

Annual Monitoring Report

2018 - 2019



WORTHING BOROUGH
COUNCIL

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1. Introduction

This Annual Monitoring Report (AMR), produced by Worthing Borough Council, covers the period 1st April 2018 to 31st March 2019. 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 2012 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 (2019–2021) 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. As reported in Section 2 the Council is making good progress on the new Local Plan.

Until such time that the new Worthing Local Plan is in place, the AMR will continue to provide the mechanism through which the effectiveness of the Core Strategy (2011) 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 Environment¹ (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 AMR provides an important mechanism of providing this information in accordance with the SEA Directive.

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 2018 and March 2019. 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 National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced. The NPPF was first published in 2012 and then revised NPPF in July 2018 before being further updated in February 2019. Planning Practice Guidance (PPG) has been updated in line with the new NPPF. The PPG provides guidance to Councils on how to assess their housing needs based on a new standard methodology.

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

The revised NPPF includes the Housing Delivery Test (HDT) whereby Local Planning Authorities must measure net additional dwellings provided in its local authority area against the homes required, using national statistics and local authority data. The HDT assesses the number of homes built in local authority areas over the previous three years and compares these against local housing requirements. Local Planning Authorities that fail to meet delivery targets are required to take appropriate action to address under delivery. The Ministry of Housing, Communities and Local Government published the Housing Delivery Test results for each local authority in February 2019. Worthing Borough Council scored 93% with an under delivery of approximately 100 homes over the last three years. As a consequence of the HDT result, the Council is required to prepare an Action Plan which was published in August 2019:

<https://www.adur-worthing.gov.uk/planning-policy/joint-aw/hdt-action-plan/>

The revised NPPF 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). 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 (see overleaf).

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		

Following the publication of the NPPF (2012) 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 conformed closely to the key aims of the NPPF (2012). However, changes to how the Council now needs to consider housing provision in light of local evidence and also to meet the requirements of the revised NPPF are particularly significant. It is this impact that has influenced the work programme and the need to review the existing Core Strategy.

The Council undertook Regulation 18 public consultation on its draft Worthing Local Plan 2016 – 2033 between October and December 2018. Since then, the Council has been reviewing the representations received as well as updating its evidence base. A Joint Sport, Leisure and Open Space Study is being progressed as well as a Strategic Flood Risk Assessment, Strategic Housing Market Assessment, Retail & Town Centre update and Worthing Transport Study.

Adur & Worthing Councils declared Climate Emergency in July 2019 and has pledged to be carbon neutral by 2030. In light of this, the draft Local Plan is being reviewed to consider updated evidence and best practice examples to maximise the robustness of policies to ensure they are as effective as possible in order to meet national policy requirements and the Councils Climate Emergency Pledge. The Council is also exploring opportunities to embed the United Nations Sustainable Development Goals within the Local Plan in order to enhance the sustainability credentials and to provide a more robust monitoring framework. The

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 of this work 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 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

The Infrastructure Delivery Plan (IDP) is a mechanism for identifying the future infrastructure requirements. In 2018 the Council published a new working draft IDP to ensure the right levels and type of infrastructure essential to support new homes, economic growth and to protect the environment are delivered. This document is the 'second' IDP for Worthing and supersedes the IDP published in 2010 which was prepared to support the Worthing Core Strategy (2011). The IDP is a 'live' evidence base document that will be regularly reviewed and updated as the Local Plan progresses.

The Council has the responsibility for prioritising the spend of the Community Infrastructure Levy and governance structures are currently being established to manage this process. The Council will prepare an Infrastructure Business Plan (IBP) which, when in place, will form the key document for prioritising infrastructure projects as identified in the IDP and other strategies.

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 LDS 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. 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 focus of early work was evidence gathering and stakeholder engagement. An Issues and Options consultation was undertaken in summer 2016 which identified the challenges facing the borough and the options that could help address them.

In order to respond to the revised NPPF and allow adequate time for evidence gathering and stages of consultation the timetable for the Local Plan has been reviewed firstly within an LDS covering the period 2017-19 and more recently within the current version (2019-2021). As explained below, good progress has been made on the new Local Plan and a number of the steps and targets set out in the LDS have been met. However, due to the need to review some key evidence documents there has been some slippage to the overall timetable and it is now expected that the Submission version of the Plan will be prepared by summer 2020 (rather than early 2020 as currently indicated).

Evidence Base

The new Local Plan must be informed by a robust evidence base. A number of background studies have been (or 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:

- Visitor and Accommodation Study – Dec 2013 & Update April 2016
- Open Space and Recreation Study – Feb 2014 (being updated – expected early 2020)
- Strategic Housing Market Assessment – 2012 (being updated – expected early 2020)
- 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) – Published annually
- Gypsy & Traveller Study & Updates – April 2019
- Employment Land Review – April 2016
- Landscape & Biodiversity Study – Nov 2015 and updates 2017 / 2018 / 2019
- Local Greenspace Assessments (June 2018)
- Retail & Town Centre Uses Study – August 2017 (being updated - expected early 2020)
- Worthing Transport Study (August 2018) (update currently being prepared)
- Working Draft Infrastructure Delivery Plan (October 2018)
- Draft Integrated Impact Assessment - (October 2018)
- Whole Plan Viability Assessment (to be commissioned 2020)
- CIL Review (expected early 2020)
- Strategic Flood Risk Assessment (currently being updated – expected early 2020)
- Draft Local Cycling and Walking Infrastructure Plan (November 2019)
- Housing Delivery Test Action Plan (August 2019)

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 development sites 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 within the new Local Plan.

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 Local 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 with Reserved matters applications then approved in 2014 and 2016. Construction is well underway and as at 31/03/2019 there were 117 remaining to be completed. 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 dwellings together with some commercial space and public realm improvements has been approved and work is well 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.
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. The site was included as a potential Area of Change within the (Reg 18) Draft Worthing Local Plan Consultation (Oct 2018).
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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	The comprehensive redevelopment of this town centre and sea front site aims to deliver a mixed use scheme with new homes, retail, leisure and car parking (depending on the outcome of the car parking study and other developments strategy). The development has potential to deliver a new street linking Montague Street to the seafront and Worthing Lido. Site was included as a potential allocation within the (Reg 18) Draft Worthing Local Plan Consultation (Oct 2018). Discussions and options for development are on-going.

Area of Change 4 – Union Place South	
Objectives / Opportunities	The Core Strategy advocated a comprehensive development of the area. Redevelopment could act as a catalyst for change, help to revitalise the High Street and generating new leisure circuits.
Current Position	Union Place forms part of the Worthing Central Programme (Phase 1) to regenerate key brownfield sites in the town centre. Site was included in the Investment Prospectus and the Town Centre Investment Strategy. It has also been the subject of various funding and delivery initiatives, including the Coast to Capital Local Growth Fund. The Council has agreed to enter into a land pooling agreement for the site with partners London and Continental Railways. The partners have prepared a development strategy for the sites and public consultation on the evolving design plans for Union Place took place between 30th October and 15th November. Key objective remains the delivery of a comprehensive scheme that could potentially provide a mix of residential and leisure uses (hotel / cinema etc). Site was included as a potential Allocation within the (Reg 18) Draft Worthing Local Plan Consultation (Oct 2018).

Area of Change 5 – Teville Gate	
Objectives / Opportunities	Major landmark 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.
Current Position	The majority of the site was purchased in 2015 by Mosaic Global Investment. In 2018 the demolition of the multi-storey car park was complete. The council plans to turn the land into a temporary car park to generate a short-term income, while Mosaic brings forward a detailed proposal for 'Station Square'. A planning application for development (378 residential units, hotel, a supermarket, a gym, retail and restaurants) was submitted in 2019 – this has yet to be determined. The site was included as a potential Allocation within the (Reg 18) Draft Worthing Local Plan Consultation (Oct 2018).

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.
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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 started demolishing the site in 2018 and have stated their intention to redevelop the site. Therefore, the site remains in the SHLAA as a ‘deliverable’ opportunity. The site was included as a potential Area of Change within the (Reg 18) Draft Worthing Local Plan Consultation (Oct 2018).

Area of Change 8 – Martlets Way	
Objectives / Opportunities	This 4ha site, which is in three different ownerships, is currently vacant. 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	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 may provide a further opportunity to unlock this wider area. The site was included as a potential Area of Change within the (Reg 18) Draft Worthing Local Plan Consultation (Oct 2018).

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. Application to change the use 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. 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) is nearing completion. 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 is nearing completion. 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). 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.</p> <p>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 Stagecoach or 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. Delivery of the site to be supported by Coast to Capital LEP (LGF) Funding to deliver up to 15,000sqm of new employment floorspace in small/medium sized units to support local SMEs to grow. The site was included as a potential Allocation within the (Reg 18) Draft Worthing Local Plan Consultation (Oct 2018).

