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1. **Introduction**

1.1 The Planning and Compulsory Purchase Act 2004 requires local planning authorities to produce an annual monitoring report (AMR) for submission to the Secretary of State. The Act requires that these reports should contain information on the implementation of the Local Development Scheme (LDS) and the extent to which the policies set out in local development documents are being achieved.


1.3 This is the first of the annual monitoring reports to be submitted to the Office of the Deputy Prime Minister (ODPM) in December 2005.

1.4 A key objective of the new planning system is that local development documents will be ‘spatial’ rather than purely land-use plans delivered through the grant and refusal of planning permission. They will embrace wider social, environmental and economic objectives as well as:

- providing a mechanism for delivering sustainable development objectives by addressing social, environmental and economic issues and relating them to the use of land;
- considering the needs, issues and aspirations of communities and the key spatial drivers of change within an area;
- adopting an integrated approach which informs and takes account of other strategies and policies;
- facilitating and encouraging new forms of partnership with a range of bodies including communities and specific stakeholders; and
- focusing upon implementation, setting out agreed delivery mechanisms (including development control) that have regard to the investment and operational plans of relevant infrastructure and service providers.

1.5 The final bullet point above provides the key rationale for spatial monitoring, as local development documents must set out clear and agreed implementation mechanisms to ensure that spatial objectives and policies are delivered.

1.6 Overall, the spatial approach to planning also means that the preparation of local development documents will require more comprehensive evidence in terms of the information they are based upon than has traditionally occurred with development plans. This is one reason why authorities will need to develop robust approaches to monitoring local development frameworks.

1.7 ODPM’s Monitoring Good Practice Guide identifies 3 categories of indicators for monitoring LDFs:

1. Contextual indicators. These describe the wider social, environmental and economic background against which LDF policy operates and aim to enhance understanding of the wider context for the development of spatial policies.

2. Output indicators. These are used to assess the performance of policies and include:

   * Core indicators - local authorities are required to monitor a prescribed set of LDF indicators which enable consistent monitoring at regional and national level. This includes monitoring of housing delivery by producing a housing trajectory which shows past rates of housing completions and projecting performance to the
end of the plan period, or for 10 years from adoption of the relevant document whichever is the longer;
* Local indicators - additional local indicators identified to relate to local circumstances and issues and closely tailored to local policies contained in the LDF but not covered by the core indicators.
3. Significant Effects indicators - these are used to assess the significant social, environmental and economic effects of policies and inform monitoring of the impacts of policies on sustainability and are derived through the Sustainability Appraisal process.

1.8 Worthing Borough Council will develop its own local indicators for inclusion in the AMR for monitoring of emerging LDF documents in time. The structure of the AMR report has been based on the core indicators included in the government’s guidance. The council is preparing its own Scoping Report as part of the Sustainability Appraisal of the LDF which identifies the sustainability issues relevant to the Borough and sets out the context for the LDF.

1.9 The report describes the progress made on the LDF and how the planning policies of Worthing’s Development Plan are performing. This is done for the year April 2004 to March 2005. The report is broken down into the following sections:

- Section 2 describes the wider social, environmental and economic background;
- Section 3 reviews the LDF progress;
- Section 4 gives an update on Local Plan policies and their effectiveness. In the future this section will report on progress of Development Plan Documents;
- Section 5 looks at housing in more detail;
- Section 6 concentrates on employment floorspace;
- Section 7 looks specifically into local services which includes retailing and leisure; and
- Section 8 reports on other indicators such as transport, open spaces, flood protection, biodiversity and renewable energy.

2. Setting the context

2.1 Worthing is located on the coastal plain between the Sussex Downs Area of Outstanding Natural Beauty, (and proposed National Park), to the north and the English Channel to the south. It is further constrained between two strategic gaps one to the east and one the west of the borough. The borough borders two other local authorities, Adur District to the east and Arun District to the west. The Borough covers an area of 3,496.58 hectares. Worthing is a predominantly urban borough with a population of 97,568 (Census 2001). Looking at the total population Worthing is the second largest district in West Sussex after Crawley and is both a major shopping and employment centre as well as being a tourist and leisure attraction. Worthing is a borough with contrasts; with its coastal areas differing both geographically and socially from its semi-rural hinterland. The average age of Worthing’s population is older than the county average and it has one of the highest proportions of population over 80 years old in England. A more detailed profile of Worthing can be found in Appendix 1.

