developed for each Strategic Objective. The indicators were chosen to allow for the reporting of key data required at the national level and to provide a guide on the overall progress of the Strategy, and in particular, the delivery of the key development objectives in the borough. The AMR uses this monitoring framework - all indicators are split within the seven Strategic Objectives. The one exception to this is the monitoring of the Borough's key development sites as the delivery of these regeneration sites contribute towards meeting a number of the Strategic Objectives. For this reason, the start of this section sets out update tables for the strategic development at West Durrington, followed by the twelve Areas of Change identified in the Core Strategy.

Where appropriate, commentary is provided to help interpret whether a target is being met or what actions may be required to meet them. Ultimately, this process helps to identify which policies in the Core Strategy are successful in helping to meet the objectives and those, which may need to be strengthened or require change. This will also help to influence the drafting of policies to be included in the new Local Plan. It should be noted that, over time, new indicators may be added and existing ones refined or removed where data is no longer available.

As reported elsewhere, the changes to national planning policy have had an impact on how the Council needs to assess and plan for meeting its housing needs. As a consequence, and informed by local evidence, the Council is now committed to the development of a new Local Plan for the Borough which, when in place, will supersede the existing Core Strategy. The preparation of a new Local Plan will consider which of the Areas of Change should be taken forward and whether new opportunities should be identified.

5 Key Development Sites – West Durrington and Areas of Change

Progress made / being made on the key development sites included in the Core Strategy is set out within the tables below. In addition, many of these sites are listed on the Council's 'Investment' website (www.investaw.co.uk). As part of the current Local Plan Review, these are being reassessed to determine whether they should continue to be taken forward in the new plan.

Policy 1 – West Durrington	
Objectives / Opportunities	Represents the key strategic allocation for 700 dwellings within the Core Strategy. A key aim was to retain significant ecological and landscape features and provide new / improved facilities that will play an important role in the regeneration of the area.
Current Position	Consent for 700 dwellings and ancillary facilities granted in 2012. Reserved matters applications for 254 dwellings were approved in 2014. The further reserved matters applications for the subsequent phases were approved in Sept 2016. Construction is well underway and as at 01/04/2017 there have been 226 recorded completions with the remaining 474 dwelling expected to be completed within the next 5 years. Given that planning permission has been granted and that development has commenced, this site will not be included in the emerging Local Plan.

Area of Change 1 – Aquarena	
Objectives / Opportunities	Overarching aim was to secure replacement swimming facilities and deliver other mixed-use development (leisure, cultural, commercial, residential uses) to help regenerate the area.
Current Position	The new pool (Splashpoint) and associated facilities opened in summer 2013. An application (AWDM/1633/16) to provide 141 dwelling together with some commercial space and public realm improvements has been approved and work has commenced on site. Therefore this site will not be taken forward in the emerging Local Plan.

Area of Change 2 – Marine Parade Stagecoach site	
Objectives / Opportunities	Centrally located and prominent site currently used as a bus depot. The operators (Stagecoach) have an aspiration to relocate providing that a suitable location can be identified. If this can be achieved, the primary objective for the existing site is to provide a mixed use development that is sensitive to the heritage of the surrounding area and helps to integrate and enhance the seafront and town centre. This could include shops, cafes and cultural uses which would support the area as a cultural quarter. Residential uses on the upper floors would help to provide vibrancy.
Current Position	The bus operator is continuing to consider options for relocation but has not yet found an acceptable alternative site to relocate their operations. One possible option for relocation identified in the Core Strategy which is currently being explored is the Council owned land at Decoy Farm (see AOC12). Positive discussions are ongoing. This site is under review for inclusion in the emerging Local Plan.

Area of Change 3 – Grafton	
Objectives / Opportunities	Multi-story car park and bowling alley that occupies a prominent location between the retail town centre and the historic seafront. The car park is coming to the end of its useful life. Although the Council owns some land there are a number of complex access / ownership issues.
Current Position	This represents a substantial opportunity and a number of development options are currently being assessed prior to marketing the site development or seeking a development partner. Discussions and options for development are still underway. Therefore, the site is still likely to offer a significant town centre development opportunity for both residential and commercial uses and as such it being considered for inclusion in the emerging Local Plan.

Area of Change 4 – Union Place South	
Objectives / Opportunities	Site offers potential to reinvigorate this part of the town centre by improving connections, linking to evening economy and enhancing retail circuit. Prominent street frontages on two sides provide the opportunity for prime new retail and leisure uses, with residential above. Core Strategy advocates a comprehensive development of the area which currently comprises commercial sites including: the Guildbourne Shopping Centre; car parks and the site of the former police station (now vacant).
Current Position	Key objective remains the delivery of a comprehensive scheme that will provide a new leisure heart. To this end, the Council is continuing to work with the owner of the site to a progress a mixed use scheme incorporating the High Street surface car park incorporating a multiplex cinema, residential apartments. To inform these considerations an Options Appraisal was commissioned to determine the most appropriate quantum of development. Funding from the Local Economic Partnership (LEP) is helping to facilitate the development. This site is currently being reviewed for inclusion in the emerging Local Plan.

Area of Change 5 – Teville Gate	
Objectives / Opportunities	Major landmark development site at the gateway to the town, located close to main road routes and railway station. Offers potential to create a new mixed-use neighbourhood comprising residential, retail, leisure and other commercial uses, and a new public space creating new pedestrian linkages between the town centre and railway station.
Current Position	Following planning permission being granted for the site in 2011, the majority of the site was purchased in 2015 by Mosaic Global Investment. Worthing Borough Council announced in Sept 2017 that it intends to demolish the multi-storey car park on the site. Following this in November the site owners, Mosaic held a public consultation on their scheme known as Station Square. A planning application is expected in early 2018. This site is currently being reviewed for inclusion in the emerging Local Plan.

Area of Change 6 – Newland Street Superstore Site	
Objectives / Opportunities	Core Strategy aim was to enhance and intensify the use of prominent site which had become neglected in previous years. Objectives included improvements to accessibility and public realm.
Current Position	Most objectives were delivered during the latter stages of Core Strategy preparation when Morrisons took over and improved the store and surrounding area. Although there is still some potential for further improvement/intensification there are currently no proposals for this. The regeneration of Teville Gate may provide opportunity to integrate site into the surrounding area. This site is unlikely to be taken forward within the emerging Local Plan.

Area of Change 7 – British Gas Site Lyndhurst Road	
Objectives / Opportunities	Redevelopment of redundant gasholder and depot buildings situated in a central location to the east of the main shopping area. A mixed use residential and retail development could offer the most suitable and viable option but access and contamination issues will need to be addressed.
Current Position	Landowners have again stated their intention to demolish the gas holder and redevelop the site. Therefore, the site remains in the SHLAA as a 'deliverable' opportunity. This site is currently being reviewed for inclusion in the emerging Local Plan..

Area of Change 8 – Martlets Way

Objectives / Opportunities	This site, which is in three different ownerships, is currently vacant and covers an area of approximately 4ha. Land to the west of the site was formerly used as sewerage treatment works; land to the east was the former British Gas holder; and to the south is an area of open land. Provided that access and land ownership issues can be overcome, the site presents an opportunity to deliver a mix of employment and residential uses.
Current Position	At the Core Strategy Examination it was recognised that whilst the site was an unfulfilled Local Plan allocation the Council had justification in taking it forward. Whilst there has been interest in bringing forward parts of the site independently, this has not been progressed and proposals for a comprehensive scheme have not been forthcoming. However, recent discussions with landowners have been more positive and the development potential of a larger area to the east (being promoted through the SHLAA) may provide a further opportunity to unlock this wider area. This site is currently being reviewed for inclusion in the emerging Local Plan.

Area of Change 9 – The Warren, Hill Barn Lane

Objectives / Opportunities	The overarching aims established in the Core Strategy were to retain the site for employment generating uses whilst protecting the existing mature landscape
Current Position	Formerly occupied by Aviva, the use ceased in 2011 and was marketed without success for over 18 months. It was accepted that a more flexible approach was needed. Following consideration of the wider community benefits, an application to change the use of the site from offices to education was approved and Worthing College moved to the site in 2013. Residential development was accepted at the Bolsover Rd site (See AOC10) and on land to the north of The Warren to help fund the new college. The residential developments are nearing completion and therefore there is no need to take this site forward within emerging Local Plan.

Area of Change 10 – The Strand

Objectives / Opportunities	The Core Strategy explains how the two sites (Worthing College / Lloyds TSB Registrars) could significantly help to regenerate this area - providing a mix of housing, commercial and community uses. The key objective for the college site was to secure enabling development that would allow for reinvestment in the education facilities offered. The key objective for the Lloyds building was to bring it back into use through either a refurbishment or a mixed use scheme.
Current Position	Worthing College has now vacated the Bolsover Road site and moved to The Warren (AOC9). This move was partly funded by the sale of the Bolsover Road site for housing and this development (265 residential units) has progressed. Under permitted development rights, the former Lloyds tower has been converted to 68 flats (with an additional 4 flats approved and built on roof space). Approval has since been granted for 74 flats and a doctors' surgery on the former site of the banking hall and development has now commenced. Therefore there is no need to take forward within the emerging Local Plan.