6 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 no planning applications that infringed designation / reserve nor there was any planning applications within or abutting a designated site, reserve or habitat.
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 2018/ 2019 the EA objected to 3 planning application in Worthing on risk to life and / or property and unsatisfactory FRA / FCA submitted. Details of these applications can be found here: https://www.gov.uk/government/publications/environment-agency-objections-to-planning-on-the-basis-of-flood-risk AWDM/0451/18 AWDM/1529/18 AWDM/0350/19 The first application was withdrawn, the second was approved subject to a condition requiring details of a flood resilient design and the third application was refused. This application was refused for reasons including flood risk.

SO1-3	Renewable energy capacity installed by type (large)	Opportunities limited. Annual target not appropriate	<p>The list below contains all the Worthing schools that West Sussex County Council have installed to date as part of the West Sussex CC funded Solar Power for Schools programme. The programme will continue into 2020/21.</p> <table border="1" data-bbox="734 292 1733 804"> <thead> <tr> <th>School</th> <th>Final kWp</th> <th>Commissioned date</th> </tr> </thead> <tbody> <tr> <td>Durrington Infant</td> <td>49.5</td> <td>01/02/2018</td> </tr> <tr> <td>Field Place Infant</td> <td>49.82</td> <td>04/04/2018</td> </tr> <tr> <td>Orchards Junior</td> <td>99.64</td> <td>12/04/2018</td> </tr> <tr> <td>Elm Grove Primary</td> <td>49.82</td> <td>14/04/2018</td> </tr> <tr> <td>Durrington Junior</td> <td>98.05</td> <td>04/06/2018</td> </tr> <tr> <td>Vale</td> <td>100.6</td> <td>06/08/2018</td> </tr> <tr> <td>Chesswood Junior</td> <td>30</td> <td>27/02/2019</td> </tr> <tr> <td>Bramber Primary</td> <td>50</td> <td>28/02/2019</td> </tr> <tr> <td>Chatsmore Catholic High</td> <td>50</td> <td>07/03/2019</td> </tr> <tr> <td>Springfield Infant</td> <td>50</td> <td>11/03/2019</td> </tr> <tr> <td>Davison High for Girls</td> <td>265</td> <td>07/08/2019</td> </tr> <tr> <td>St Andrew's CofE High for Boys</td> <td>200</td> <td>28/08/2019</td> </tr> </tbody> </table>	School	Final kWp	Commissioned date	Durrington Infant	49.5	01/02/2018	Field Place Infant	49.82	04/04/2018	Orchards Junior	99.64	12/04/2018	Elm Grove Primary	49.82	14/04/2018	Durrington Junior	98.05	04/06/2018	Vale	100.6	06/08/2018	Chesswood Junior	30	27/02/2019	Bramber Primary	50	28/02/2019	Chatsmore Catholic High	50	07/03/2019	Springfield Infant	50	11/03/2019	Davison High for Girls	265	07/08/2019	St Andrew's CofE High for Boys	200	28/08/2019
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St Andrew's CofE High for Boys	200	28/08/2019																																								
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 301 (gross) dwellings delivered. Of which, 126 dwellings (41.9%) were located on brownfield (PDL) sites and 175 dwellings (58.1%) on greenfield sites.																																							
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 period 100% of the 13,792m2 (gross), of the completed employment, floorspace was developed on Previously Developed Land.																																							
SO1 -6	Number of non-residential buildings built to BREEAM	Increase number of Very Good, Excellent and Outstanding developments.	<p>The website below provides a list of BREEAM certified buildings from 2008 onward. http://www.greenbooklive.com/search/scheme.jsp?id=202</p> <p>There were no BREEAM certificates issued during the monitoring period.</p>																																							

	standards		
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 Draft Local Plan commits to the production of a Green Infrastructure Strategy.

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 2017-2018 there was a total of 2,359m2 (gross) of town centre use (retail, office and leisure) floorspace completed.
SO2-2	Tourism visitor numbers by staying trips and day visitors (Source WBC and TSE)	No net decrease	In 2018, Worthing witnessed a 5.26% increase in visitor trips from 3.8 million in 2017 to 4 million trips in 2018. Although regionally the number of overnight trips fell by 7%, the number of overnight trips to Worthing remained static from 2017 at 0.3 million. The number of day trips to Worthing rose 6% from 2017 to 3.7 million day trips this can be compared to a regional decrease of 3% in the same period. The overall increase in trips has led to an increase in day expenditure of 2%. In total around £139.3 million was spent on trips to Worthing in 2018 by overnight and day visitors - no change compared to 2017. There was a decrease in trip length of overseas visitors - where the number of nights spent in Worthing fell by 10%.

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	<p>The smaller Masterplan (Regeneration) projects that were the focus for delivery during 2018/19 monitoring period:</p> <ul style="list-style-type: none"> · Windsor Lawns – The calisthenics fitness area, which was installed in December 2017, proved very popular in 2018 with a number of personal trainers using the space for fitness classes. As the weather was particularly pleasant during the summer of 2018, a mobile cafe operator was trialled at the site serving freshly made sandwiches and refreshments. However, even during the exceptionally nice weather, the footfall required to support the concession was not large enough. The site will be included within available concessions for the following season in 2019 to measure interest and then subsequently reviewed depending on success. · In 2018-19, Colonnade House continued to develop its role as a creative hub with a full year of exhibitions and events in the gallery spaces by local artists, designers and makers, and including four weeks with Brighton Photo Fringe who also ran a Worthing photography residency. In January 2019 Adur & Worthing Trust launched a new round of their Creative Commissions programme, offering small grants for local creative projects, and there were also opportunities throughout the year to take part in professional development activities. The ten studio spaces averaged 90% occupancy throughout this year. · Town Centre Public Realm Improvements – Following the roll out of a pilot Street Furniture Licensing scheme to de-clutter, increase safety and improve the visual offer in Warwick Street, feedback and results were analysed to determine how to expand the scheme across our towns. After discussions with West Sussex County Council, it was decided that in order to licence all of the shopping areas across our towns, the scheme would revert back to being managed by the County Council under slightly revised terms, conditions and fees to be announced in Summer 2019. <p>In late 2017, a new public realm strategy for Worthing, led by WSCC via their appointed consultants WSP Parsons Brinckerhoff, was signed off, with Portland Road and South Street being progressed during phase 1. During 2018, the schedule slightly changed with Portland Road remaining in phase 1, joined by Station Approach due to the upcoming redevelopment of the HMRC building, and the unveiling of the much awaited plans for the Station Square development at Teville Gate.</p> <ul style="list-style-type: none"> · Awards – As we continue to work towards Blue Flag status for Worthing beach, in 2018 the town was awarded The Seaside Award for the second year running. Overseen by Keep Britain Tidy, the honour recognises and rewards beaches that achieve the highest standards of beach management and, in the case of bathing

			<p>beaches, meet the required standards for water quality. In addition to the seafront area, preparations for the town to be assessed for Purple Flag status in recognition of its excellent night-time economy were underway in late 2018, with the outcome to be announced in April 2019.</p> <ul style="list-style-type: none"> · Seasonal Concessions – In Summer 2018, Worthing enjoyed an unseasonably warm summer weather wise which lead to twelve operators renewing their seasonal concession licence, including the ongoing arrangement with local world champion kite-surfer, Lewis Crathern, which gave use of an area of the beach at Goring for advanced kite surf tutoring in exchange for tourism promotion via Discover Worthing. In addition, six new operators applied for and were successful in obtaining a licence including a water sports operator, buggy bike hire and mojito (non-alcoholic) cocktails. The change in fees was agreed for summer 2018, which standardised fees for the season defined by operator type. · Seafront Investment Plan (SIP) – The new plan which was completed in 2017, identified a series of improvements to the seafront. The plan will be used to form future projects along the seafront between Heene Road in the West and Windsor Road in the East. In 2018, planning permission was sought and approved for the install of the Worthing Observation Wheel (WOW) between The Beacon and the Beach Office at the bottom of Montague Place for three years. The wheel will stand at 46 metres tall, or the height of just under eleven double-decker buses and will be operational in 2019 until mid-October, when it will be dismantled before returning to the town in Spring 2020. · Seafront Shelter Developments – Following tender of two seafront shelters opposite West Buildings and Steyne Gardens, developers were appointed in the Autumn of 2017, including Bistrot Pierre for the West Buildings shelter. Throughout the remainder of 2017/18, due diligence and legal agreements continued to be discussed and progressed, and the outcome of the planning application for the West Buildings Shelter is expected to be received in Autumn 2019. The developer appointed to the Steyne Shelter is yet to be announced.
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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 13,792m2 (gross) of completed (as opposed to permitted) ‘employment’ floorspace.</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 1835 m2 (gross) floorspace was identified as being available for employment use. The largest amount was for B2 General Industrial at 789m2 (gross).</p>
SO3-3	Proportion of people being unemployed (Source: Nomis)	No increase	<p>During July 2018 – June 2019 there were 1,900 (model- based) Worthing residents unemployed representing 3.5%. This is slightly higher than the regional rate of 3.1% but lower than the national rate of 4.1%. For the same period last year there were 2,200 Worthing residents unemployed representing a rate of 3.7% This was slightly higher than the regional rate but lower than the national rate (GB) of 4.2%.</p> <p>Universal Credit Claimant numbers in Worthing in November 2019 was 1,575 (compared to 1,065 in November 2018). This equates to 2.4% of the resident population aged 16-64 which is slightly higher than the proportion across the rest of the South East (2%) but lower than the rest of Great Britain (2.9%). It should be noted that under Universal Credit a broader span of claimants are required to look for work than under Jobseeker’s Allowance and therefore a rise in the Claimant Count as experienced in Worthing is expected.</p>