Key sustainability issues facing Worthing Borough

2.2 The Scoping Report for the Sustainability Appraisal of the LDF has identified a number of key issues facing the borough. They are set out below.
2.3 The key sustainability issues for the economy are maintaining a healthy, vibrant and diverse economy. The detailed issues that need addressing in the Local Development Framework are:

- reliance on service sector
- low average wage
- need to diversify economy/ bring in new investment and generate higher paid jobs
- address the needs of existing companies
- out-dated trading estates and infrastructure

Environmental Issues

2.4 Maintaining and enhancing the natural and built environment of the district is very important to the residents and communities of Worthing. The detailed issues that need addressing in the Local Development Framework are:

- retaining urban character and historic development patterns
- protection of conservation areas and listed buildings
- maintaining rural setting
- development pressure on strategic gaps and pressure on the urban fringe
- protection of the coast and its long-term role
- development opportunities for the enhancement of biodiversity
- impact of climate change – risk of flooding and role of sea defences
- balance the need to address potential AQM areas with the pressure for development
- need to address areas of land contamination
- effective use of land and resources
- road congestion
- access to sustainable transport modes

Social Issues

2.5 The provision of housing is a major issue in Worthing. This relates to both the requirement to meet government targets and the provision to meet local needs. Three wards in Worthing do not score very well on the Indices of Multiple Deprivation. The IMD measure social inclusion by considering and scoring a whole range of issues, from access to certain facilities to income and employment. The detailed issues that need addressing in the Local Development Framework are:

- need to respond to changes in the demographic profile, in particular the growth in the mid age bracket
- concentration of deprivation in 3 central wards
- relationship between incomes and house prices
- accessibility to a range of housing options
- quality of cultural and leisure facilities
- educational achievement and skills levels
- health in certain wards

3. Review of the LDF progress

3.1 This section reviews the progress of LDF preparation in terms of local development document preparation against the time scales and milestones as set out in Worthing’s Local Development Scheme (LDS).
Worthing’s LDS was approved by GOSE on behalf of the Secretary of State on 8 March 2005. Since approval the Strategic Housing and Planning Group have been working hard to ensure the milestones outlined in the document are met.

Documents published to date and as per listed in the LDS include:
- Draft Statement of Community Involvement
- Scoping Report for the Sustainability Appraisal of the LDF

The Gantt chart overleaf demonstrates those milestones met to date and the milestones the Council is working towards in the coming months.

**Other achievements**

3.2 Each LDD will be informed by a series of evidence gathering tools and where appropriate background studies will be carried out to form part of the evidence base. Two studies have already been completed they are the Housing Needs Survey 2004 and the Urban Potential Study. The latter one seeks to assess the potential for housing provision within the Borough via a combination of detailed survey work and the making of assumptions about supply from unidentified sites. Studies currently being carried out are:

*PPG 17 study*
This is a local needs assessment in order to establish the quantity, quality and value of open spaces and sport and recreation facilities, and from this, to develop local standards to reflect local needs. Assessments will feed into new policies.

*Retail study*
This is a study carried out for Worthing, Chichester and Arun districts. It’s to determine the existing and future capacity for retail development, along with determining where gaps may exist and where provision for future development by way of allocations may be warranted. Key findings will feed into the Core Strategy DPD and Unlocking Development Potential DPD.

*Employment Land Review*
Analysis of existing stock. Test SP forecasts against trends and other relevant data in local strategies. Identify any shortfall between what floorspace is available for each market segment compared with identified demand, or any oversupply if relevant. Assess how any shortfall identified can realistically be met by:

a) Identifying sites (brownfield or greenfield) that should be allocated for employment use, together with any action necessary to bring them forward for development within the plan period. This should include redevelopment and / or mixed use development where appropriate.

b) Assessing how much of provision will be met by windfall development, i.e. development that cannot be identified in advance.

If there is any over supply, recommend which surplus sites should be released for alternative non-employment uses.

The appropriate policy approach, if any, to protecting existing and future employment land and sites from pressure for development for alternative uses such as housing. This should include identification of those sites / areas that should be subject to such protection.
What type of developments should be encouraged in order to maximise the opportunities for attracting businesses to take up floorspace both now and in the future.

Key trends in business requirements for floorspace likely to occur to 2017.

_Urban Housing Potential Study._
This study was completed in 2004. It identifies a number of sites suitable for residential development, and importantly, the density of development that should be sought on them. This is an important tool in achieving required levels of housing over the plan period.

_EWAR study_
A draft technical feasibility study has outlined two potential routes that the EWAR could take if it was to be built. The first route would skirt the eastern edge of Worthing and join up with the A27 just East of Lyon’s Farm. The second route would move further eastward joining the A27 between Sompting and Sompting village.

3.3 An information session about the Local Development Framework (LDF) was held on 9 September 2004 at the Chatsworth Hotel in Worthing. This was organised to ensure that the community is actively engaged in the whole of the process. Worthing Together, the Local Strategic Partnership for Worthing, as the main body for bringing together the public, business, community and voluntary sectors, needs to be involved from the start.