Area of Change 11 – Northbrook College, Durrington and Broadwater sites	
Objectives / Opportunities	College occupies two sites (Broadwater / Durrington). It had also previously occupied a site in Union Place but this has now been developed for sheltered housing. The key objective for further plans was to ensure that development delivered the required investment in educational facilities. When the Core Strategy was adopted, the College hadn't announced its investment plans and, as such, the AOC was flexibly written to allow for options for each (or both) site(s).
Current Position	<p>Following the adoption of the Core Strategy, the College announced its investment plan. This sought to retain both sites for college use but with surplus land at both locations developed to help raise money to fund the necessary improvements. This has resulted in:</p> <p><u>Durrington Campus</u></p> <ul style="list-style-type: none"> • Phase 1: 117 houses / car showroom / dementia unit – now complete (AWDM/0521/12) • Phase 2: Lower Northbrook Farm - 38 dwellings – now complete (AWDM/0055/13) • Phase 3: Permission granted for removal of existing college buildings and erection of 42 dwellings. Under construction. (AWDM/0184/14) <p><u>Broadwater</u></p> <p>The County Council granted permission for a 900 pupil Academy on land south of the existing College. New £18m Bohunt Education sponsored academy opened in September 2016. Therefore there is no need to take this site forward in the emerging Local Plan.</p>

Area of Change 12 – Decoy Farm	
Objectives / Opportunities	Decoy Farm was identified in the Core Strategy as one of the few opportunities in the Borough to bring forward new employment floor-space (potentially including open storage, B1, B2 and B8 industrial uses). Site was previously used for landfill and so significant environmental mitigation works will be required. A transport study would also be required to look at the impact of any additional traffic. This site offers the potential for the relocation of some existing local businesses, possibly including some that are currently located at Shoreham Harbour.
Current Position	Specialist consultants have assessed the level of contamination present and the Council has commissioned further work to identify the best strategy to redevelop the site. The site is currently being reviewed for inclusion in the emerging Local Plan.

5. Strategic Objectives

SO1 – Protect the Natural Environment and Address Climate Change

Ref	Indicator	Target	Outcome
SO1-1	Change in areas of biodiversity importance	No net loss	Information on Worthing's areas of biodiversity importance is supplied by the Sussex Biodiversity Record Centre (SBRC). Within the monitoring period there was one planning application within or abutting a designated site, reserve or habitat. This was an application for approval of Reserved Matters relating to details of 149 dwellings for Parcel Areas 2C and 3C of development of land north of Fulbeck Avenue, West Durrington. The Committee Report states that habitats of recognized value are to be retained and enhanced, and together with newly created habitats intended to promote biodiversity are encompassed within the green corridors forming part of the Strategic Infrastructure Reserved Matters application (AWDM/0636/16).
SO1-2	Number of developments given planning permission contrary to Environment Agency advice on flood risk	Not to allow, contrary to EA advice, development in areas at risk from flooding, or which would threaten water quality	During 2016/ 2017 the EA objected to 2 planning applications in Worthing on flood risk grounds. Details of these can be found here: https://www.gov.uk/government/publications/environment-agency-objections-to-planning-on-the-basis-of-flood-risk Both of these objections were resolved following the receipt of further information. No developments were given planning permission contrary to EA advice on flood risk.
SO1-3	Renewable energy capacity installed by type (large)	Opportunities limited. Annual target not appropriate	The Secretary of State granted development consent for Rampion Offshore Wind Farm in July 2014. Work began in 2015 with the first turbine installed in March 2017. The installation of all 116 turbines was completed in September 2017. In 2017 the lay and burial of 112km of array cables which connects the turbines to the offshore substation, installed in April, was also completed.
SO1-4	Percentage of new dwellings on previously developed land	Target of the total housing provision on PDL.	Records for gross dwelling completions indicate that out of a total of 359 dwellings delivered of which 195 dwellings (54%) were delivered on PDL.

SO1-5	Total amount of employment floorspace on previously developed land	Total amount to be reported	This indicator uses a definition of 'employment' floorspace that includes: B1 –Office; Light Industrial and R+D; B2 – General Industry; B8 – Storage and Warehousing. During this monitoring period there was 14,150 m2 (gross/net) of completed (as opposed to permitted) 'employment' floorspace and 96% was on previously developed land.
SO1 -6	Number of non-residential buildings built to BREEAM standards	Increase number of Very Good, Excellent and Outstanding developments.	The website below provides a list of BREEAM certified buildings from 2008 onward. http://www.greenbooklive.com/search/scheme.jsp?id=202 There were no BREEAM certificates issued during the monitoring period.
SO1-7	Amount of Green Infrastructure provided to link new development to existing green infrastructure corridors	To be determined through the Green Infrastructure Strategy	The SDNP Authority is currently working with adjoining LPAs to produce the South Downs Green Infrastructure Framework. The Framework is as much aimed at delivery of GI outside of the Park as it is about delivering in the Park. The focus is strategic delivery of GI across local authority boundaries, attracting the scale of funding that can only be achieved through partnership working. The Draft South Downs Green Infrastructure Framework was consulted on in January 2016.

SO2 – Revitalise Worthing’s Town Centre and Seafront

Ref	Indicator	Target	Outcome
SO2-1	Total amount of additional floorspace in the town centre and local authority area	Delivery outcome to be reported annually Completed retail, office and leisure developments – town centre uses)	Between 2016-2017 there was a total of 6,375m ² (gross) of town centre use (retail, office and leisure) floorspace completed of which 2,010m ² (gross) related to completed floorspace within the town centre. This compares to a total of 1,465m ² (gross) of completed floorspace during the 2015/16 monitoring period.
SO2-2	Tourism visitor numbers by staying trips and day visitors (Source WBC and TSE)	No net decrease	This indicator was previously reported in the AMR however the data captured for this indicator is currently under review. However, further information relating to this indicator can be found on the Tourism for South East (TSE) website : http://www.tourismsoutheast.com/
SO2-3	Number of major sites / AOCs being developed	Delivery outcome to be reported	Areas of Change are identified sites that will provide the greatest opportunity to deliver the mix of identified uses (including some leisure and cultural uses) needed for the Borough. Section 5 provides an update of progress made on all Areas of Change.
SO2-4	Number of smaller Masterplan projects being implemented by topic area.	Delivery outcome to be reported	The smaller Masterplan projects that were the focus for delivery during 2016/17 monitoring period: <ul style="list-style-type: none"> • Renovation of derelict beach shelter at <u>Windsor Lawns</u> - work is due to be undertaken in early summer 2017, with a view to complete in July. The shelter will be restored and renovated with new glazing, seating, planters and cycle storage. • Provision of additional gym equipment at <u>Windsor Lawns</u> will be complete by the end of 2017. A mobile cafe operator was not secured for the 2017 season but will continue to be tender ready for the following season in 2018. • <u>Colonnade House</u> (Commit to Culture) - Colonnade House enjoyed a successful first year of business, with occupancy rates at a very good level. A calendar of exhibitions and events saw visitor numbers rise, particularly with the Geminate interactive art installation.

			<ul style="list-style-type: none"> • <u>Sand Courts</u> – a new unit for the Sand Courts facility now provides both an office and storage area for the managers to operate from. Delivery was completed in mid November 2016 and the unit operational in early 2017. • <u>Town Centre Public Realm Improvements</u> - New Licensing scheme for A-Boards and Tables & Chairs is due to be piloted in Warwick Street in order to de-clutter, increase safety and improve the visual offer. It is expected that the final legal requirements of the transfer of responsibility from County to the Borough will be completed in June 2017, with the pilot to start in summer 2017. Looking ahead to summer 2017, a new public realm strategy for Worthing is being led by WSCC via their appointed consultants WSP Parsons Brinckerhoff, with £5million funding available from their capital funds. This will tackle the main routes from the rail links through the town centre and into the main shopping routes. • <u>Seafront Showers</u> - the seafront showers at the Lido and at the Plantation were opened in summer 2016. Work is underway to provide further showers opposite the Dome ready for summer 2017, and also at Goring Gap later in 2017. The outdoor showers have been funded through income raised from Seasonal Concessions. • <u>Seasonal Concessions</u> - The introduction of sites for specific uses in 2016 saw an increase in concession operators, with 17 licences in operation (not including the pier kiosks and seafront shelters). Work continues to form a new Seafront Investment Plan which will shape an overhaul of the concessions process including tendering of the seasonal licences. • <u>Canadian Memorial</u> – Funding to undertake the renewal works of the memorial was unfortunately not secured by the charity Canadian Roots in order to take the project forward. The charity continues to follow up potential leads for funding and is in contact with their local councillor to feedback when necessary. • <u>Seafront Investment Plan (SIP)</u> – Work is in the very early stages to form a new investment plan for the seafront area in Worthing, which will shape the way forward for developments along the promenade, in particular across the central areas between Heene Road in the West and Windsor Road in the East. • <u>Seafront Shelter Developments</u> – Under the SIP, the first two shelters to be tendered for redevelopment are the West Buildings Shelter and the Steyne Gardens shelter. Works will follow after the tender process in July 2017.
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SO3 – Deliver a Sustainable Economy