SO3-4	Percentage change in total number of VAT registered businesses in the area (Source: UK Business Counts, Nomis)	To increase	The latest figures produced by ONS for 2019 indicate that there were 3,760 Enterprises in Worthing (3,695 in 2018, 3,695 in 2017, 3,645 in 2016, 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 here: Economic Profile of Worthing that was published in 2019 – https://www.adur-worthing.gov.uk/media/media,147639,en.pdf
SO3-6	Number of business start-ups(Source – WSCC, bank search, ONS)	To increase year on year to 2026	The Business Demography dataset from ONS gives ‘births’, ‘deaths’ and survivals of businesses in the UK. In 2016 Worthing saw the birth of 465 startups, in 2017 it was 485 and 2018 it was 495. Death rates were 410 in 2016 and 470 in 2017 (figures for 2018 are not yet published). In terms of survival of newly born enterprises the figure for Worthing was 87.6% between 2017-2018.
SO3-7	Total amount of employment floorspace on PDL	Total amount to be reported	100% of the 13,792m2 (gross), 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 301 (gross) and 293 (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 58 (net) affordable housing units were completed during this monitoring period according the data collected by WSCC.
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.	A new Gypsies and Travellers Accommodation Needs Assessment (GTAA) was commissioned by Adur, Worthing, Arun and Chichester Councils. Work commenced (November 2017) and has now been completed (October 2018 – outside of this monitoring period). The GTAA takes account of the new definition of Gypsies and Travellers in assessing the need for new pitches. The study did not identify any need in Worthing.
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 8 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 was £222,311 (Year 8 payments)2018/19 this compares to £234,194.94 for 2017/18 and £518,000 in 2016/17 (as reported on the DCLG website).</p>
SO4-7	Density of development	To deliver a minimum of 30 dwellings / ha	<p>41.2% of all completions were built at densities of 0-30dph, with an average density of 13.9dph. 19.3% of all completions were built at densities of 30–50 dph, with an average density of 42.8 dph. 39.5% of all completions were built at densities of 50 dph plus, with average density of 105.9 dph.</p> <p>Gross dwelling completions by site density:</p> <ul style="list-style-type: none"> • Sites of up to 9 units = 110 units averaging 22.9 dph however, 61.8% of these size sites were but at densities of 50dph plus. • Sites of 10+ units = 191 units averaging 29.1dph. • All sites = 301 units averaging 26.5 dph.
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 301 (gross) dwellings delivered. Of which, 126 dwellings (41.9%) 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.	<p>Adur and Worthing Councils have kept such a Register since 1st April 2016. There are currently 258 individuals/associations of individuals in the Register up to 6 October 2019. Of these, 84 have specifically requested a plot in Adur and 141 have requested a plot in Adur or Worthing. The remaining 33 have requested a plot in Worthing.</p> <p>Adur and Worthing Councils took the decision to set local eligibility criteria and therefore, the Registered was “closed” to new entries on 6th October 2019. A new Register has been set up and all individuals/associations of individuals on that Register were invited to re-apply by 4th November 2019 demonstrating a local connection to the District/Borough. As at 5th November 2019 there were 14 entries on the Register requiring a plot in Worthing of which 12 were eligible for entry to Part 1 of the register and 2 for Part 2.</p>

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. No schemes have been given an award during this 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 at Nov 19 there is currently 1 building in Worthing that is identified on the English Heritage 'at risk' register: <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	No new Conservation Area appraisals have been completed this year.

SO6-5	Amount of new cultural facilities delivered and / or enhanced	Outcome to be reported	Nothing to report in this monitoring year. However, initial plans are being considered for Union Place, which is hoped, will deliver at least 3 new cinema screens.
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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>There is one Air Quality Management Area (AQMA) within the Worthing Borough: Worthing AQMA No.2 on the A27/A24 in Worthing declared for exceeding the annual mean objective for Nitrogen Dioxide (NO₂) of 40µg/m³. The Air Quality Action Plan for Worthing was published in November 2015.</p> <p>The 2019 Air Quality Annual Status Report summarises the situation for 2018 (https://www.adur-worthing.gov.uk/media/media,154330,en.pdf).</p> <p>Continuous air quality monitoring at Grove Lodge recorded a small increase in the annual mean for NO₂ to 37µg/m³. Levels at Grove Lodge Cottages decreased but remained just above 60µg/m³. Guidance suggests any site exceeding 60µg/m³ risks exceeding the 1-hour mean objective for NO₂ of 200µg/m³. The Council therefore planned to carry out a period of consultation during 2019 with a view to amending the AQMA for exceedance of the 1-hour mean objective.</p>
S07-2	Number of cycle route projects or cycle facilities implemented	2 per year	<p>Cycle stands were installed for the Donkey Bike scheme which was launched on 29 June 2017. The scheme was expanded in 2018/19 to include racks for six bikes at the town hall and space for six bikes at Worthing Station. A staff scheme has also been launched for Worthing staff that can now use the bikes free of charge Mon- Fri 8-6pm. Beyond the monitoring period, a new cycle hub is also due to open at West Worthing station in Spring 2020 - this will be funded £4k from councils pooled business rates set aside for cycling and walking improvements and £11k from DfT bid won by GTR (working in partnership with A&W). Discussions are at early stages with Lancing parish council to consider the opportunity to get bikes at Lancing Beach Green.</p> <p>West Sussex County Council has been undertaking feasibility work on cycling schemes for extending the NCN2 along the promenade (George V Avenue to Sea Lane Café Goring). The scheme is still under development and any further progress will be subject to approvals. Early estimates are that the whole scheme may cost</p>

			<p>approximately £800k and as such requires funding to be identified (in addition to the available s106 contributions) and a full business case to be approved. The business case is currently being prepared.</p> <p>In addition, WSCC have completed feasibility and design work on Phase 1 of the A24 North of Worthing route (Findon Valley to Findon). This looks to widen the existing footway to accommodate cyclists and would connect to the existing facility between Worthing and Findon Valley. Options Appraisal for Phase 2 (Findon to Washington) has been completed. Local stakeholders have been asked to indicate their preferred option (1 = largely following the alignment of the A24, 2 = route away from the A24) with option 2 emerging as a preference. The preferred option, along with the detailed design for Phase 1, is now expected to be considered as part of a wider highway corridor feasibility study for the A24 Worthing to Surrey corridor.</p> <p>Within this monitoring period West Sussex County Council began feasibility work through the Worthing Area Sustainable Transport Package Feasibility Study considering cycling infrastructure improvements along the 'Worthing Town Centre to Grove Lodge' and 'Goring Seafront to Durrington' corridors. This study work is expected to be finalised in the first half of 2020.</p> <p>The Council has formed the Adur and Worthing Walking and Cycling Action Group which is currently working on a 'Local Cycling and Walking Infrastructure Plan'. A number of the priority 'urban cycling improvements' that feature in the West Sussex Walking and Cycling Strategy 2016-2026 are located in Worthing. However, the outcomes of the LCWIP work (early 2020) will help to refine priorities. Although outside of the monitoring period, the LCWIP has been published for public consultation (November 2019) which will close on 6th January 2020.</p>
SO7-3	Number of car club parking bays and electric car charging bays	Annual increase	There were no new charging points installed in this monitoring period.
SO7-4	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

Historically there has not been a strong relationship between housing targets set for Worthing within Regional Plans / Structure Plans and need and demand for new dwellings in the borough. This is because previous targets took account of the development constraints faced by Worthing and were therefore strongly influenced by the capacity of the borough to accommodate new dwellings in terms of its physical and environmental characteristics. This 'constrained' target was embedded in the Worthing Core Strategy adopted in 2011.

As explained below, whilst the Core Strategy target has now been superseded, to provide context, it is still considered appropriate to continue to use the AMR to measure Worthing's housing delivery against the 200 dpa target in the adopted Core Strategy.

However, of more relevance is the NPPF requirement that local planning authorities meet their full need for both market and affordable housing as far as is consistent with other policies in the Framework. Therefore, this AMR reports against objectively assessed housing need (based on the standard method as set out in national planning guidance and the 2014 household projections. In addition, it also reports against the emerging Draft Worthing Local Plan target October 2018.

Worthing's current level of identified housing need is a much higher level of housing delivery than the borough has previously planned for or delivered. To put this into context, the Core Strategy set a housing requirement of 200 dwellings per annum and the average annual delivery rate since 2006 has been 301 dwellings (which includes a significant level of housing delivered on a large greenfield site at West Durrington).