4. **Policy review and progress made towards development plan documents**

4.1 The good practice guide, paragraph 3.4, states: ‘Local development frameworks should be continually reviewed and revised and the annual monitoring report will be the main mechanism for assessing the framework’s performance and effects. This reflects the concept of ‘plan, monitor, and manage’, whereby the findings of monitoring feed directly into any review of policy that may be required….’

4.2 This section will eventually assess the extent to which policies in local development documents are being implemented. It will also identify the significant effects of implementing policies in LDDs and whether they are as intended. Where policies are not being implemented, this section should explain why and set out what steps will be taken to ensure that the policy is implemented, or whether the policy is to be amended or replaced.
<table>
<thead>
<tr>
<th>DOCUMENTS</th>
<th>2004</th>
<th>2005</th>
<th>2006</th>
<th>2007</th>
<th>2008</th>
</tr>
</thead>
<tbody>
<tr>
<td>STATEMENT OF COMMUNITY INVOLVEMENT</td>
<td>1</td>
<td>2</td>
<td>3</td>
<td>4</td>
<td>5</td>
</tr>
<tr>
<td>CORE STRATEGY DPD</td>
<td>1</td>
<td>2</td>
<td>3</td>
<td>4</td>
<td>5</td>
</tr>
<tr>
<td>UNLOCKING DEVELOPMENT POTENTIAL DPD</td>
<td>1</td>
<td>2</td>
<td>3</td>
<td>4</td>
<td>5</td>
</tr>
<tr>
<td>Supplementary Planning Guidance (Stages A-E)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>AFFORDABLE HOUSING SPD</td>
<td>Stage A</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>RECREATION SPACES SPD</td>
<td>Stage A</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Areas shaded represent milestones WHICH HAVE BEEN met in line with Approved Local Development Scheme. For Details please refer to Worthing’s LDS

1 Pre production background/ evidence gathering
2 Identify & assess issues / options
3 Pre- submission public participation (Preferred Options)
4 Considerations of representations
5 Submit to Secretary of State & Public Consultation (6 Wks)
6 Examination
7 Inspector’s binding report due
8 Adoption & Public Chart
4.3 To date no development plan document has been prepared and until policies prepared under the new LDF emerge the following Local Plan policies will continue to be monitored:

- Policy H1 Housing Supply
- Policies H4-H8 Housing Allocations
- Policy H3 Affordable Housing
- Policies MS1-MS4 Mixed Site Allocations
- Policy CT5 Sea Place/Eirene Road Allocation
- Policy TR9 Parking Standards
- Policies B2-B9 Employment Allocations
- Policy LR5 Protection of Open Space
- Policy LR8 Provision of Open Space

Table 1 Update on Local Plan Policies

<table>
<thead>
<tr>
<th>Policy</th>
<th>General Performance / Update</th>
</tr>
</thead>
<tbody>
<tr>
<td>H1 Housing Supply</td>
<td>This policy is explored fully under in Section 5 - Housing Context</td>
</tr>
<tr>
<td>H4 West Durrington</td>
<td>Development Brief adopted September 2003. Borough Council resolved to grant planning permission in May 05, subject to completion of a S106 agreement.</td>
</tr>
<tr>
<td>H5 EWAR</td>
<td>A draft technical feasibility study has outlined two potential routes that the EWAR could take if it was to be built. The first route would skirt the eastern edge of Worthing and join up with the A27 just East of Lyon’s Farm. The second route would move further eastward joining the A27 between Sompting and Sompting village.</td>
</tr>
<tr>
<td>H6 Southern Part of West Worthing Waste Water &amp; Inland Revenue site</td>
<td>To be considered as part of the options for the Development Planning Document (DPD) ‘Unlocking Development Potential” as part of the new LDF.</td>
</tr>
<tr>
<td>H7 Warnes</td>
<td>Building in progress (72 residential units) and nearing completion.</td>
</tr>
<tr>
<td>H8 Dairy Site</td>
<td>Planning permission given for 40 sheltered housing apartments and 9 affordable housing apartments. Building works still to start.</td>
</tr>
<tr>
<td>H3 Affordable Housing</td>
<td>The results of how much affordable housing is being permitted and built are set out in Section 5. In terms of how the policy is being applied, we have yet to see the full provision of 30% social and an element of low cost housing within any of the schemes which have come forward. There is an appendix detailing the development which has contributed to the provision of Affordable Housing.</td>
</tr>
<tr>
<td>MS1 Northbrook College Broadwater Road</td>
<td>No further progress</td>
</tr>
<tr>
<td>MS2 Teville Gate</td>
<td>The new owner of the site has demolished the empty shops</td>
</tr>
</tbody>
</table>
**Allocation**  
Prior to redevelopment. It is understood that a mixed-use development incorporating leisure, retail and restaurants on ground/first floors with residential above is being promoted for the site. As yet, however, no planning application has been submitted for the redevelopment of the site.