Ref	Indicator	Target	Outcome
SO3-1	Total amount of additional employment floorspace by type	2026 target (no annual target)	<p>This indicator uses a definition of ‘employment’ floorspace that includes: B1 –Office, Light Industrial and R+D; B2 – General Industry; B8 – Storage and Warehousing. During this monitoring period there was 14,150 m2 (gross/net) of completed (as opposed to permitted) ‘employment’ floorspace compared to 7957m2 (gross) (2542 m2 net) in the last monitoring period.</p> <p>(Note - For the purpose of this section the definition of employment includes the following uses: B1 – Office, Light Industrial and R+D / B2 – General Industry / B8- Storage and Warehousing).</p>
SO3-2	Employment land available by type	Total amount of land to be reported	<p>The employment land commitments consist of planning permissions not yet completed and sites identified in the Core Strategy. The approach taken is one where Areas of Change have been identified which are considered to be areas where there is the best opportunity to deliver the mix of development needed.</p> <p>During this AMR monitoring period a total of 7,505.27 m2 (gross) floorspace was identified as being available for employment use. The largest amount was for B1a Offices at 2434m2 (gross), 1587m2 (net).</p>
SO3-3	Proportion of people being unemployed (Source ONS and Bank Search)	No increase	<p>During July 2016 – June 2017 there were 2000 Worthing residents unemployed representing 3.5%. This is equal to the regional rate but lower than the national rate of 4.6%. For the same period last year there were 2,500 Worthing residents unemployed representing a rate of 4.5%. This is higher than the regional rate of 4.1% but lower than the national rate (GB) of 5.1%.</p> <p>JSA claimant numbers in Worthing have risen so far this year and in October 2017 stood at 870 (compared to 835 in Oct 2016). This equates to 135 job claimants for every 10,000 people of working age in Worthing and compares with a Claimant Rate of 121 for the whole of South East.</p>

SO3-4	Percentage change in total number of VAT registered businesses in the area (ONS Business: Activity, Size and Location ,NOMIS)	To increase	The latest figures produced by ONS for 2016 indicate that there were 3,645 (3,550 in 2015, 3,255 in 2014/3,135 in 2013) VAT and/or PAYE based enterprises in Worthing. It is clear that the number of enterprises have been increasing.
SO3-5	GVA per capita (WSCC)	To increase	Given the time lag in collecting this data it is not possible or relevant to report this annually. However, the most up to date information can be found in the WSCC document West Sussex Life 2017 – 2019 : https://www.westsussex.gov.uk/about-the-council/information-and-data/reports/west-sussex-life/
SO3-6	Number of business start-ups(Source – WSCC, bank search)	To increase year on year to 2026	<p>There were 3.0% fewer businesses start-ups in Worthing during the first ten months of this year compared with the corresponding period of last year, according to latest data from a Bank Search survey. This growth rate ranks Worthing at 164 out of the 326 English districts. The make-up of start-ups is Limited Companies 57.4% (62.9% 2016), Sole Traders 33.3% (22.6% 2016), Other For Profit Start-ups (mainly Partnerships) 3.7% (3.2% 2016) and Not For Profit 5.6% (11.3% 2016).</p> <p>In Worthing, 54 new businesses started up in October 2017, 12 more than the previous month and 11 fewer than in October 2016. Central saw the most start-ups; Salvington saw the least.</p>
SO3-7	Total amount of employment floorspace on PDL	Total amount to be reported	96% of the 14,150m2 (gross/net), of the completed employment, floorspace during this monitoring period was developed on Previously Developed Land.

SO4 – Meet Worthing’s Housing Needs

Note: Key information relating to housing delivery in Worthing is set out within the table below. However, a comprehensive review of housing delivery trends and forecasts, including the housing trajectory is set out in Appendix 1. This includes data on completions and projections, a commentary of recent trends and an overview of housing land supply issues.

Ref	Indicator	Target	Outcome
SO4-1	Net additional homes provided	Minimum of 200 homes per year as set out in the Core Strategy & South East Plan	A total of 359 (gross) and 347 (net) dwellings were completed over the monitoring period (see housing trajectory 1 and associated commentary in Appendix 1 for further information).
SO4-2	Affordable homes delivered (WSCC monitoring)	Total number of gross housing completions	A total of 78 (net) affordable housing units were completed during this monitoring period according to the data collected by WSCC. However, it should be noted that 5 of the units that have been built as affordable dwellings, could under the terms of S106 agreement become market housing if a registered provider cannot be found.
SO4-3	Net additional gypsy and traveller pitches	Needs to be addressed within a sub-regional context. A joint strategy to be progressed by ‘Coastal West Sussex’ which is a partnership of local authorities and other organisations.	<p>The Council, with other West Sussex Coastal Authorities jointly commissioned consultants to undertake an assessment of the accommodation needs of the Gypsy and Traveller communities. Phase 1 of this work, the needs assessment, was published in April 2013 and this indicated that there was no demand for pitches within Worthing. Phase 2, the sites assessment, was published in September 2013. It concluded that there were a couple of sites in Worthing that could potentially deliver pitches (with Duty to Cooperate considerations in mind). However, there is no current expectation that these sites will be progressed. Under the Duty to Cooperate an additional study was commissioned to consider the issue of transit pitches in terms of understanding where the need arises and how best to manage and provide for this need. A new transit site has now been delivered at Westhampnett, Chichester.</p> <p>Changes at national level to the definition of ‘Gypsy and Traveller’ may have an impact upon how needs assessment is undertaken. In response to the change, the Coastal West Sussex Authorities have commissioned consultants to undertake a review of accommodation needs. The final report is expected in February 2018.</p>
SO4-4	Estimated dwelling losses	Delivery outcome to be reported	Through the redevelopment of sites (predominantly new residential) or intensification of sites a total of 12 dwellings have been lost during this monitoring period.

SO4-5	Percentage of homes built by type and size	Reporting mechanism to be established through planning records	Officers are continuing to working with colleagues in the Development Management Team to establish the most appropriate mechanism for recording this information.
SO4-6	Amount of New Home Bonus achieved	Level of funding to be reported.	<p>The Government introduced the New Homes Bonus in April 2011. The Bonus aims to ensure that the economic benefits of housing growth are returned to the Councils and communities where that growth takes place. For every new home built and occupied, the respective Council will receive six years of grant from the Government. In Worthing, the New Homes Bonus has been used to help fund a range of planning projects and initiatives.</p> <p>The total amount received by 2016/17 was £518,000. This compares to £1,080,862 in 2015/16 (as reported on the DCLG website).</p>
SO4-7	Density of development	To deliver a minimum of 30 dwellings / ha	<p>Gross dwelling completions by site density:</p> <ul style="list-style-type: none"> • Sites of up to 9 units = 100 units averaging 55.8 dwellings / ha • Sites of 10+ units = 259 units averaging 18.2 dwellings / ha • All sites = 359 units averaging 22.4 dwellings / ha
SO4-8	Percentage of new dwellings on previously developed land	To maximise the delivery of housing on PDL (where sustainable).	Records for gross dwelling completions indicate that out of a total of 359 (gross) dwellings delivered. Of which, 195 dwellings (54%) were located on PDL sites.
SO4-9	Self-Build Register - PPG requires local authorities to keep a self-build and custom housebuilding register.	To monitor the number of individuals and associations wishing to acquire serviced plots of land to build their own home.	Adur and Worthing Councils have kept a Register since 1 st April 2016 and during this monitoring year (to 31 st March 2017), there were 78 individuals/associations of individuals on the Register. Of these, 30 have specifically requested a plot in Adur and 39 have requested a plot in either Adur or Worthing. The remaining 9 people would like a plot in Worthing. This figure is lower than usual as a result of the level of completions at West Durrington which is Worthing's only significant greenfield allocation.

SO5 – Reduce Social and Economic Disparities and Improve Quality of Life for All

Ref	Indicator	Target	Outcome
SO5-1 to SO5-5	New open space, sports & leisure facilities delivered and / or enhanced	Total amount to be published	The Community Profile is produced by the Council’s Health and Wellbeing team. It provides a wide range of information regarding the local community. The link to the report can be found here: https://www.adur-worthing.gov.uk/about-the-councils/facts-and-figures/community-profile/

SO6 – Deliver High Quality Distinctive Places

Ref	Indicator	Target	Outcome
SO6-1	Developments achieving Distinction in Building Design Award	Outcome to be reported (Awards presented every 2 years)	These awards are designed to encourage good design and give recognition to excellence in building. There were 15 awarded in the last monitoring period.
SO6-2	Number of listed buildings demolished	None	No statutory listed buildings have been demolished during the monitoring period.
SO6-3	Number of buildings in Worthing on the English Heritage ‘Heritage at Risk’ Register	Ideally to reduce / minimise number of buildings at risk	As recorded in Dec 2017 there are currently 2 buildings in Worthing that are identified on the English Heritage ‘at risk’ register. There were 3 last year but St Botolph’s Church has now been removed from the list. <ol style="list-style-type: none"> 1. <u>Castle Goring, Arundel Rd (Grade I)</u> - In 2013 the house was sold to a private individual who wishes to use it as a private residence and wedding/conference venue. Consent has been granted and repair scheme is in progress (repairs to roof and structural timbers have been carried out). Therefore, condition has improved and building is now considered fair. 2. <u>Holy Trinity Church, Shelley Road</u> (Listed Place of Worship Grade II) - Poor condition with priority category C (slow decay/ no solution agreed) which remains unchanged from last year. At risk due to eroding high level brick/stonework and decaying timber shingling to spire. Forms part of current review of churches in Worthing.