In line with the NPPF, the Council has sought to plan positively to establish whether housing delivery could be increased significantly to help close the gap between the level of identified need and recent levels of housing delivery. All sites within the Borough are being positively assessed to consider whether they could help to meet development needs.

The Council's Strategic Housing Land Availability Assessment (SHLAA) has provided the mechanism through which the quantity and suitability of land potentially available for housing development has been determined. Informed by a number of 'calls for sites' the SHLAA has been monitored and updated regularly to give the most up to date picture of housing delivery for Worthing.

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
2017 – 2018	482
2018 – 2019	293
Total 2006 – 2019	3,916

A total of **293** (net) new dwellings were completed in Worthing in the monitoring period 2018/2019. This represents a surplus of 93 against the annualised housing requirement (Core Strategy) of 200 dwellings per annum and a decrease on the previous year's figure of 482 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 **3,916** dwellings which against the Core Strategy target, provides a 'surplus' over the last 12 years. 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. Work on reviewing the housing target is currently underway as part of the Local Plan review.

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 2019 -31st March 2024:

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 2019, 3916 net dwellings have been completed.</p> <p>Since 1 April 2016 (the base date of the emerging Worthing Local Plan) and 31st March 2019 a total 1122 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 2019 in the Housing Land Supply Study produced annually by WSCC are those sites that can accommodate five or more units, which have planning permission but have not commenced or are under construction. These sites will deliver 714 net new dwellings between 2019 and 2024.</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 2019-2024. This is based on past evidence of completion rates and provides an additional 108 dwellings.</p>
Strategic Housing Land Availability Assessment sites	<p>A Strategic Housing Land Availability Assessment was updated 2019. This identified a number of sites on previously developed land that are expected to deliver 1177 dwellings over the five year period 2019-2024.</p>
Strategic Allocation at West Durrington	<p>This is the only Strategic Allocation within the Core Strategy. Planning Permission has been granted and works have commenced. The site will deliver 117 new homes (site total was 700), all of which are expected to be delivered over the five year period 2019-2024.</p>
Windfall Allowance	<p>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 ten year period has been used to calculate a windfall allowance of 73 homes per year. An allowance of 146 dwellings has been made for the last two years of the five year supply.</p>

Table 4 - Sites with Extant Planning Permission (5+ units) considered deliverable

Planning Ref	SHLAA Ref	Address	Site Total (Gross) Remaining To be delivered	Time Frame (Years)			Losses	Site Total (net) (remaining to be delivered)	Achievability
				0-5*	6-10*	11-			
		Tarring Ward							
AWDM/0144/18		Church House Church Road	14	14	0	0	0	13	Under Construction
		Marine Ward							
(AWDM/1713/16)		Land South Of 6 Grand Avenue (AWDM/1713/16)	29	29	0	0	5	24	Planning permission granted.
		Central Ward							
WB/0447/09	WB13041	37-39 Chesswood Road	9	9	0	0	2	7	Under Construction
		7 Oxford Road	5	5	0	0	1	4	Planning permission granted.
AWDM/1801/18		Scouts Hall, Anglesea St	6	6	0	0	0	6	Planning permission granted.
AWDM/1633/16		The Aquarena Brighton Road	141	141	0	0	0	141	Under Construction
AWDM/0941/16		40 - 42 South Street	8	8	0	0	0	8	Planning permission granted.
AWDM/1542/16		112 - 114 Chapel Road	32	32	0	0	0	32	Under Construction
		18 Warwick Street	2	2	0	0	0	2	Planning permission granted.
AWDM/0063/17		7 The Steyne	10	10	0	0	1	9	Planning permission granted.
AWDM/1074/18		12 Shelley Road	6	6	0	0	0	6	Planning permission granted.
AWDM/1529/18		19-23 South Street	45	45	0	0	0	45	Planning permission granted.
AWDM/1202/18		32-36 South Street	8	8	0	0	0	8	Planning permission granted.
		Broadwater Ward							

Notice/0001/19		EDF Southdownview Road	78	78	0	0	0	78	Prior Notification Approved
		<u>Durrington Ward</u>							
Notice/0018/16	WB08111	Columbia House Columbia Drive	102	102	0	0	0	102	Prior Notification Approved
WB/0275/11	WB08037	West Durrington Strategic (CS1)	117 (total 700)	117	0	0	0	117	Under Construction
		<u>Heene Ward</u>							
AWDM/0769/15	WB16005	49-56 New Broadway	5	5	0	0	0	5	Under Construction
AWDM/0124/15	WB08181	MGM House, Heene road	92	92	0	0	0	92	Under Construction
AWDM/0764/17		The Kingsway Hotel 117-119 Marine Parade	16	16	0	0	0	16	Under Construction
AWDM/1834/17		Downview, Downview Road	9	9	0	0	0	9	Under Construction
		<u>Offington Ward</u>							
AWDM/1042/18		59 Warren Road	5	5	0	0	0	4	Planning Application Approved
AWDM/0294/18		7-11 Ardsheal Road	5	5	0	0	0	5	Planning Application Approved
		<u>Castle Ward</u>							
NOTICE/0005/17 & AWDM/1393/17		Westmoreland House Strand Parade	77	77	0	0	0	77	Under Construction
AWDM0599/16		Parade Flats, Field Place	5	5	0	0	0	5	Planning Application Approved
		<u>Salvington Ward</u>							
AWDM/1566/13		The drive, Mill lane	5	5	0	0	0	4	Under Construction
		Total	831	831	0	0	9	822	

*Years 0-5 = 1/4/19-31/03/2024, Years 6-10 = 1/4/2024-31/03/2029, Years 11-15 = 1/04/2029-31/03/2034

Table 5 Strategic Housing Land Availability Assessment Review sites at 1st April 2019

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	An application has now been submitted for 240 residential units and has been approved subject to the completion of a legal agreement.
WB08046	Bus Depot Library Place (AOC2)	42	0	60	0	0	60	See Section 5 AOC 2
WB08180	Grafton Multi-Storey Car Park, Augusta Place (AOC3)	113	113	0	0	0	113	See Section 5 AOC 3
WB08042	Union Place (Police Station Site)	128	128	0	0	0	128	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	0	85	0	0	85	See Section 5 AOC 7
WB08044	Civic Centre Car Park	64	64	0	0	0	64	Council owned site which is considered available and achievable within 5 years
WB08138	Caravan Club	75	75	0	0	0	75	Council owned site and an allocation in the Draft Local Plan.
WB08163	Land at Upper Brighton Road	123	123	0	0	0	123	Allocation within Draft Local Plan.
WB08168	22 Lyndhurst road	24	24	0	0	0	24	An application has been refused and an appeal dismissed. Residential is acceptable on this site.
WB08183	Land West of Fulbeck Avenue	50	50	0	0	0	50	Council owned site and an allocation in the Draft Local Plan.
WB13002	HMRC, Durrington	250	0	250	0	0	250	AOC within Draft Local Plan.
WB16006	Centenary House	100	0	100	0	0	100	AOC within Draft Local Plan
WB18002	Wheatsheaf,24 Richmond Road	6	6	0	0	0	6	Planning application refused but suitable for 6 units subject to design.
WB18008	Jubilee Hall & 10 Greenland Road	14	14	0	0	0	14	Planning permission approved but legal agreement pending.
WB18009	NewLife Church,113 Salvington Rd	7	7	0	0	0	7	Planning permission approved but legal agreement pending.

WB19002	105-109 Montague Street	26	26	0	0	0	26	Planning application submitted.
WB17002	Southdown Pub, 38 Northcourt Road	7	7	0	0	0	7	Planning application submitted.
	Total		1177	495	0	0	1672	

Housing Trajectory

The information included within the Council's housing trajectory table (overleaf Table 8) 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 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 73 dwelling per year beginning from 2022/2023 and continuing to 2026/27. 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.

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.

As explained previously, this AMR also reports against the emerging target in the Draft Worthing Local Plan 2018 (246 dw pa –Table 9) and the objectively assessed housing need (Table 10) (based on the standard method as set out in national planning guidance and the 2014 household projections). The figure used is the 'Capped' figure (40%) Standard Methodology, which for Worthing is currently 881 (trajectories for both can found below).

Table 6 A – Core Strategy 200dw pa

Housing Trajectory for Worthing Borough Council 2018-2019

	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	491	301	0	0	0	0	0	0	0	
West Durrington														93	24	0	0	0	0	0	117
Commitments (large and small sites)														297	253	266	6	0	0	0	822
SHLAA Sites														0	21	106	359	691	85	300	1562
Windfall Allowance														0	0	0	73	73	73	73	292
Total Projected Completions														390	298	372	438	764	158	373	2793
Estimated losses*	43	62	66	26	30	9	13	14	77	19	12	9	8								388
Past net completions	266	260	380	252	241	143	172	245	351	484	347	482	293								3916
Projected net completions														390	298	372	438	764	158	373	2793
Cumulative net completions	266	526	906	1158	1399	1542	1714	1959	2310	2794	3141	3623	3916	4306	4604	4976	5414	6178	6336	6709	
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	1223	1316	1506	1604	1776	2014	2578	2536	2709	
Manage. Annual requirement taking into account past/projected completions	200	197	193	182	178	173	176	176	170	154	121	95	47	12	-51	-121	-244	-471	-1089	-1168	

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 L in West Sussex.