**MS3 Castle Goring**  
Full survey of the building carried out in Feb 2004, valuation report to be completed September 05. Report to Cabinet in Autumn 2005 regarding the next steps for the repair and use of the building.

**MS4 Grafton Site**  
Development brief adopted April 2004. Site recently marketed. Schemes put forward relate to a mix of residential, retail and leisure facilities.

**CT5 Sea Place / Eirene Road**  
Development brief adopted December 2004. Site recently marketed. Schemes put forward relate to primarily residential development.

**TR3 Travel Assessment Travel Plans**  
Policy is being applied well to all non-residential applications which trigger a requirement in accordance with PPG13.

**TR9 Parking Standards**  
Parking standards have been updated to fall in line with PPG13 and PPG3 requirements. A new Supplementary Planning Guidance document has been produced and is available on the WBC Internet. Overall the policy is being applied well, particularly in relation to residential developments. A total of transport contribution of £63,660 was received from 8 applications.

**B2 West Worthing Waste Water & BG Site**  
Application WB/03/00008/Full
Redevelopment of the site with the construction of two blocks of accommodation for B1 (Business use) including access, parking and associated site works. Consent granted - Not yet implemented.

**B3 Lower Northbrook Farm & Paddock**  
Application WB/05/0503/Full
Submitted 9/5/2005 on two thirds of the B1 allocated site for a car dealership, to include storage, workshop and offices. Application being considered/decision pending.

**B4 Land adj Southern Water, Littlehampton Road**  
Site marketed. Schemes put forward relate to B1 use. Planning application not yet received.

**B5 Land at Dale Road**  
Site is occupied by B & W Loudspeakers and Rossett Beck Group.

**B6 Land east of Faraday Close**  
Application WB/03/00684/Full
Use of the land for parking of mini-buses and full size coaches, including the erection of a building for ancillary offices, storage and maintenance facilities. Built and occupied.

**B7 Land at Highdown Business Park**  
Application WB/03/00687/Full
Erection of tennis, health and fitness club including crèche for members children, illuminated outdoor tennis courts, outdoor swimming pool, car parking and access. Built and Occupied.

**B8 Site A The Warren**  
Application WB/00/00878/OUT
Outline application for development of part of site to south of existing offices with 10,761 m² of B1 office accommodation. Pending.

**B9 Site B The Warren**  
As above.

**LR5 Protection of Open spaces**  
No open spaces have been lost to development.
| **LR8 Provision of Open Space.** | In the period 2004/2005 a contribution of £ 115,543 has been secured by way of payment towards the provision of open space provision. |
5. Housing

LDF Core Output indicators

Indicator 2a
Housing Trajectory showing:
(i) net additional dwellings over the previous five year period or since the start of the relevant development plan document period, whichever is the longer;
(ii) net additional dwellings for the current year;
(iii) projected net additional dwellings up to the end of the relevant development plan document period or over a ten year period from its adoption, whichever is the longer;
(iv) the annual net additional dwelling requirement; and
(v) annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous years' performances.

The housing trajectory shows the past completions and projected completions. These projections do not include the housing parts of mixed sites. The red monitor line shows how many dwellings above or below the planned rate the plan strategy is. The planned rate is the annual strategic plan allocation, in this case this is the West Sussex Structure Plan. The monitor line is above zero from 2006/07 till the end of the plan period ahead of the annualised delivery of its requirement.

The orange manage line shows the annual number of completions needed to meet the strategic plan total, taking into account any shortfalls or surpluses from previous and future years. The manage line for Worthing shows the total number of dwellings required falling steadily from 259 dwellings in 2006/07 to 11 in 2013/14 and then going in minus figures for the last two years of the plan period.

Appendix 2 shows a table with the background data on which the trajectory is based as well as a table with the actual and projected completions by site type and origin (identified, unidentified i.e. windfall, allocated in Local Plan or non-allocated etc.).

Indicator 2b
Percentage of new and converted dwellings on previously developed land

5.1 Table 2 Total gross and net dwelling completions

<table>
<thead>
<tr>
<th>Year</th>
<th>Gross completions</th>
<th>Demolitions</th>
<th>Net completions</th>
<th>% on PDL</th>
</tr>
</thead>
<tbody>
<tr>
<td>2004–05</td>
<td>253</td>
<td>32</td>
<td>221</td>
<td>100%</td>
</tr>
</tbody>
</table>

Figures supplied by West Sussex County Council

The number of gross completed dwellings is 253 and the net figure is 221. All of those dwellings were built on previously developed land.