SO6-4	Number of up to date conservation area appraisals	At least one appraisal completed per year	There was one Conservation Area Appraisal completed during 2016/2017 monitoring year. This was for the Castle Goring Conservation Area and was completed by the South Downs National Park Authority.
SO6-5	Amount of new cultural facilities delivered and / or enhanced	Outcome to be reported	East Beach Studios and Gallery have been completed and as has a scheme at Colonnade House which transformed empty offices into a creative hub – providing office space for small and medium-sized arts-based enterprises. The link to the website can be found here: http://colonnadehouse.co.uk/

SO7 – Improve Accessibility

Ref	Indicator	Target	Outcome
S07-1	Grove Lodge Air Quality Management Area	To reduce levels of nitrogen dioxide as identified in the Action Plan	<p>The Air Quality Action Plan for Worthing was published in November 2015.</p> <p>Monitoring during 2016 showed 3 monitoring sites exceeded the annual mean objective for NO₂ (5 tubes and the continuous monitor, all within the Grove Lodge AQMA). However only one measurement was at a site of relevant exposure, a residential façade at Grove Lodge Cottages. The other monitoring sites were roadside locations and when the measured levels were predicted back to residential facades, they were well below the annual mean objective. The Grove Lodge Cottages site exceeded 60µgm⁻³ suggesting it may also exceed the 1-hour mean objective of 200µg/m³.</p> <p>Elsewhere within the Borough measured NO₂ concentrations remained below the annual mean objective.</p> <p>Results from our continuous monitor adjacent to Grove Lodge showed the annual mean objective was exceeded at the roadside in 2016 - 48µgm⁻³. When predicted back to the nearest residential façade this level drops to 30.5µgm⁻³, well below the annual mean objective. The continuous monitoring site was affiliated into Defra’s national Automatic Urban and Rural Network (AURN).</p>

S07-2	Number of cycle route projects or cycle facilities implemented	2 per year	There is nothing to report during this monitoring period. However cycle stands were installed for the donkey bike project which was launched on 29 June 2017. There Council has recently formed the Adur and Worthing Walking and Cycling Action Group which is currently working on a 'Local Cycling and Walking Infrastructure Plan'. When this is in place it will help to identify and prioritise infrastructure projects.
S07-3	Number of car club parking bays and electric car charging bays	Annual increase	The best way to monitor this is currently under review. It is likely that there would have been some EV charging bays included as part of some developments. Outside of this monitoring period in September 2017 the number of pool car/hiya car spaces in the Councils staff car park were increased. In addition work is ongoing with regards to installing/replacing electric charging bays in the staff car park, Brooklands car park and the Multi Storey car parks.
S07-4	Transport contributions – achieved via S106 contributions	Report agreements	Transport Contributions are currently collected by both Worthing Borough Council and West Sussex County Council. See Appendix 2 for further information.

Appendix 1 - Housing

In previous Annual Monitoring Reports, it was the Regional Spatial Strategy (the South East Plan) that helped to set the housing requirement for Worthing. This target was strongly influenced by the capacity of Worthing to accommodate new homes in terms of its physical and environmental characteristics and constraints. This target was embedded in the Worthing Core Strategy (Worthing's Local Development Plan) adopted in 2011. However, the South East Plan was revoked in March 2013 and the NPPF (2012) now requires local planning authorities to seek to deliver their locally objectively assessed housing needs.

The most recent work used to determine Worthing Objectively Assessed Housing Needs (OAN) is the Worthing Housing Study June 2015⁴. This study indicates that Worthing will need to build 636 dwellings per annum (dpa) to meet its OAN. This is a significantly higher delivery target than the current 200dpa target in the Worthing Core Strategy. As indicated in Chapters 2 and 4 of this document, changes in national policy, particularly the changes to local requirements for housing, has resulted in the need to undertake a review the Core Strategy and produce a new Local Plan. Work on this has commenced. Whilst it is still considered appropriate to continue to measure Worthing's housing delivery against the 200dpa target adopted in the Core Strategy it is acknowledged that in line with the requirements established within the NPPF, the OAN figure (being the most up to date assessment of housing need) should also being reported. As such, the housing trajectory and five year housing land supply position has been calculated using the outcomes of the Worthing Housing Study (2015).

In terms of housing delivery, work has commenced to assess the number of new homes that can realistically be delivered, taking account of the characteristics and constraints of Worthing. The conclusion will be reached within the new Local Plan which will be tested at a public examination. As part of this process the Council has undertaken a review of the Strategic Housing Land Availability Assessment (SHLAA) which was originally published November 2014 and updated in December 2017.

All sites within the Borough will need to be positively assessed to consider whether they could help to meet development needs. Whilst the focus in the SHLAA has been on previously developed sites in the built up area, a rigorous assessment of edge of town opportunities (including greenfield sites) is currently being undertaken. This work will help to inform the drafting of the new Local Plan.

The SHLAA has been monitored and updated and sites identified as being deliverable together with a windfall allowance are included to give the most up to date picture of housing delivery for Worthing. The key changes identified since the SHLAA review in December 2016⁵ are also summarised later in this section.

⁴ Worthing Housing Study (June 2015): <https://www.adur-worthing.gov.uk/media/media,135050,en.pdf>

⁵ Strategic Housing Land Availability Assessment (SHLAA) update (December 2016): <https://www.adur-worthing.gov.uk/media/media,142559,en.pdf>

Housing Completions

The table below (also incorporated within the housing trajectory) indicates the recent levels of housing delivery. This is a net figure, which consists of new build dwellings minus demolitions plus conversions.

Table 2 - Historic Housing Delivery

Year	Net Additional Dwellings
2006 – 2007	266
2007 – 2008	260
2008 – 2009	380
2009 – 2010	252
2010 – 2011	241
2011 – 2012	143
2012 – 2013	172
2013 – 2014	245
2014 – 2015	351
2015 – 2016	484
2016 – 2017	347
Total 2006 – 2017	3,141

A total of **347** (net) new dwellings were completed in Worthing in the monitoring period 2016/2017. This represents a surplus of 147 against the annualised housing requirement (Core Strategy) of 200 dwellings per annum and a decrease on the previous year's figure of 484 dwellings.

To better reflect delivery trends, last year's return must also be considered within the context of a longer term timeframe. With this in mind it is clear that there has been a sustained period of 'over-delivery' in recent years (against the 200 dwellings / year requirement). In fact, the level of housing completions since 2006 is **3,141** dwellings which against the Core Strategy target, provides a 'surplus' over the last 11 years of 941 dwellings. However, it should be noted that there is no intention that the 200 dwelling / year target should be seen as a 'ceiling'. Furthermore, as explained above and in more detail in the Housing Trajectory section below, changes to the planning system have meant that the Council will need to reconsider this existing target in light of more recent evidence.

Deliverable Housing Land

Worthing has significant land constraints given the tightly drawn Borough boundary and its location between the sea and South Downs and this, together with infrastructure constraints, means that the Borough has a limited amount of suitable land available for development.

The NPPF states that to be considered **'deliverable'** sites should be available now, offer a suitable location for development and be achievable with a realistic prospect that housing will be delivered on site within five years and in particular that the development is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years.

For sites to be considered **'available'** they will have planning permission or be unallocated sites identified in the Worthing Strategic Housing Land Availability Assessment and assessed as having the potential to contribute to housing delivery during the five year period.

To be **'suitable'** sites should offer a suitable location for development which would contribute to the creation of mixed and sustainable communities. Those sites with planning permission are considered suitable as an assessment of suitability would have formed part of the decision making process to grant consent. Similarly, for those SHLAA sites identified as having potential to deliver housing during the five year period, an assessment of their suitability for development was undertaken.

For sites to be **'achievable'** there should be a reasonable prospect that housing will be delivered on site within five years.