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

Figure 1 - Housing Trajectory Chart 1

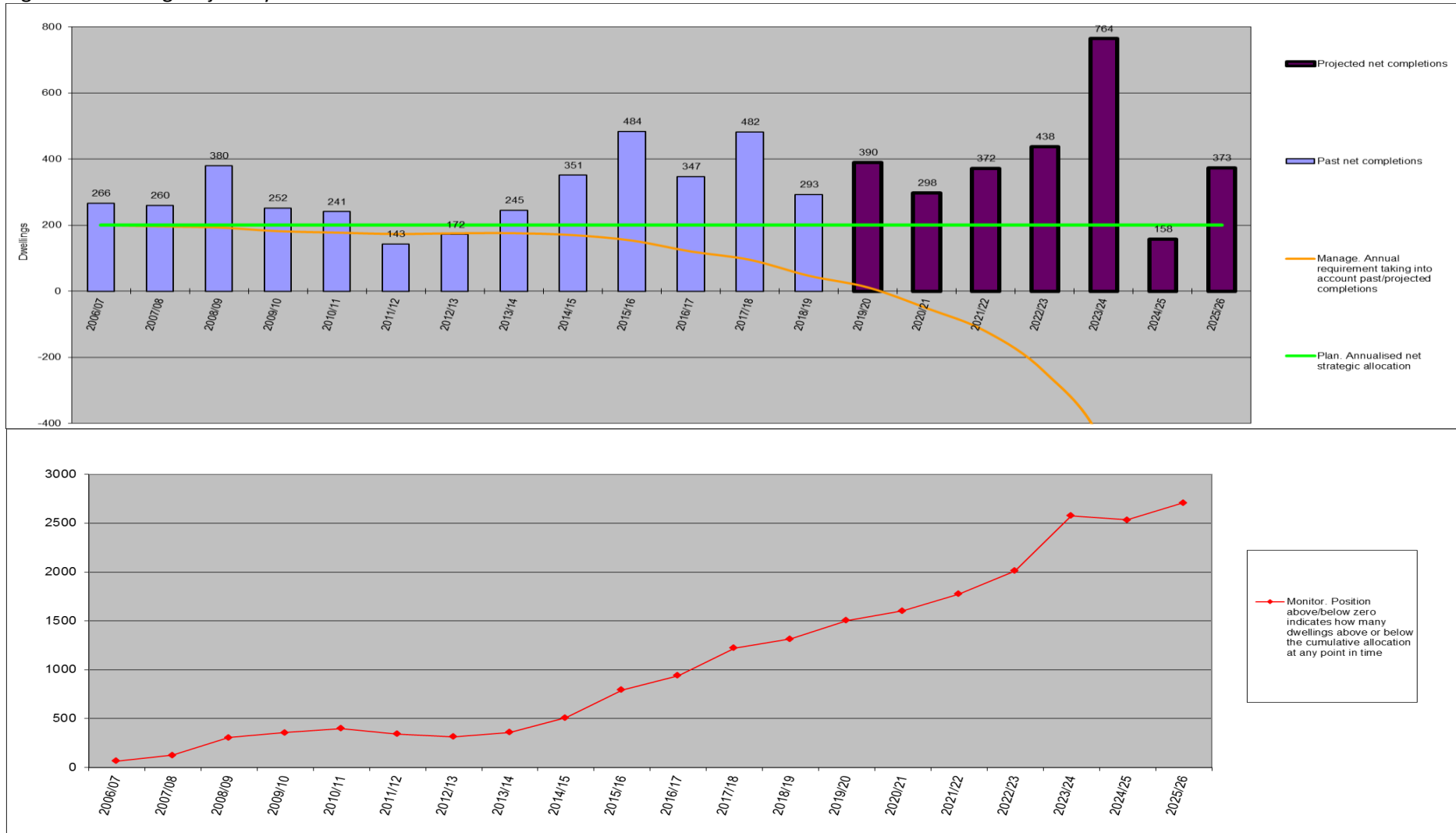


Table 6 B – DWLP 246 dw pa

Worthing Trajectory Draft Worthing Local Plan Target 246 dw pa 2018/2019

	Projected Completions																				Totals
	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	2034/2035	2035/2036	
Gross Completions at 1 April 2019 (large and small sites)	359	491	301	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1151
Commitments at 1 April 2019 (large and small sites with planning permission)(net)	0	0	0	297	253	266	6	0	0	0	0	0	0	0	0	0	0	0	0	0	822
Allowance for small windfall sites	0	0	0	0	0	0	73	73	73	73	73	73	73	73	73	73	73	73	73	73	1022
West Durrington	0	0	0	93	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	117
SHLAA sites at 1st April 2019	0	0	0	0	21	106	117	80	0	0	0	0	0	0	0	0	0	0	0	0	324
Proposed Local Plan Allocations (2018)	0	0	0	0	0	0	242	611	0	0	0	0	0	0	0	0	0	0	0	0	853
Proposed Local Plan Areas of Change (2018)	0	0	0	0	0	0	0	0	85	300	50	60	0	0	0	0	0	0	0	0	495
Total Projected Completions/Commitments	359	491	301	390	298	372	438	764	158	373	123	133	73	73	73	73	73	73	73	73	4784
Losses	12	9	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	29
Past net completions	347	482	293	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1122
Projected net completions				390	298	372	438	764	158	373	123	133	73	73	73	73	73	73	73	73	3633
Cumulative net completions	347	829	1122	1512	1810	2182	2620	3384	3542	3915	4038	4171	4244	4317	4390	4463	4536	4609	4682	4755	
Annualised housing target	246	246	246	246	246	246	246	246	246	246	246	246	246	246	246	246	246	246	246	246	4920
Monitor. Position above/below zero indicates how many dwellings above or below the cumulative allocation at any point in time	101	337	384	528	580	706	898	1416	1328	1455	1332	1219	1046	873	700	527	354	181	8	-165	
Manage. Annual requirement taking into account past/projected completions	182	229	215	211	200	194	183	164	118	115	91	88	83	85	86	88	91	96	104	119	

Notes

Source: 2018 Residential Land Availability Survey, WSCC. 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 2 - Housing Trajectory Chart 2 – 246dwp