Indicator 2c
Percentage of new dwellings completed at:
(i) less than 30 dwellings per hectare;
(ii) between 30 and 50 dwellings per hectare; and
(iii) above 50 dwellings per hectare.
5.2 Table 3 Gross dwelling completions by site density for all sites

<table>
<thead>
<tr>
<th>Dwellings per ha</th>
<th>Units completed</th>
<th>Area (Ha)</th>
<th>Average density</th>
<th>Percentage of completions by District/County</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than 30</td>
<td>24</td>
<td>1.25</td>
<td>19.2</td>
<td>9.5</td>
</tr>
<tr>
<td>30-50</td>
<td>67</td>
<td>1.59</td>
<td>42.1</td>
<td>26.5</td>
</tr>
<tr>
<td>Over 50</td>
<td>162</td>
<td>1.29</td>
<td>125.6</td>
<td>64.0</td>
</tr>
<tr>
<td>All sites</td>
<td>253</td>
<td>4.13</td>
<td>61.3</td>
<td>100.0</td>
</tr>
</tbody>
</table>

Source: WSCC Residential Land Availability System

The table above shows that 162 units which is nearly two-thirds of all dwellings (64%) are built at high density in the over 50 dwellings per ha category. The average density on all sites in Worthing is 61 units per ha.

Indicator 2d
Affordable housing completions

5.3 Table 4 Affordable housing completions

<table>
<thead>
<tr>
<th></th>
<th>Affordable housing units completed</th>
</tr>
</thead>
<tbody>
<tr>
<td>2004-05</td>
<td>55</td>
</tr>
</tbody>
</table>

Source: WSCC Residential Land Availability System

A total of 55 of the units were completed for Housing Associations (22% of total). The remaining 198 were private sector completions.

Other housing indicators

5.4 A number of local or other housing indicators in addition to those required by LDF monitoring guidance are also monitored in Worthing. These are set out below.

Site size of completions

5.5 Table 5 Gross development densities by site size

<table>
<thead>
<tr>
<th></th>
<th>Units completed</th>
<th>Area (Ha)</th>
<th>Average density</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 – 9 units</td>
<td>174</td>
<td>2.83</td>
<td>61.5</td>
</tr>
<tr>
<td>10 or more</td>
<td>79</td>
<td>1.3</td>
<td>60.8</td>
</tr>
<tr>
<td>All sites</td>
<td>253</td>
<td>4.13</td>
<td>61.3</td>
</tr>
</tbody>
</table>

Source: WSCC Residential Land Availability System

The above table shows that the average density is around 60/61 dwellings per ha for all sites and that there is not much difference in density whether the site is smaller or larger than 10 units. The table also shows that over two-thirds (69%) of the housing
completions in Worthing are on small sites of under 10 units and 31% are on larger sites of 10 units or more.

5.6 Table 6 Gross dwelling completions by site density (sites 1-9 units)

<table>
<thead>
<tr>
<th>Dwellings per ha</th>
<th>Units completed</th>
<th>Area (Ha)</th>
<th>Average density</th>
<th>Percentage of completions by District/County</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than 30</td>
<td>24</td>
<td>1.25</td>
<td>19.2</td>
<td>13.8</td>
</tr>
<tr>
<td>30-50</td>
<td>23</td>
<td>0.52</td>
<td>44.2</td>
<td>13.2</td>
</tr>
<tr>
<td>Over 50</td>
<td>127</td>
<td>1.06</td>
<td>119.8</td>
<td>73.0</td>
</tr>
<tr>
<td>All sites</td>
<td>174</td>
<td>2.83</td>
<td>61.5</td>
<td>100.0</td>
</tr>
</tbody>
</table>

This table shows that nearly three quarters (73%) of all completions on small sites are built in high density of over 50 dwellings per ha. Nearly 14% of dwellings are built at low density of less than 30 units and another 13% was built at a density between 30-50 dwellings.

5.7 Table 7 Gross dwelling completions by site density (10 units or more)

<table>
<thead>
<tr>
<th>Dwellings per ha</th>
<th>Units completed</th>
<th>Area (Ha)</th>
<th>Average density</th>
<th>Percentage of completions by District/County</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than 30</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>30-50</td>
<td>44</td>
<td>1.07</td>
<td>41.1</td>
<td>55.7</td>
</tr>
<tr>
<td>Over 50</td>
<td>35</td>
<td>0.23</td>
<td>152.2</td>
<td>44.3</td>
</tr>
<tr>
<td>All sites</td>
<td>79</td>
<td>1.30</td>
<td>60.8</td>
<td>100.0</td>
</tr>
</tbody>
</table>

Source: WSCC Residential Land Availability System

The majority of all dwellings (55%) built on the larger housing sites have a density of between 30 and 50 dwellings per ha. The remaining 44% are built at a very high density averaging 152 dwellings per ha.