The following sources of housing supply have been assessed against the above criteria and only those sites considered deliverable are included in the projected housing supply for the period 1st April 2017 -31st March 2022:

Table 3. Sources of Housing Supply

Source	Summary
Dwelling completions	<p>Since the base date of the adopted Core Strategy 1st April 2006 and 31st March 2017, 3141 net dwellings have been completed.</p> <p>Since 1 April 2013 (the base date of the emerging Worthing Local Plan) and 31st March 2017 a total 1427 net dwellings have been completed.</p>
Commitments (Excluding Strategic Allocation at West Durrington) – Sites that currently have planning permission	<p>The sites identified as commitments at 1st April 2017 in the Housing Land Supply Study produced annually by WSCC are those sites that can accommodate six or more units, which have planning permission but have not commenced or are under construction. These sites will deliver 571 net new dwellings between 2017 and 2022.</p> <p>Small sites of less than six dwellings continue to come forward. It is not practical to identify and assess all of these sites in terms of their deliverability. Therefore, in forecasting house building on these small sites, it is assumed that all dwellings under construction and 45% of those with planning permission but not yet started will be built within the five year period 2017-2022. This is based on past evidence of completion rates and provides an additional 151 dwellings.</p>
Strategic Housing Land Availability Assessment sites	A Strategic Housing Land Availability Assessment was updated 2017. This identified a number of sites on previously developed land that are expected to deliver 847 dwellings over the five year period 2017-2022.
Strategic Allocation at West Durrington	This is the only Strategic Allocation within the Core Strategy. Planning Permission has been granted and works have commenced. The site will deliver 474 new homes (226 have already been delivered), all of which are expected to be delivered over the five year period 2017-2022.
Windfall Allowance	A windfall allowance takes account of housing development on sites which it is not possible to identify in advance (e.g. conversions, changes of use etc.). Historic small sites housing delivery data over a nine year period has been used to calculate a windfall allowance of 81 homes per year. An allowance of 162 dwellings has been made for the last two years of the five year supply.

Table 4 - Sites with Extant Planning Permission (6+ units) considered deliverable

Planning Ref	SHLAA Ref	Address	Site Total (Gross) To be delivered	Time Frame (Years)			Losses	Site Total (net) (remaining to be delivered)	Achievability
				0-5*	6-10*	11-15*			
		<u>Broadwater Ward</u>							
AWDM/0301/16		The Elms 66 Broadwater Street	9	9	0	0	0	9	Under Construction
		<u>Castle Ward</u>							
AWDM/0844/15	WB08174	Land South of 1-8 Field Place Parade	74	74	0	0	0	74	Under Construction
WB/0363/11	WB08055	Worthing Sixth Form College, Bolsover Road	51 (211 completed = Site Total = 265 +4)	51	0	0	0	51	Under Construction
		<u>Central Ward</u>							
WB/0447/09	WB13041	37-39 Chesswood Road	9	9	0	0	2	7	Under Construction
NOTICE/0025/15	WB16009	Shelley House, 23 Warwick Street	7	7	0	0	0	7	Prior Notification Approved
AWDM/1861/15		Providence Works 27-33 Lyndhurst Road)	9	9	0	0	0	9	
AWDM/1633/16		The Aquarena Brighton Road	141	141	0	0	0	141	Under Construction
Notice/0015/1		12 Chapel Road	8	8	0	0	0	8	
		<u>Durrington Ward</u>							
AWDM/0521/12	WB08056	Northbrook College, Littlehampton Road,(Phase 1)	5 (112 completed = Site Total 117)	5	0	0	0	5	Under Construction

Notice/0018/16	WB08111	Columbia House Columbia Drive	102	102	0	0	0	102	Prior Notification Approved
AWDM/0184/14	WB13018	Land North of Northbrook College, Littlehampton Road (Phase 3)	32	32	0	0	0	32	Under Construction
WB/0275/11	WB08037	West Durrington Strategic (CS1)	474 (226 completed = Site Total = 700)	474	0	0	0	474	Under Construction
AWDM/1522/16		Land North Of Highdown Court, Durrington Lane	10	10	0	0	0	10	Planning Application Approved
		Heene Ward							
AWDM/0769/15	WB16005	49-56 New Broadway	5	5	0	0	0	5	Under Construction
AWDM/0681/16	WB16001	The Cavendish Hotel, 115-116 Marine Parade	10	10	0	0	0	10	Under Construction – new application approved for 10 units.
AWDM/0250/14		6 Southey Road	6	6	0	0	0	6	Under Construction
AWDM/0124/15	WB08181	MGM House, Heene road	43	43	0	0	0	43	New application approved for 43 units.
AWDM/1583/15		The Kingsway Hotel 117-119 Marine Parade	14	14	0	0	0	14	Planning Application Approved
		Offington Ward							
AWDM/1575/14	WB08068	185-187 Findon road	9	9	0	0	2	7	Under Construction
AWDM/1492/14	WB15010	66 Rectory Gardens	8	8	0	0	0	8	Planning Application Approved
		Selden Ward							
AWDM/1609/15 & NOTICE/0012/15	WB08169	39 Selden Road	19	19	0	0	0	0	Under Construction
		Total	1045	1045	0	0	4	1041	

*Years 0-5 = 1/4/17-31/03/2022, Years 6-10 = 1/4/2022-31/03/2027, Years 11-15 = 1/04/2027-31/03/2032

Table 5. Table Strategic Housing Land Availability Assessment Review sites as at 1st April 2017

Ref	Site	Site Total (Gross)	0-5 yrs	6-10 yrs	11-15 yrs	Losses	Site total (net)	Comments
WB08037	Land north of West Durrington Development	240	240	0	0	0	240	The site whilst not allocated in the Core Strategy it has been identified as potential future development site. It is made clear that its release for development will be dependent on need and supply issues. An application has now been submitted for 240 residential units but has yet to be determined.
WB08046	Bus Depot Library Place (AOC2)	42	20	22	0	0	42	See Section 5 AOC 2
WB08180	Grafton Multi-Storey Car Park, Augusta Place (AOC3)	100	50	50	0	0	100	See Section 5 AOC 3
WB08041	Land North of Ann Street & South)	195	0	115	80	0	195	See Section 5 AOC 4
WB08042	Former Police Station, Union Place (AOC4)	55	55	0	0	0	55	See Section 5 AOC 4
WB08039	Teville Gate, Railway Approach (AOC5)	300	300	0	0	0	300	See Section 5 AOC 5
WB08048	Gas Holder Station, Lyndhurst Road (AOC7)	85	60	25	0	0	85	See Section 5 AOC 7
WB08044	Land South of Stoke Abbott Road	20	20	0	0	0	20	Council owned site which is considered available and achievable within 5 years
WB08168	22 Lyndhurst road	24	24	0	0	0	24	Since the end of the monitoring period, 2 applications have been received but not yet determined. If approved the site gross total could increase.
WB13009	25-26 West Parade	29	29	0	0	5	24	Planning application recommended for residential pending S106.
WB13020	7 The Steyne	10	10	0	0	1	9	Planning application submitted not yet determined.
WB17003	112 – 114 Chapel Road	33	33	0	0	0	33	Planning application submitted awaiting S106.

WB17015	25 Broadwater Road	6	6	0	0	2	4	Planning application submitted but discussions with officers indicate that the current scheme is likely to be refused but that 6 units on this site are likely to be permissible.
	Total		847	212	80	8	1131	

Note: *Years 0-5 = 1/4/17-31/03/2022, Years 6-10 = 1/4/2022-31/03/2027, Years 11-15 = 1/04/2027-31/03/2032

SHLAA Demolitions are discounted in estimated losses section of Housing Trajectory along with projected completions losses

Housing Trajectory

The information included within the Council's housing trajectory table (overleaf) illustrates the past and projected completion rates for the Borough and provides an overview and understanding of the Council's housing land supply position and how current and forecast delivery rates relate to the plan, monitor and manage approach.

The first 11 columns of the trajectory (blue) illustrate the housing delivery rates. The purple columns that follow provide projected annual completion rates which include: SHLAA sites (including Areas of Change); the strategic allocation at West Durrington; and non-allocated sites which are made up of large and small sites with extant planning permission (with some allowance discounted for likely non-implementation). In line with guidance and good practice, a windfall allowance has also now been included within the trajectory. This was calculated based on historic small site housing delivery and is calculated as 81 dwelling per year beginning from 2020/2021 and continuing to 2025/26. The West Sussex Residential Land Availability Survey provides the source for much of this information.

The 'planned' rate shown on the trajectory graph as a green line is the annualised net requirement to meet the housing delivery rates established in the South East Plan (now rescinded) and the Worthing Core Strategy. The orange 'manage' line then shows the annual number of completions needed to meet this 200 dw.p.a. total over the plan period, taking into account any shortfalls or surpluses from previous and future years. The red 'monitor' line on the second graph shows how many dwellings above or below the planned rate the plan strategy is.

The manage line for Worthing currently shows the total number of dwellings required at an annualised rate of 95 dwellings in 2017/18 (compared to the original target of 200 per annum). The projected rates show a healthy 'surplus' against the Core Strategy target, over the Plan period.

It should be noted that one of the key purposes of setting out a housing trajectory within the AMR is to assess whether the Council's housing delivery strategy is being effective in delivering the required number of dwellings within appropriate timescales. This allows the Council to assess its housing land supply position (see below). If necessary, the Council's approach can be 'managed' in the short-medium term through the facilitation of site delivery or in the medium-longer term through the progression of new or revised Development Plan Documents. This is particularly relevant given the changes made to planning policy at the national level and the need for Worthing to reconsider its approach to housing delivery.