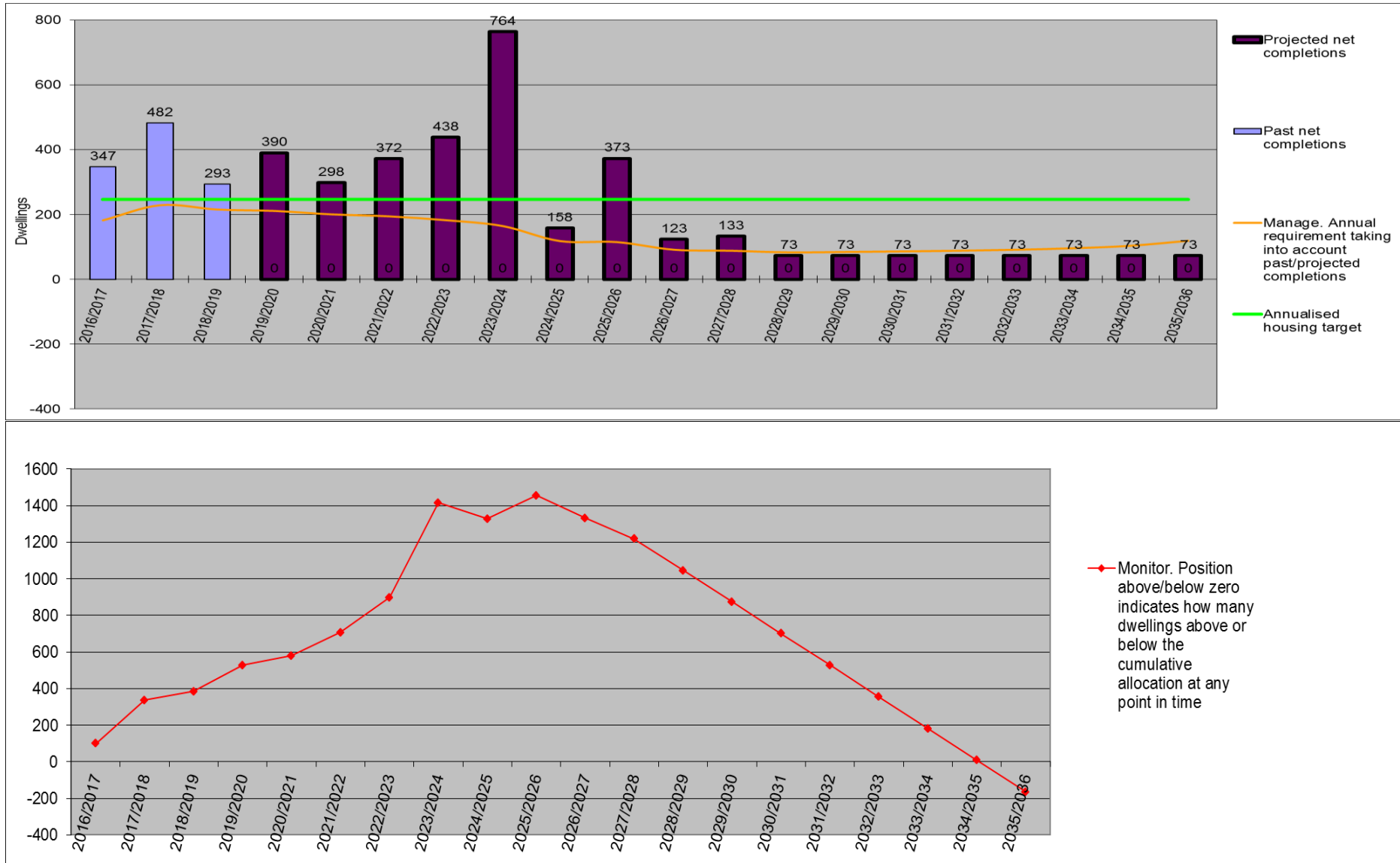


Table 6C – OAN 881 dw pa

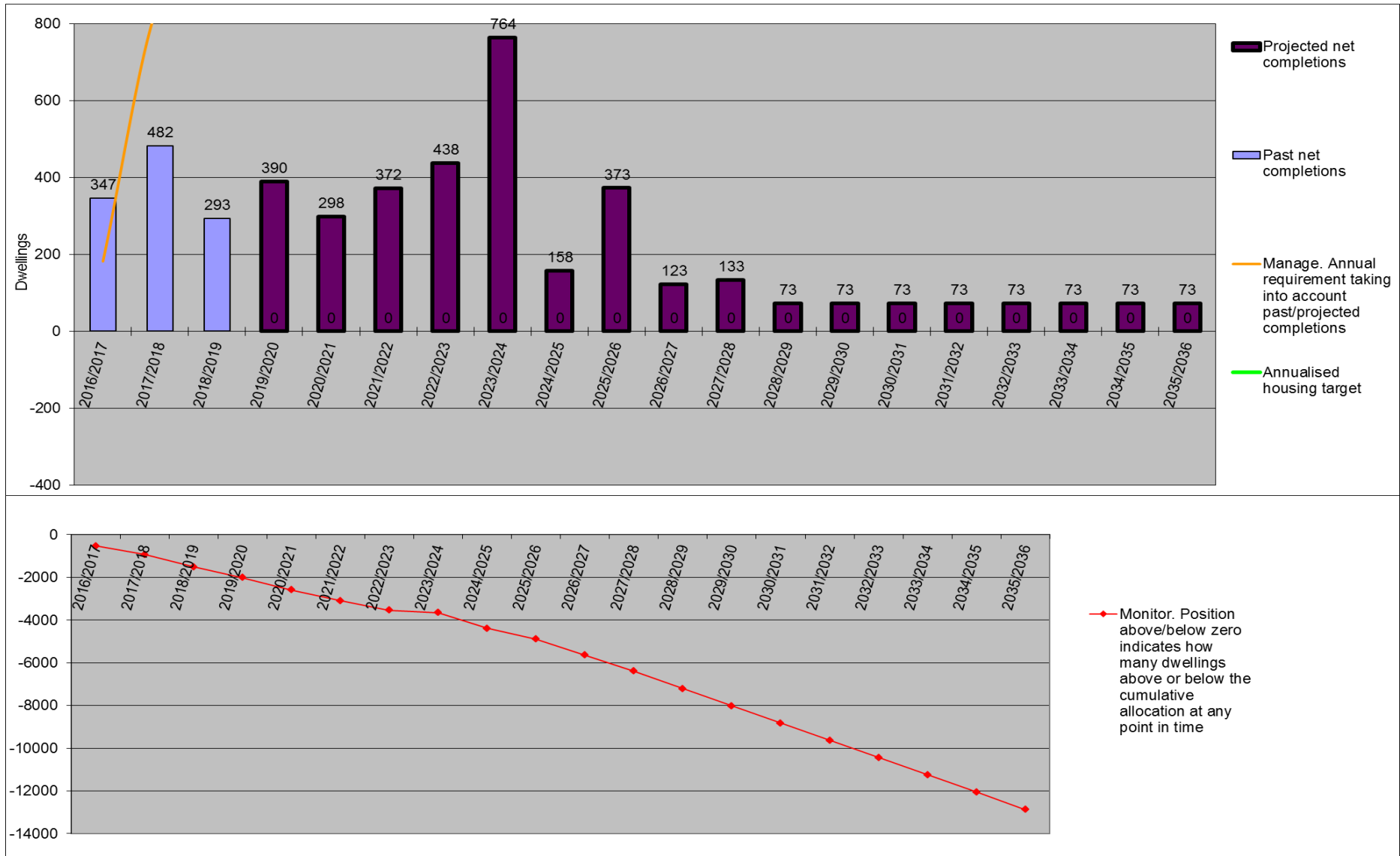
Worthing Trajectory OAN -Standard Methodology 881 dw pa 2018/2019

	Projected Completions																				Totals
	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	2034/2035	2035/2036	
Gross Completions at 1 April 2019 (large and small sites)	359	491	301	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1151
Commitments at 1 April 2019 (large and small sites with planning permission)(net)	0	0	0	297	253	266	6	0	0	0	0	0	0	0	0	0	0	0	0	0	822
Allowance for small windfall sites	0	0	0	0	0	0	73	73	73	73	73	73	73	73	73	73	73	73	73	73	1022
West Durrington	0	0	0	93	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	117
SHLAA sites at 1st April 2019	0	0	0	0	21	106	117	80	0	0	0	0	0	0	0	0	0	0	0	0	324
Proposed Local Plan Allocations (2018)	0	0	0	0	0	0	242	611	0	0	0	0	0	0	0	0	0	0	0	0	853
Proposed Local Plan Areas of Change (2018)	0	0	0	0	0	0	0	0	85	300	50	60	0	0	0	0	0	0	0	0	495
Total Projected Completions/Commitments	359	491	301	390	298	372	438	764	158	373	123	133	73	73	73	73	73	73	73	73	4784
Losses	12	9	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	29
Past net completions	347	482	293	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1122
Projected net completions				390	298	372	438	764	158	373	123	133	73	73	73	73	73	73	73	73	3633
Cumulative net completions	347	829	1122	1512	1810	2182	2620	3384	3542	3915	4038	4171	4244	4317	4390	4463	4536	4609	4682	4755	
Annualised housing target	881	881	881	881	881	881	881	881	881	881	881	881	881	881	881	881	881	881	881	881	17620
Monitor. Position above/below zero indicates how many dwellings above or below the cumulative allocation at any point in time	-534	-933	-1521	-2012	-2595	-3104	-3547	-3664	-4387	-4895	-5653	-6401	-7209	-8017	-8825	-9633	-10441	-11249	-12057	-12865	
Manage. Annual requirement taking into account past/projected completions	182	864	884	917	948	988	1029	1071	1095	1173	1246	1358	1494	1672	1900	2205	2631	3271	4337	6469	

Notes

Source: 2018 Residential Land Availability Survey, WSCC. 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 3 - Housing Trajectory Chart 3 – 881dwpa



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
2019-2020	390
2020-2021	298
2021-2022	372
2022-2023	438
2023-2024	764
2024-2025	158
2025-2026	373
Total 2018-2026	2793

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 National Planning Policy Framework (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 set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old. In addition, the supply of specific deliverable sites should include a buffer (moved forward from later in the plan period) of:

- a) 5% to ensure choice and competition in the market for land; or
- b) 10% where it wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or
- c) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply.

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.

Housing Delivery Test

The revised NPPF (2018) has introduced the Housing Delivery Test against which housing delivery will now be measured. If housing delivery is below 85% of the housing requirement over the previous three years, a 20% buffer will be applied.

The revised NPPF (2018) has introduced the Housing Delivery Test against which housing delivery will now be measured. If housing delivery is below 85% of the housing requirement over the previous three years, a 20% buffer will be applied.

The Government published the results of the Housing Delivery Test in February 2019. Worthing failed the test and delivered **93%** of its housing delivery target:

The total net number of homes delivered over the relevant 3-year period is **1,316** dwellings:

- Test Year 1 2015/16 = 477
- Test Year 2 2016/17 = 347
- Test Year 3 2017/18 = 492

The Worthing Core Strategy (CS) was adopted on 12th April 2011. Therefore, the CS adopted housing target of 200 dwellings per annum is the appropriate housing requirement figure for Test Year 1 (being within the last 5 years). Given the Local Plan Adoption date the calculation for Test Year 2 falls between the CS adopted target figure and the Minimum Local Housing Need Figure. For Test Year 3 the Minimum Local Housing Need Figure is used.