Site origin of completions

5.8 Table 8 Gross dwelling completions by site origin

<table>
<thead>
<tr>
<th></th>
<th>Completed dwellings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Local Plan</td>
<td>0</td>
</tr>
<tr>
<td>Appeal</td>
<td>11</td>
</tr>
<tr>
<td>Unidentified:</td>
<td></td>
</tr>
<tr>
<td>Up to 0.4 ha</td>
<td>198</td>
</tr>
<tr>
<td>0.4 to 1 ha</td>
<td>44</td>
</tr>
<tr>
<td>over 1 ha</td>
<td>0</td>
</tr>
<tr>
<td>Sub-total</td>
<td>242</td>
</tr>
<tr>
<td>Total</td>
<td>253</td>
</tr>
</tbody>
</table>

Source: WSCC Residential Land Availability System
The above table shows that 11 of the completions were on appeal site(s), while the remaining 242 units were built on sites that were originally added to the housing land supply as unidentified sites or windfall sites. There were no completions on sites allocated for residential development in the Worthing Local Plan.

**Affordable housing over the last 5 years**

![Affordable Housing Completions](chart)

Affordable housing completion has been over 40 units in the last 4 years, with two years of more than 50 affordable homes being built.

**Table 9 Residential Permissions**

<table>
<thead>
<tr>
<th></th>
<th>Permitted</th>
<th>Windfall</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>net*</td>
<td>gross</td>
</tr>
<tr>
<td>2004–05</td>
<td>223</td>
<td>315</td>
</tr>
</tbody>
</table>

*Net figures take into account residential units lost during the year through conversions, changes of use or redevelopment.

The total number of planning permissions is 315 (gross) and all of these were on windfall sites.

**Table 10 Residential units by type of dwelling**

<table>
<thead>
<tr>
<th></th>
<th>Houses Permitted</th>
<th>Flats Permitted</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>net*</td>
<td>gross</td>
</tr>
<tr>
<td>2004–05</td>
<td>19</td>
<td>33</td>
</tr>
</tbody>
</table>

*Net figures take into account residential units lost during the year through conversions, changes of use or redevelopment.
Most of the residential permissions were granted for flats. These amounted to 282 units which was 85% of all permissions.

Summary of the Housing Context

Housing Supply

5.10 Residential permissions within the year 2004/2005 have come solely from unidentified, brownfield sites, an explanation for why Worthing has attained 100% of development on previously developed land (PDL). The national target for development on PDL is 60% and the Structure Plan Review target for Worthing is 75%. Previously developed land will continue to be a crucial component in meeting the Borough’s future housing supply. A total of 85% units coming forward are flats. The smaller mix of units coming forward is not only a reflection of the housing market, but also a reflection of housing need as well as a sign of developers needing to meet density objectives set out in PPG3 (Housing).

5.11 One of the key local development framework core output indicators that authorities are required to monitor relates to housing delivery. Housing trajectories support the ‘plan, monitor and manage’ approach to housing delivery by showing past and estimating future performance. They should consider past rates of housing completions and conversions and projected completions and conversions to the end of the specified framework period.

5.12 Worthing’s housing trajectory is up-to-date and shows the overall annual housing supply target, as set out in the Structure Plan which is 243 dwelling completions, over the Structure Plan period 2001-2016. This annual average target is made up of allocated sites, identified and unidentified sites. It is important to note that these completions have come from identified and unidentified sites only. It also shows the site-based projected annual completions and the annual requirement taking account of past/projected completions. Appendix 2 shows the housing trajectory.

Affordable Housing

5.13 There were four permissions for affordable housing during 2004/2005 providing a total number of 51 affordable units. Appendix 1 shows the full details of these applications. The number of affordable dwellings built was 55 this was higher than the average over the last 5 years.

6. Business development

LDF Core Output Indicators

Indicator 1a
Amount of land developed for employment by type
6.1 Table 11 Office, industrial and warehousing floorspace completed and occupied between 1/1/04 and 31/3/05 (gross m²)

<table>
<thead>
<tr>
<th>Completed</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>B1(a)</td>
<td>0</td>
</tr>
<tr>
<td>B1-F</td>
<td>434</td>
</tr>
<tr>
<td>B1(c)</td>
<td>973</td>
</tr>
<tr>
<td>B2</td>
<td>783</td>
</tr>
<tr>
<td>B8</td>
<td>2182</td>
</tr>
<tr>
<td>Other</td>
<td>156</td>
</tr>
<tr>
<td>Total</td>
<td>4528</td>
</tr>
</tbody>
</table>

Source: WSCC Commercial and Industrial Development Survey (CIDS)
B1-F: Flexible business use (any use within the B1 class)

The total amount of employment land developed was 4528 m² (gross). Nearly half (48%) of this was warehousing (B8). Around a quarter (21%) is light industry (B1(c)). About 17% of the floorspace was completed and occupied by B2 uses (general industry). General B1 class ‘Flexible Use’ accounted for 10% of the completed floorspace and 3% was completed by other uses.