Table 6. Housing Trajectory for Worthing Borough Council 2016-2017

Housing Trajectory for Worthing Borough Council 2016-2017

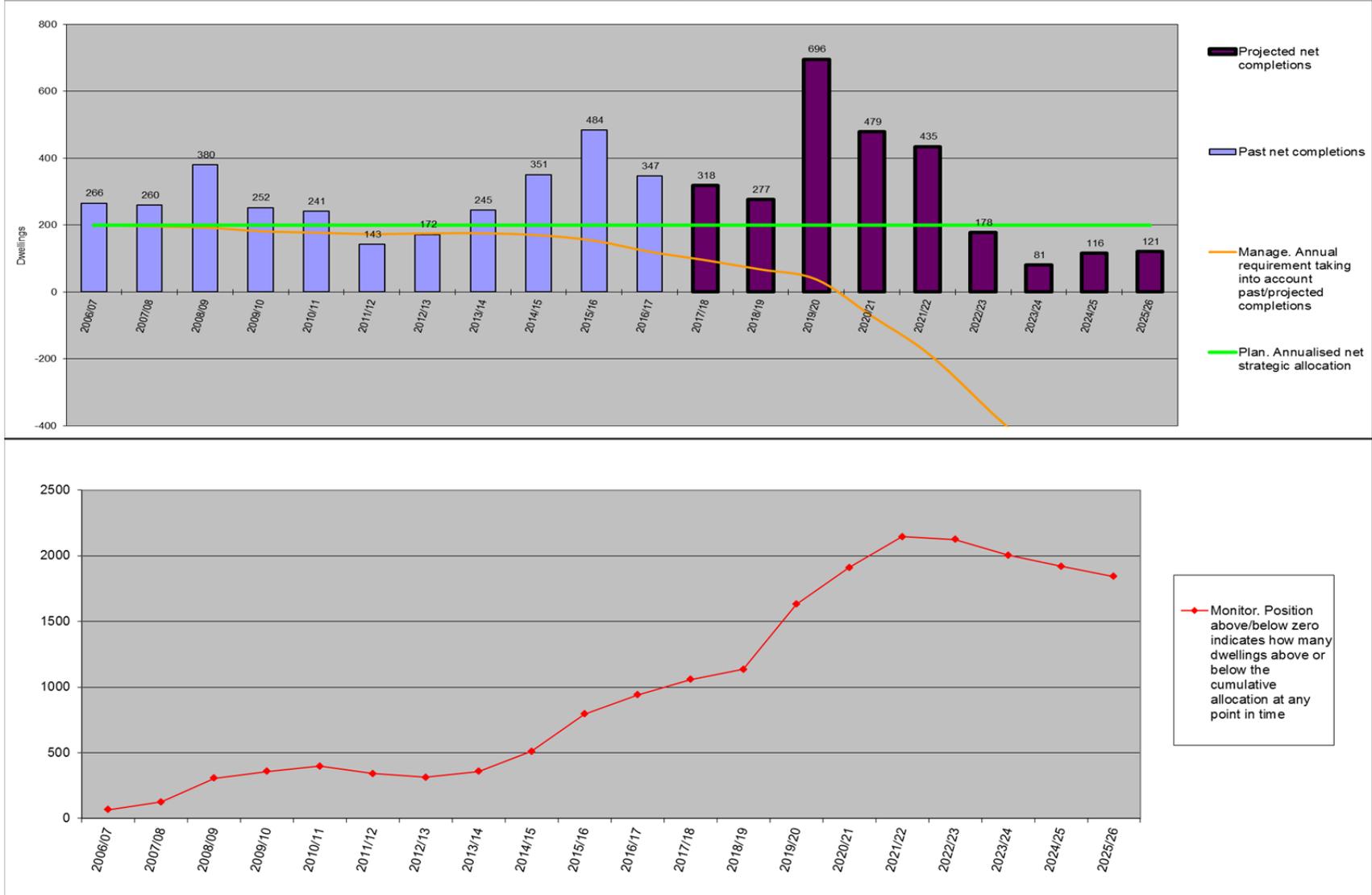
	Actual Completions											Projected Completions								Totals	
	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25		2025/26
Total Past Completions	309	322	446	278	271	152	185	259	428	504	359	0	0	0	0	0	0	0	0	0	
West Durrington												30	156	206	82	0	0	0	0	0	474
Commitments (large and small sites)												288	92	337	5	0	0	0	0	0	722
SHLAA Sites												0	29	153	311	354	97	0	35	40	1019
Windfall Allowance												0	0	0	81	81	81	81	81	81	486
Total Projected Completions												318	277	696	479	435	178	81	116	121	2701
Estimated losses*	43	62	66	26	30	9	13	14	77	19	12										371
Past net completions	266	260	380	252	241	143	172	245	351	484	347										3141
Projected net completions												318	277	696	479	435	178	81	116	121	2701
Cumulative net completions	266	526	906	1158	1399	1542	1714	1959	2310	2794	3141	3459	3736	4432	4911	5346	5524	5605	5721	5842	
Plan. Annualised net strategic allocation	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	4000
Monitor. Position above/below zero indicates how many dwellings above or below the cumulative allocation at any point in time	66	126	306	358	399	342	314	359	510	794	941	1059	1136	1632	1911	2146	2124	2005	1921	1842	
Manage. Annual requirement taking into account past/projected completions	200	197	193	182	178	173	176	176	170	154	121	95	68	38	-72	-182	-337	-508	-803	-861	

Notes

Source: 2017 Residential Land Availability Survey, West Sussex County Council. To view source data search West Sussex County Council planning data for Housing and Residential Land in West Sussex.

Large sites: 6 units or more. **Small sites:** under 6 units.

Figure 1 - Housing Trajectory Chart 1



Housing Projections

The information set out in the tables above allows the Council to make annualised projections for housing delivery.

Table 7. Annual Housing Projections to 2026

Monitoring Period	Projected additional dwellings
2017-2018	318
2018-2019	277
2019-2020	696
2020-2021	479
2021-2022	435
2022-2023	178
2023-2024	81
2024-2025	116
2025-2026	121
Total 2017-2026	2701

The information in the table above helped to inform the housing trajectory and the five year housing land supply position.

Five Year Housing Land Supply

The NPPF requires Local Planning Authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements with a buffer of 5% (moved forward from later in the plan period) to ensure choice and competition or a 20% buffer where there is a record of persistent under delivery. Worthing has consistently delivered sufficient new homes to meet the adopted Core Strategy housing targets (200 dwellings / annum) and, for this reason, it is considered that the 5% buffer is currently the most appropriate figure to use for the borough.

The key purpose of the housing trajectory is to assess whether the Council's housing delivery strategy is delivering the required number of homes within appropriate timescales and to maintain a rolling five year housing land supply. In terms of housing delivery, work has been ongoing to assess the number of new homes that can be realistically delivered, taking account of the characteristics and constraints of Worthing.

Table 8 sets out the five year housing land supply position against the current adopted Core Strategy target of 200 dwpa.

Table 9 shows the five year housing land supply position against the objectively assessed need figure being the most up to date assessment of housing need in Worthing.

Five Year Housing Land Supply Positions 2017-2022

The information above has been used to produce the following five year housing land supply tables, showing a 5% buffer for the adopted Core Strategy target and 5% buffer for the OAN (untested) figure, which cover the period 1st April 2017 to 31st March 2022.

Table 8. Five year Housing Land Supply measured against 200 dwellings per annum (Core Strategy target) (with 5% buffer).

		Dwellings (net)	Annual Average
a	Core Strategy target 2006-2026	4000	200
b	Completed 2006-2017	3141	
c	Number of years left in plan period = 9		
d	Remaining requirement 2017-2026 (a (4000) minus b (3141))	859	95
e	Five year target with no adjustment (200 x 5)	1000	
f	5% Buffer (1000/100 x 5)	50	
g	Requirement for five years 2017-2022 with 5% buffer (g+h)	1050	210
h	Five year target with adjustment (95x5)	475	
i	5% Buffer (475/100x5)	24	
j	Requirement for five years 2017-2022 adjusted with 5% buffer	499	100
	Supply:		
k	Commitments at 1 April 2017 (net) (including West Durrington)	1196	
l	SHLAA sites (net figure)	847	
m	Windfall allowance (81x2 years)	162	
n	Total Commitments (k+l+m)	2205	
o	Surplus (n-j) (2205 - 499)	1706	

This table demonstrates a 22 year supply of deliverable sites (2205/100)

Table 9. Five year Housing Land Supply measured against 636 dwellings per annum (OAN) (with 5% buffer)

		Dwellings (net)	Annual Average
a	Objectively Assessed Need figure 2013-2033	12720	636
b	Completed 2013-2017 (net)	1427	
c	Number of years left in plan period = 16		
d	Remaining requirement 2017-2033 (a-b)	11293	685
e	Five year target with no adjustment (636x5)	3180	
f	Shortfall of housing provision from 2013 (636x4 years =2544) minus completions (b - 1427)	1117	
g	Five year target including shortfall (e+f)	4297	
h	5% Buffer (4297/100x5)	215	
i	Requirement for five years 2017-2022 with 5% buffer (g+h)	4512	902
	Supply:		
j	Commitments at 1 April 2017 (Incl West Durrington)	1196	
k	SHLAA sites	847	
l	Windfall allowance (81 x 2 years)	162	
m	Total Commitments	2205	
n	Shortfall (m-i) (2156-4512)	2307	

This table demonstrates a 2.4-year supply of deliverable sites (2205 / 902)

It can be seen that, when measured against the Objectively Assessed Needs figure, Worthing cannot demonstrate a five-year supply of available land for development.