- Test Year 1 2015/16 = 200
- Test Year 2 2016/17 = 598
- Test Year 3 2017/18 = 622

The total number of homes required over the 3 year period: = 1,420 new homes

The calculation:

HDT (%) = Total net homes delivered over three year period = 1,316

Total number of homes required over three year period= **1,420**

HDT% = 1,316/1,420 = 0.93 x100 = 93%

Therefore, Worthing has failed the HDT and needed to publish an Action Plan. The Action Plan was published in August 2019 as per the requirements. The presumption in favour of sustainable development does not apply.

The second HDT was due to be published in November this year but at the time of publishing this AMR it had not been. It will be reported when it is published in the new year.

Worthing Trajectories

Core Strategy Target 200 dpa - 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.

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

Draft Worthing Local Plan 246 dpa - The review of the Local Plan is well under way and it includes a full review and assessment of all potential development sites. A Regulation 18 Plan was published for consultation in October 2018, which included a draft target of 246dw pa. Further work is underway to refine this target and ensure a robust target is arrived at for submission stage.

Table 9 sets out the five year housing land supply position against the current adopted Core Strategy target of 246 dw pa.

Standard Methodology 881 dw pa (capped at 40%) -The Objectively Assessed Need (OAN)figure as calculated using the Standard Methodology (calculated using the 2014 ONS data set). This is the most up to date assessment of housing need in Worthing.

Table 10 shows the five year housing land supply position against the latest OAN 881 dw pa

Five Year Housing Land Supply Positions 2019-2024

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 the emerging DWLP target and a 5% buffer for the OAN (capped standard methodology figure - untested) figure, which covers the period 1st April 2019 to 31st March 2024.

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 2006-2019	3916	
c	Number of years left in plan period = 7		
d	Remaining requirement 2019-2026 (a (4000) minus b (3916))	84	12
e	Five year target with no adjustment (200 x 5)	1000	
f	5% Buffer (1000/100 x 5)	50	
g	Requirement for five years 2019-2024 with 5% buffer (e+f)	1050	
h	Five year target with adjustment (12x5)	60	
i	5% Buffer (60/100x5)	3	
j	Requirement for five years 2019-2024 adjusted with 5% buffer	63	13
	Supply:		
k	Commitments at 1 April 2019 (net) (including West Durrington)	939	
l	SHLAA sites (net figure)	1177	
m	Windfall allowance (73x2 years)	146	
n	Total Commitments (k+l+m)	2262	
o	Surplus (n-j) (2262 - 63)	2199	

This table demonstrates a 169 year supply of deliverable sites (2199/13)

Table 9. Five year Housing Land Supply measured against Emerging DWLP 2018 FIGURE 246 dwellings per annum (with 5% buffer)

		Dwellings (net)	Annual Average
a	DWLP target 2016-2036	4920	246
b	Completed 2016-2019	1122	
c	Number of years left in plan period = 17		
d	Remaining requirement 2019-2036 (a (4920) minus b (1122))	3798	223
e	Five year target with no adjustment (246 x 5)	1230	
f	5% Buffer (1230/100 x 5)	62	
g	Requirement for five years 2019-2024 with 5% buffer (e+f)	1292	
h	Five year target with adjustment (223x5)	1115	
i	5% Buffer (1115/100x5)	56	
j	Requirement for five years 2019-2024 adjusted with 5% buffer	1171	234
	Supply:		
k	Commitments at 1 April 2019 (net) (including West Durrington)	939	
l	SHLAA sites at 1 April 2019 (excl Proposed Local Plan Allocations and AOC (2017))	324	
m	Proposed Local Plan Allocations (2017)	853	
n	Proposed Local Plan Areas of Change (2017)	0	
o	Windfall allowance (73x2 years)	146	
p	Total Commitments (k+l+m+n+o)	2262	
q	Surplus (n-j) (2262 - 1171)	1091	

This table demonstrates a 9.7 year supply of deliverable sites (2262 / 234)

Table 10. Five year Housing Land Supply measured against Capped (40%) Standard Methodology (using 2014 Household Projections) 881 dwellings per annum (OAN) (with 5% buffer)

		Dwellings (net)	Annual Average
a	Objectively Assessed Need figure 2016-2036	17620	881
B	Completed 2016-2019 (net)	1122	
c	Number of years left in plan period = 17		
D	Remaining requirement 2019-2036 (a-b)	16498	970
E	Five year target with no adjustment (881x5)	4405	
F	Shortfall of housing provision from 2016 (881x3 years =2643) minus completions (b - 1122)	1521	
G	Five year target including shortfall (e+f)	5926	
H	5% Buffer (5926/100x5)	296	
i	Requirement for five years 2019-2024 with 5% buffer (g+h)	6222	1244
	Supply:		
j	Commitments at 1 April 2019 (Incl West Durrington)	939	
k	SHLAA sites at 1 April 2019 (excl Proposed Local Plan Allocations and AOC (2017)	324	
l	Proposed Local Plan Allocations (2017)	853	
m	Proposed Local Plan Areas of Change (2017)	0	
n	Windfall allowance (73 x 2 years)	146	
o	Total Commitments (j +k +l+m+n)	2262	
p	Shortfall (o-i) (2262-6222)	-3960	

This table demonstrates a 1.8 year supply of deliverable sites (2262 / 1244)

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.

Table 11. Breakdown of SHLAA Sites

SHLAA Status	Number of Sites	Percentage of Total
Potential Site	18	6%
Rejected Site – Monitor	11	4%
Rejected Site	136	44%
Committed Site	144	46%
Total	310	100%

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

Housing Summary

Monitor – The completion level of 293 dwellings for 2018/19 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 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 calculated using the new Standard Methodology (capped at 40% and using the 2014 ONS data set).

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 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.

The review of the Local Plan is well underway but more evidence is being collected and further assessments are being undertaken to ensure that all potential opportunities for development are considered. Where necessary the target will be amended for the Submission draft of the Local Plan to reflect this ongoing work.

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 has resulted in a significant change to how local planning authorities must consider their housing delivery requirements. Using the Standard Method set out in national policy Worthing's OAN indicates a 'Capped' housing need of 881 dwellings per annum.

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. It has not been possible to gain data from West Sussex County Council for this monitoring period. There will be a requirement, by December 2020, for West Sussex County Council to report on the contributions they receive.

Money Collected

The table below details the planning contributions paid to WBC between 01/04/18 and 31/03/19.

Table 12: Contributions received

Planning Application	Amount Received	Purpose
AWDM/0063/17	£44,064	Affordable Housing
AWDM/0301/16	£48,734	Affordable Housing
AWDM/1861/15	£50,000	Affordable Housing
AWDM/0124/15	£239,480	Affordable Housing
AWDM/0124/15	£50,000	Public Realm

Money Spent

The table below details the planning contributions spent by WBC between 01/04/18 and 31/03/19. A total of £1,808,229.75 of planning contributions received by WBC was spent in the 2018/2019 financial year on infrastructure projects in Worthing. Included in this expenditure was £18,499.50 on the Fulbeck Avenue Affordable Housing Development, and £1,495,814.51 on the Rowlands Road Affordable Housing Development.

Table 13: Contributions spent

Planning Application	Amount Spent	Scheme
WB/07/0916/FULL	£5,346	Easit Travel Scheme
WB/10/0895/FULL	£4,400	WSCC South Street cobbled surface
WB/11/0275/OUT	£3,133.74	Environmental Clerk of Works
AWDM/0124/15	£239,480	Rowlands Road Affordable Housing Development
AWDM/1861/15	£50,000	Rowlands Road Affordable Housing Development

AWDM/0301/16	£48,734.20	Rowlands Road Affordable Housing Development
AWDM/0063/17	£44,064	Rowlands Road Affordable Housing Development
AWDM/0844/15	£173,787.76	Rowlands Road Affordable Housing Development
AWDM/1727/14	£45,000	Rowlands Road Affordable Housing Development
AWDM/0184/14	£114,921.41	Rowlands Road Affordable Housing Development
AWDM/0055/13	£65,000	Rowlands Road Affordable Housing Development
WB/10/0867/FULL	£31,246.64	Rowlands Road Affordable Housing Development
AWDM/1277/15	£60,768	Rowlands Road Affordable Housing Development
WB/09/0537/FULL	£480,000	Rowlands Road Affordable Housing Development
AWDM/1089/12	£89,547	Rowlands Road Affordable Housing Development
WB/07/1120/FULL	£56,765	Rowlands Road Affordable Housing Development / Fulbeck Avenue Affordable Housing Development
WB/10/1069/FULL	£15,000	Fulbeck Avenue Affordable Housing Development
AWDM/0055/13	£22,644	Highdown Gardens Infrastructure Improvements
WB/09/0537/FULL	£98,447	Play Areas and Fitness Equipment
WB/06/1344/FULL	£27,157	Highdown Gardens Infrastructure Improvements / Homefield Tennis Courts Refurbishment
AWDM/1433/13	£91,394	Homefield Tennis Courts Refurbishment
WB/07/0916/FULL	£16,336	Homefield Tennis Courts Refurbishment
WB/10/0753/FULL	£25,058	Tarring Recreation Ground / West Park Outdoor Fitness Equipment

Money Allocated

The table below indicates the money from planning contributions that has been allocated, but not spent, during the reported year for funding infrastructure,

Table 14: Contributions allocated

Category	Transport	Open Spaces	Affordable Housing	Flooding	Misc.
Money Allocated	£181,641	£255,050	£0	£0	£0

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 2019:

Table 15: Contributions available

Category	Transport	Open Spaces	Affordable Housing	Flooding	Misc.
Money Available	£648,679	£296,632	£0	£15,545	£169,929.72

Agreements Signed

During 2018/2019, two new agreements were signed. If implemented the following contributions (set out on table below) will be collected to support and mitigate the impacts of development.