Indicator 1b
Amount of floorspace developed for employment, by type, in employment or regeneration areas

6.2 This indicator is about measuring the amount of completed floorspace within employment or regeneration areas defined and allocated in the LDF. In the absence of an LDF the information is based on the current Local Plan.

One B8 use accounting for a total amount of 496 m² is located outside trading areas as identified in the Local Plan. The rest of the completions were all in employment/trading areas.

Indicator 1c
Amount of floorspace by employment type, which is on previously developed land

6.3 Table 12 Employment land development on PDL (gross m²)

<table>
<thead>
<tr>
<th>Amount</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>B1-F</td>
<td>434 100%</td>
</tr>
<tr>
<td>B1 (b)</td>
<td>973 100%</td>
</tr>
<tr>
<td>B2</td>
<td>783 100%</td>
</tr>
<tr>
<td>B8</td>
<td>2182 100%</td>
</tr>
<tr>
<td>All employment types</td>
<td>4372 100%</td>
</tr>
</tbody>
</table>

Source: WSCC Commercial and Industrial Development Survey (CIDS)
B1-F: Flexible business use (any use within the B1 class)
**Indicator 1d**
Employment land available by type

6.4 **Table 13 Office, industrial and warehousing floorspace commitment at 1/4/05 (gross m²)**

<table>
<thead>
<tr>
<th></th>
<th>Commitment</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>LARGE</strong></td>
<td></td>
</tr>
<tr>
<td>Office</td>
<td></td>
</tr>
<tr>
<td>B1(a)</td>
<td>13745</td>
</tr>
<tr>
<td>Industry &amp; warehousing</td>
<td></td>
</tr>
<tr>
<td>B1</td>
<td>23620</td>
</tr>
<tr>
<td>B2</td>
<td>4000</td>
</tr>
<tr>
<td>B8</td>
<td>675</td>
</tr>
<tr>
<td>Total Ind &amp; Wareh</td>
<td>28295</td>
</tr>
<tr>
<td><strong>Total Large</strong></td>
<td>42040</td>
</tr>
<tr>
<td><strong>SMALL</strong></td>
<td></td>
</tr>
<tr>
<td>Office</td>
<td></td>
</tr>
<tr>
<td>B1(a)</td>
<td>1261</td>
</tr>
<tr>
<td>A2</td>
<td>593</td>
</tr>
<tr>
<td>Total Office</td>
<td>1854</td>
</tr>
<tr>
<td>Industry &amp; warehousing</td>
<td></td>
</tr>
<tr>
<td>B1(c)</td>
<td>443</td>
</tr>
<tr>
<td>B8</td>
<td>490</td>
</tr>
<tr>
<td>Other</td>
<td>947</td>
</tr>
<tr>
<td>Total Ind &amp; Wareh</td>
<td>1880</td>
</tr>
<tr>
<td><strong>Total Small</strong></td>
<td>3734</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td>45774</td>
</tr>
</tbody>
</table>

Source: WSCC Commercial and Industrial Development Survey (CIDS)
Large: 300 m² and over, small: under 300 m²

The table above shows the employment land supply consisting of land allocated in the local plan, outline and full planning permissions, completions and not occupied and developments in the course of construction. The total available amount of floorspace is 45774 m² one third of the total supply is office space (15599 m²) the other two thirds is light and industrial, industry and warehousing floorspace (30175 m²).

**Indicator 1e**
Losses of employment land in (I) development/regeneration areas and (ii) local authority area

This information is not being monitored.
**Indicator 1f**

**Amount of employment land lost to residential development**

This information is only available with regards to planning permissions granted. A total of 200 m² employment space (other) was lost to housing in the monitoring period.

**Other employment indicators**

6.5 The objective of Policy B10 of the Worthing Local Plan 2003 is to maintain a stock of land and buildings which are in use, or available for development for employment uses. The monitoring undertaken between April 2004 – March 2005 allowed for all planning consents which resulted in any gain or loss of floorspace to be monitored. Employment uses covered include:

- B1 (Office uses)
- B2 (General Industrial)
- B8 (Warehouse, Distribution centres and Storage)
- Other uses, which do not fall into any of the above, and include:
  - Sui generis (Any planning use not falling within a specific class, falls within this category).
  - D1 (Non residential institutions)

**Table 8 Employment Floorspace analysis (net) April 2004 – March 2005**

<table>
<thead>
<tr>
<th>B1 Uses m²</th>
<th>B2 Uses m²</th>
<th>B8 Uses m²</th>
<th>Other m²</th>
</tr>
</thead>
<tbody>
<tr>
<td>-226</td>
<td>-387</td>
<td>356</td>
<td>-197</td>
</tr>
</tbody>
</table>

Source: WBC Uniform Monitoring System

6.6 A full breakdown of the employment applications during this period is provided in Appendix 4. There were no applications involving new development or change of use of a very large area. The largest site, 356 m², was the Former BT site involving a change of use from B1 to B8. An application of 300 m² was granted for development of B1 offices on a site used for garages. A total of 270 m² floorspace was lost to a dance, arts and rehearsal use. A total of 200 m² used as a dental surgery was lost to housing.