These assessments help to inform decisions on planning applications for housing development determined in accordance with paragraphs 47 to 49 of the National Planning Policy Framework.

Summary of SHLAA Site changes between 2015/16 to 2016/17

The Strategic Housing Land Availability Assessment has been monitored and updated for 2016/2017 –

<https://www.adur-worthing.gov.uk/planning-policy/worthing-background-studies-and-info/housing/housing-capacity-shlaa/>

Table 10. Breakdown of SHLAA Sites

SHLAA Status	Number of Sites	Percentage of Total
Potential Site	13	4%
Rejected Site – Monitor	20	7%
Rejected Site	125	43%
Committed Site	134	46%
Total	292	100%

The following table (Table 11 on next page) provides an update of all the identified SHLAA sites over this monitoring year.

Table 11. Summary of changes between SHLAA 2015/16 and SHLAA 2016/17

SHLAA REF	Address	SHLAA Status 2015/16	SHLAA Status 2016/17	Commentary
WB08001	15 Farncombe Road	Rejected - Monitor	Rejected	The number of dwellings that can be delivered has fallen below the threshold.
WB08028	2 Hastings Road	Rejected - Monitor	Rejected	There had been no change in at least 3 years and no indication that there are any plans to submit a revised scheme and therefore the site was moved to 'Rejected'.
WB08037	West Durrington Northern Sector (PFDA) ,Titnore Lane	Reject - Monitor	Potential	The site was identified as a future potential development area in the Core Strategy. Since then a planning application has been submitted which is being considered favourably and therefore is considered to be a potential housing site.
WB08090	Land at 10 & 10a Mill Road	Committed – Under Construction	Committed - Complete	Development is complete
WB08111	Columbia House, Columbia Drive	Rejected	Committed – Prior Notification	An application has been approved for 102 residential units.
WB08112	Durston House, Chesterfield Road	Committed - Prior Notification	Committed - Complete	Development is complete
WB08207	The Aquarena, Brighton Road	Potential Site	Committed - Planning Application	Planning permission approved
WB13008	Highdown Court 2 Durrington Lane	Potential - Planning Application Approved	Committed – Planning Application	Planning permission approved
WB13009	25-26 West Parade	Potential - PA Appeal Dismissed	Potential Site – Planning Application	Intention to approve subject to satisfactory completion of S106
WB13012	6 Southey Road	Potential Site	Committed – Planning Application	Planning permission approved for 9 flats

SHLAA REF	Address	SHLAA Status 2015/16	SHLAA Status 2016/17	Commentary
WB13017	Lower Northbrook Farm, Titnore Lane	Committed - Under Construction	Committed - Complete	38 dwellings under AWDM/0055/13 are now complete
WB13020	7 The Steyne	Reject - Monitor	Potential – Planning Application	New application (AWDM/0063/17) has been submitted
WB13034	2 – 6 South Street	Rejected	Reject –Monitor –Prior Notification	This employment site will be monitored pending the outcome of the application
WB13035	68 Grand Avenue	Rejected Site - Monitor	Rejected Site	There had been no change in at least 3 years and no indication that there are any plans to submit a revised scheme and therefore the site was moved to 'Rejected'.
WB13038	41 Goring Road	Rejected Site - Monitor	Rejected Site	There had been no change in at least 3 years and no indication that there are any plans to submit a revised scheme and therefore the site was moved to 'Rejected'.
WB15002	84, South Street, Tarring	Reject - Monitor	Rejected Site	The site continues to be occupied as a commercial use with no indication that the use will cease
WB15004	341 Goring Road (Land at rear)	Committed - Under Construction	Committed - Complete	Development complete
WB16003	22-26 South Street	Committed - Under Construction	Committed - Complete	Development complete
WB16005	49 - 56 New Broadway Worthing	Committed - Under Construction	Committed - Complete	Development complete
WB16007	27-33 Lyndhurst Road	Rejected Site - Monitor	Committed – Planning Application	Planning permission (AWDM/1861/15) has been approved
WB17001	12 Chapel Road	New in 16/17	Committed Site – Prior Notification	Permission has been approved (Notice/0015/16)
WB17002	Southdown Public House, 38 Northcourt Road	New in 16/17	Rejected Site	The proposal would result in the loss of a community facility contrary to policy

SHLAA REF	Address	SHLAA Status 2015/16	SHLAA Status 2016/17	Commentary
WB17003	112-114 Chapel Road	New in 16/17	Potential Site – Planning Application	Planning permission has been approved subject to the completion of a S106. The site offers potential
WB17004	Meadow Road Depot	New in 16/17	Rejected Site	Site is currently in employment use with strong local policy to protect such uses
WB17005	O'Briens of Worthing	New in 16/17	Rejected Site - Monitor	The site is an employment site however given the submission of a planning application the site will be monitored
WB17006	19 – 23 Broadwater Street	New in 16/17	Rejected Site	The site falls below the threshold of this study
WB17007	197 Brighton Road	New in 16/17	Rejected Site	The site falls below the threshold of this study
WB17008	54 Teville Road	New in 16/17	Rejected Site -Monitor	A recent application has been refused and further consideration indicates that the site will fall below the threshold of the study but will be monitored
WB17009	Glawood House	New in 16/17	Rejected Site –Monitor	A recent application has been refused and further consideration indicates that the site will fall below the threshold of the study but will be monitored
WB17010	ATC Headquarters, Victoria Road	New in 16/17	Rejected Site	The site is in a community use for which there is a protective policy
WB17011	15 Shelley Road	New in 16/17	Committed – Planning Application	Permission has been granted for the self-containment of 13 units.
WB17012	The Elms, 66 Broadwater Street East	New in 16/17	Committed – Planning Application	Permission has been granted (AWDM/0301/16)
WB17013	8 The High Street	New in 16/17	Committed - Prior Notification	Permission has been granted
WB17014	Skywaves House, Ivy Arch Road	New in 16/17	Rejected Site	Notice has been refused and the site is in a employment use
WB17015	25 Broadwater Road	New in 16/17	Potential Site – Planning Application	Planning application has been submitted (AWDM/1921/16) and officers consider that the site offers some potential for residential development

SHLAA REF	Address	SHLAA Status 2015/16	SHLAA Status 2016/17	Commentary
WB17016	Land off Dale Road	New in 16/17	Rejected Site	The site is located within recreational area and is not deemed suitable or deliverable for residential use
WB17017	Westmoreland House, Strand Parade	New in 16/17	Rejected Site – Monitor – Prior Notification	Whilst the site is in an employment use an application (Notice/0005/17) has been submitted and its outcome will be monitored
Wb17019	117 -119 Marine Parade	New in 16/17	Committed – Planning Application	Permission has been granted (AWDM/1583/15)

Housing Summary

- Monitor –** The completion level of 347 dwellings for 2016/17 is above the annualised (Core Strategy) housing requirement of 200 dwellings a year. This should also be viewed in the context of housing delivery over a longer period of time ('surplus' of 941 dwellings over the last 11 years) and the projected increase in completion rates over the next few years. Despite this, the data demonstrates a significant shortfall when compared with the levels of housing need highlighted in the most recently published study.
- Plan –** When considered against the requirements of the Core Strategy the housing land supply data shows a very strong position over both the 0-5 year period (1706 surplus) and the 5-10 year period. Projections are well in excess of the minimum housing delivery requirements set within the adopted Core Strategy as a number of significant development sites are expected to come on stream in the short term. However, it should be noted that despite this the forecast, delivery rates still fall significantly below the Objectively Assessed Housing need figure.
- Manage –** Given the position outlined above, against the requirements of the Core Strategy (considered in isolation), there would be no need to review the Council's current housing delivery strategy. However, as set out at the beginning of this section, the emergence of the NPPF (and the associated demise of the South East Plan) has resulted in a significant change to how local planning authorities must consider their housing delivery requirements. Work undertaken to assess Worthing's OAN has indicated a housing need of 636 dwellings per annum. This has resulted in the need to undertake a review of the Core Strategy that is currently underway.

Appendix 2—S106 Monitoring and CIL

Planning Contributions

Development should make appropriate provision of services, facilities and infrastructure to meet its own needs. This means that where sufficient capacity does not exist (and subject to CIL considerations / restrictions) the development should contribute what is necessary either on-site or by making a financial contribution towards provision elsewhere. These site specific developer contributions are secured by applying a Planning Obligation, secured by either a Section 106 Agreement or Unilateral Undertaking, which is prepared and concluded as part of the planning application process.

Most contributions are paid to Worthing Borough Council. However education, libraries, fire and some transport contributions are paid to and are spent by West Sussex County Council.

Money Collected

Table below details the planning contributions paid to WBC between 01/04/16 and 31/03/17.