Table 16: New agreements

Planning Application	Site Address	Date of s106	Amount of Contribution	Purpose of Contribution
AWDM/1529/18	19 - 23 South Street	17/12/2018	9 Affordable Housing units	To be located within Block 6 of the development
AWDM/0063/17	7 The Steyne	21/08/2018	£88,128	Provision of the agreed Affordable Housing off site

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/>

Community Infrastructure Levy (CIL)

Regulation 121A of The Community Infrastructure Levy Regulations 2010 (as amended) requires the Council, as a charging authority, to prepare a CIL report for the financial year. Section 1 of this regulation outlines information that should be included in the report. From December 2020, the CIL collecting authority is required to produce an Infrastructure Funding Statement (IFS), which will be published on the Council's website. The purpose of the IFS is to provide information on the infrastructure projects the Council intends may be wholly or partly funded by CIL, to report on CIL in relation to the previous financial year, and to report on planning obligations, in relation to the previous financial year.

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 developers to pay for infrastructure that is needed as a result of development.

Use	Charging Schedule rate (£/m ²)	2019 indexed rate (£/m ²)
Residential (C3) - Zone 1	£100.00	£128.57
Residential (C3) - Zone 2	£0	£0
Retail (A1-A5), excluding ancillary car parking	£150.00	£192.85
All other uses	£0	£0

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 and any CIL receipts being received. As a consequence, there was very little CIL collected between 2015 and 2017 but, as shown in the table below, significant sums of money are now starting to be collected. As at 31/03/19, a total of £437,738.16 CIL had been collected.

The CIL Regulations state that a charging authority must report the following for the financial year 2018/2019:

Table 17: CIL reporting for financial year 2018/2019

Description	Amount/Description
The total CIL receipts for the reported year	£96,345.00
The total CIL expenditure for the reported year	£4,817.25
Summary details of CIL expenditure during the reported year including the items of infrastructure to which CIL has been applied	£0
Summary details of CIL expenditure during the reported year including the amount of CIL expenditure on each item	£0
Summary details of CIL expenditure during the reported year including the amount of CIL applied to repay money borrowed, including interest, with details of the infrastructure items which that money was used to provide	£0
Summary details of CIL expenditure during the reported year including the amount of CIL applied to administrative expenses and that amount expressed as a percentage of CIL collected in that year	£4,817.25 (5%)
Summary details of CIL expenditure during the reported year including the total amount of CIL receipts retained at the end of the reported year	£91,527.75

Strategic Pot

As set out below, this is broken down into 3 'pots' – Strategic Pot (80%) / Local Proportion (15%) / Admin (5%)

Table 18: Amount of CIL received in Strategic Pot, by application

CIL (Strategic Pot – 80%)	Date Received	Total Received
AWDM/1719/15 96 Durrington Lane, Worthing, BN13 2QJ	22.6.16	£5,840.00
AWDM/1314/16 5 Eirene Avenue, Worthing, BN12 4DL	20.6.17	£10,480
AWDM/0083/16 62 Rackham Road, Worthing, BN13 1LW	28..6.17	£6,600.80
AWDM/1522/16 Land north of Highdown Court, Durrington Lane	24.8.17	£95,600
AWDM/0042/16 22 Sea Place, Worthing	21.9.17	£6,400
AWDM/1542/16 112-114 Chapel Rd, Worthing	7.12.17	£90,102.53
AWDM/1075/17 Irene House, 1 Parkfield Rd, Worthing	19.1.18	£46,040
AWDM/1289 1 Tamar Avenue, Worthing	24.1.18	£6,291.20
AWDM/0919/17 78 Montague Street, Worthing	26.3.18	£5,760
AWDM/1861/15 Providence Works, 27-33 Lyndhurst Road	30.8.18	£35,280
AWDM/0964/17 149 Alinora Crescent	20.9.18	£5,480
AWDM/0764/17 Kingsway Hotel	21.1.19	£7,720
AWDM/0194/17 5A Fulbeck Avenue	11.2.19	£6,880
AWDM/0532/18 89 Poulterers Lane	12.2.19	£960
AWDM/0887/17 314 Goring Road	19.2.19	£9,424
AWDM/1321/16 Garage South Of 68 To 70 Newlands Road	6.3.19	£4,360
AWDM/0834/17 156 Ringmer Road	12.3.19	£6,972
	TOTAL	£350,190.53

Local Proportion

The CIL Regulations require the Council to pass a 'meaningful proportion' of the CIL receipts received in a particular area to that area. This is known as 'Neighbourhood Funding'. The meaningful proportion is defined as 15% in areas where there is no Neighbourhood Plan, or 25% in areas with a Neighbourhood Plan. Worthing currently has no Neighbourhood Plans. Therefore, the table below sets out how 15% of CIL collected in Worthing is 'allocated' to the local area. Arrangements for the spending of the 'local proportion' are currently being considered (see below).

Table 19: Amount of CIL money available in the local proportion pot (15%) for each ward

Ward	Balance Available
Central	£25,406.72
Durrington	£20,199.60
Goring	£2,794.50
Heene	£1,447.50
Marine	£3,165.00
Northbrook	£1,290.00
Offington	£180.00
Tarring	£11,177.40

Administration

The introduction of CIL and the day-to-day discharge of the Council's duties as the 'Charging Authority' is resource intensive and recognised by the Government as an additional burden on local authorities. As such, in line with regulations, the Council will utilise up to 5% of total CIL receipts each year to finance levy administration expenses. At the end of 2018/19 a total of £21,886.91 had been collected within the 'Admin pot' and this balance was to be used on costs relating to establishing CIL and setting up a governance structure.

Governance Arrangements

As set out above, the money collected through CIL is starting to grow. It is therefore the right time for the Council to establish a clear governance structure to oversee the auditing and spending of CIL monies. A Joint Officer and Member Board for CIL governance have been established and a number of meetings held. The expectation is that all key principle for governance will be in place by the end of 2019/20, including an Infrastructure Business Plan (IBP) to help in the prioritisation of projects for CIL funding.

More information on Worthing CIL can be found on the Council's website:

<https://www.adur-worthing.gov.uk/planning-policy/worthing/worthing-cil/>

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) has been introduced 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 - Affordable Housing - Monitoring - Gypsy & travellers - 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. The CWS Delivery and Investment Framework will help to deliver the LSS (see below).
CWS and Greater Brighton Strategic Planning Board	The Board (supported by an officer group) informs spatial strategies and policies for the area and to request planning work as required. A Local Strategic Statement (and update LLS2) has been agreed and work is progressing on LSS3.
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).

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.

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 helped to inform the Worthing Housing Study published in July 2015. .

Work will be required in the future to reassess the sub-regional demand for housing in response to updated demographic projections and to respond to changes to national guidance / legislation (e.g. the 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 is required to address longer term issues and work has commenced to prepare LLS3. 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 in 2017 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.

Conclusion

The Duty to Co-operate is an ongoing process. Co-operation through existing governance structures as well as through regular meetings continues to take place. Whilst a number of joint measures to help housing and employment delivery are on-going via the WS&GB Strategic Planning Board and the Economic Board, longer term housing and employment needs can only be addressed via a full review of the LSS and through local plan reviews. As the Worthing Local Plan nears Submission the Council will seek to agree Statements of Common Ground with neighbouring authorities within the sub-region.

To support the publication of the Draft Worthing Local Plan the Council has published an interim Duty to Co-operate Statement which can viewed using this link:

<https://www.adur-worthing.gov.uk/media/media,151230,en.pdf>

Appendix 4 – Development Management Performance

Applications

In the monitoring year 2018/2019, **749** applications were determined. The percentage of applications determined within the prescribed timescale by application type is as follows:

- Major applications – 71%
- Minors – 84%
- Others – 90%

Appeals

In 2018/2019, there were 19 appeals determined. The outcomes are reported below:

Table 13 - Breakdown of Appeal Decisions

Decision Type	Number
Allowed	6
Withdrawn	1
Dismissed	12
Split Decision	0
Turned Away	0
Enforcement Notice Quashed	0
Enforcement Notice Temp	0
Enforcement Notice Upheld	0
Enforcement Notice Split Decision	0