Category	Recreation	Affordable Housing	Transport	Environment
Monies Received	£337,462	£271,936	£36,059	£38,082

Money Spent

Category	Recreation	Affordable Housing	Transport	Economy	Environment
Amount spent	£42,169	£125,000	£0	£110,000	£3,500

The table below details the planning contributions paid by developments in Worthing to WSCC between 01/04/16 and 31/03/16.

Category	Education	Fire	Highways	Libraries
Monies Received	£1,383,345	£11,653	£365,381	£24,682

Agreements Signed

During 2016/2017 one further agreement was signed. If implemented the following contributions (set out on table below) will be collected to support and mitigate the impacts of development.

Planning Application	Site Address	Date s106 Signed	Amount of Contribution	Purpose of Contribution.
AWDM/0301/16	The Elms 66 Broadwater Street East	22.09.2016	42,125	To be spent by the Council on the provision of any one or more types of Affordable Housing off-site within the Borough as determined by the Council

Further information about the applications above can be viewed on the Adur and Worthing website by entering the planning application into the search function at the following link: <https://planning.adur-worthing.gov.uk/online-applications/>

Money Available to Spend

The table below indicates the money from planning contributions that was available to spend (i.e. not committed) by Worthing Borough Council on the 31 March 2017:

Category	Transport	Recreation	Affordable Housing	Flooding	Economy	Environment	Culture
Money Available	£746,430	£327,707	£981,339	£15,545	£81,814	£34,582	£15,000

The table below indicates the money from planning contributions that was available to spend by West Sussex County Council in Worthing on the 31 March 2017:

Category	Education	Fire	Libraries	Highways
Money Available	£1,624,485	£11,798	£49,472	£1,107,238

Community Infrastructure Levy

Regulation 62 of The Community Infrastructure Levy Regulations 2010 requires the Council, as a charging authority, to prepare a report for the financial year. Section 4 of this regulation outlines information that should be included in the report.

The Borough's CIL Charging Schedule came into effect from 1 October 2015. The CIL charges (see below) apply to relevant development approved after this date. The Charge allows the Council to raise funds from .

Use	Levy (£/m ²)	
	Zone 1	Zone 2
Residential (C3)	£100	Nil
Retail (A1-A5), excluding ancillary car parking	£150	£150

Given that CIL charges only become due from the date that a chargeable development is commenced it was inevitable that there would be a time lag between the date that CIL was implemented (01/10/15) and any CIL receipts being received. As a consequence, there was only one development in Worthing that yielded CIL monies in the period covered within this report (up to end of March 2017):

CIL	Date Received	Total Received	Total Spend To Date	Balance Available
AWDM/1719/15/0001 96 Durrington Lane, BN13 2QJ	22.6.16	£5,840.00	0	£ 5,840.00

Although the level of money collected through CIL has, up to now, been relatively small this is set to change. Significant sums of money will be collected in 2017/18 and this will be reported within next year's AMR.

As the money collected through CIL is set to grow it is now the right time for the Council to establish a clear governance structure to oversee the auditing and spending of CIL monies. The Council will agree the key principles for governance in early 2018. All processes will then be established in 2018/19 before the Council is in a position to allocate funding to priority projects from 2019/20 onwards.

The Borough CIL operates in conjunction with the Council's Developer Contributions SPD. More information can be found on the Council's website:

<http://www.adur-worthing.gov.uk/planning-policy/infrastructure/>

Appendix 3 –Duty to Co-operate

The need to work closely with neighbouring authorities and other key partners has always been embedded in Plan-making across the sub-region. Whilst this remains the case, a Duty to Co-operate (DTC) was introduced through the 2011 Localism Act which now formalises, and places greater emphasis on, the process of Councils and other public bodies working together on cross-boundary strategic issues. To help meet the on-going requirement of the Duty, mechanisms and agreements for joint working have been put in place to formalise this dialogue and facilitate joint working.

Table 12 - Examples of Key Cross Boundary Partnerships

Partnership / Group	Description
PPOG (Planning Policy Officers Group)	Officer level grouping covering WSCC and Districts and Boroughs within WSCC
CPOG (Chief Planners Officer Group)	Managerial level grouping covering WSCC and Districts and Boroughs within WSCC
Officer Working Groups	Established across the sub-region to cover the following topic areas: <ul style="list-style-type: none"> - CIL - Gypsy & travellers - Duty to Co-operate - Affordable Housing - Monitoring - Renewable energy
Local Enterprise Partnership (Capital to Coast)	Partnership between local authorities and businesses formed in 2011 to help determine local economic priorities and lead economic growth and job creation within the area.
Coastal West Sussex Partnership (CWSP)	Brings together businesses and public sector to work across traditional boundaries and form the foundations of future growth. A Local Strategic Statement (and update LLS2) has been agreed. The CWS Delivery and Investment Framework will help to deliver the LSS.
CWS and Greater Brighton Strategic Planning Board	The purpose of this Board (which is supported by an associated officer group) is to inform spatial strategies and policies for the coastal area and to request planning work as may be required.
Greater Brighton City Deal	Partnership between Worthing BC, Adur DC, Lewes DC, MSDC and Brighton & Hove CC supporting growth and helping the area fulfil its economic potential.
Joint Planning Board	Acts as a political forum to discuss and coordinate joint planning issues and working arrangements (including a MOU).
Devolution Bids	Two devolution bids have been submitted to central government which incorporates Worthing and Adur Councils, The Three Counties Bid (East Sussex, West Sussex & Surrey) and Greater Brighton.

In addition to the meetings of the groups listed above and other existing mechanisms of co-operation, meetings have been held to facilitate constructive cooperation with the other authorities. One of the key purposes of the meetings has been to establish an overall picture of housing need over the sub-region and whether any LPAs had capacity to accommodate unmet demand from areas that were unable to meet their own needs. All meetings and outcomes are recorded and will be set out in a DTC log which will be used to support the new Local Plan.

Key Studies and Local Strategic Statement

The key strategic issues affecting the borough are considered to be housing, transport, flood risk, employment land and gypsy & travellers. A variety of studies that cover a number of authority areas have been undertaken to address these. Housing is arguably the most important issue facing the sub-region and the CWS Strategic Housing Market Assessment provides clear evidence of housing needs.

CWS commissioned the Duty to Co-operate (Housing) Study 2013. This considered evidence of housing need and compared this to residential land supply and capacity. The study recognised that the area's objectively assessed housing needs are unlikely to be achieved due to environmental, landscape and infrastructure constraints. A further study was then commissioned in 2014 to provide an updated assessment of housing need to 2031. This took into account existing evidence alongside updated demographic projections and analysis of market indicators.

Work undertaken across the sub-region has helped to inform the latest Worthing Housing Study published in July 2015. This concludes that the housing need (OAN) for the Borough is 636 dwellings. Work will be required in the future to reassess this figure in response to updated demographic projections. Furthermore, the Council will need to respond to any changes to national guidance / legislation (e.g. the proposed Standardised approach for assessing housing need).

The principle means through which duty to co-operate considerations are brought together within the sub-region is the Local Strategic Statement (LSS). The LSS, which is the responsibility of the CWS & GB Strategic Planning Board, helps to identify and manage strategic planning issues and supports better integration and alignment of spatial and investment priorities. The first version of the LSS published in 2013 (which won an RTPI award in 2014) set out a shared *vision*, four overarching *Strategic Objectives* and five *Spatial Priorities*, building on the 'place-based' approach.

A refresh of the original LSS was undertaken to reflect the progression of local plans, the Greater Brighton City Deal, and the fact that the strategic geography covered had been extended. LLS2, which was approved in January 2016, added new spatial priorities, placed a greater emphasis on implementation and included a new monitoring / delivery framework.

Despite having LLS2 in place, there is recognition that a full review will be required at some point in the near future to address longer term issues. In particular, this work will need to robustly address the continuing gap between housing needs and housing delivery in the sub-region and the continuing challenges around supporting sustainable economic growth and infrastructure investment. To inform the preparation of LSS3 a study was commissioned to provide a detailed review of the Housing Market Areas (HMAs) and Functional Economic Market Areas (FEMAs) operating within and across the Strategic Planning Board authorities. The study that was published in February 2017 is available to view on the Council's website.

Conclusion

This appendix helps to demonstrate that the Borough Council is working closely with neighbouring authorities and key partners on strategic issues. This on-going work is in line with the requirements of the Duty to Co-operate and further outcomes will be reported in subsequent AMRs and within a Duty to Co-operate log.

Appendix 4 – Development Management Performance

Applications

In the monitoring year 2016/2017, **716** applications were determined. The percentage of applications determined within the prescribed timescale by application type is as follows:

- Major applications – 94%
- Minors – 85%
- Others – 89%

Appeals

In 2016/2017, there were 21 appeals determined. The outcomes are reported below:

Table 13 - Breakdown of Appeal Decisions

Decision Type	Number
Allowed	3
Withdrawn	0
Dismissed	18
Split Decision	0
Turned Away	0
Enforcement Notice Quashed	0
Enforcement Notice Temp	0
Enforcement Notice Upheld	0