6.7 From the information collected, there have been no planning consents involving the loss of employment floorspace at or over the 300 m² threshold provided by policy B10 during this period.

**7. Local Services**

**Indicator 4a**

**Amount of completed retail, office and leisure development**
Table 15 Completed and occupied retail and office development in m²

<table>
<thead>
<tr>
<th></th>
<th>Completed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail A1</td>
<td>443</td>
</tr>
<tr>
<td>Office B1(a)</td>
<td>0</td>
</tr>
<tr>
<td>Office A2</td>
<td>230</td>
</tr>
<tr>
<td>Total Office</td>
<td>230</td>
</tr>
</tbody>
</table>

Source: WSCC Commercial and Industrial Development Survey (CIDS)

The amount of leisure development floorspace is not being monitored at the moment. No data can be provided for this indicator.

Indicator 4b
Amount of completed retail, office and leisure development in town centres;

At the moment no distinction can be made between completed commercial floorspace in or outside the town centre.

Indicator 4c
Amount of eligible open spaces managed to green flag award standard

7.2 Highdown Gardens have been green flag award winners for a number of years. Highdown Gardens is a unique chalk garden environment which is nationally recognised by English Heritage and the National Council for the Conservation of Plants and Gardens. The gardens cover an area of 34,507 m². There are 34 eligible sites in Worthing with a total area of 1,501,575 m². Highdown Gardens represent 2.3% of the total area.

Other local services indicators
Retail, leisure and office commitments

Table 16 Retail, office and leisure commitments (gross) in m²

<table>
<thead>
<tr>
<th></th>
<th>Commitment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail</td>
<td>7472</td>
</tr>
<tr>
<td>Office</td>
<td>15599</td>
</tr>
<tr>
<td>Leisure</td>
<td>270</td>
</tr>
<tr>
<td>Total</td>
<td>23341</td>
</tr>
</tbody>
</table>

Source: WSCC Commercial and Industrial Development Survey (CIDS)

The table shows the total commitments for office space, retail and leisure as at March 2005. This includes 15599 m² offices, 7472 m² retail and 270 m² leisure floorspace, which were permitted during 2004-05.
8. Other indicators

LDF Core Output Indicators:

Transport

Indicator 3a
Amount of completed non-residential development within UCOs A, B and D complying with car-parking standards set out in the local development framework.

8.1 West Sussex County Council Transport and Highways reports that all completed developments complied with the maximum parking standards, therefore the percentage is 100%.

Indicator 3b
Amount of new residential development within 30 minutes public transport time of: a GP; hospital; a primary school; a secondary school; areas of employment; and a major retail centre(s).

8.2 It has been agreed by all West Sussex district authorities that this indicator will not be monitored at the moment. Reasons for this is that part of the definition is unclear e.g. what exactly is meant by employment. Because of this it was expected that the indicator might change in future and it was best to divert resources from this indicator.

Flood protection and water quality

Indicator 7
Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality.

8.3 There have not been any planning applications permitted against the advice of the Environment Agency on flood defence grounds or water quality.

Biodiversity

Indicator 8
Change in areas and populations of biodiversity importance, including: (i) change in priority habitats and species (by type); and (ii)change in areas designated for their intrinsic environmental value including sites of international, national, regional or sub-regional significance.

8.4 Currently we do not have the biodiversity information required to monitor the change in habitats.

Renewable energy

Indicator 9
Renewable energy capacity installed by type.

8.5 There have not been any renewable energy facilities installed.
9. Conclusions

9.1 The first Worthing Annual Monitoring Report as required by the new Planning and Compulsory Purchase Act 2004 has been produced. The report outlines those areas for which data are available at the moment.

9.2 The importance of having a monitoring system in place has been highlighted. The first AMR was submitted to GOSE in December 2005. The Planning Delivery Grant will be based on submitting an AMR and updating the LDS.

9.3 Section 3 looked at the progress made on the LDF. All the milestones set out in the LDS have been met and a draft Statement of Community Involvement and the Scoping Report for the Sustainability Appraisal of the LDF have been published this year. Section 4 outlined the latest position on all the Local Plan policies and how far they have been implemented. Section 5 looked at housing in more detail. Section 6 and 7 looked at employment and retail figures in more detail. Section 8 gives details of other indicators such as transport, flood protection and renewable energy.

Background Papers:

♦ PPG12 : Development Plans DETR 1999
♦ PPG3: Housing DTLR 2000
♦ Consultation Papers on PPG3
♦ Annual Monitoring Report (AMR) – FAQs and Seminar Feedback on Emerging Best Practice 2004/05, ODPM 2005
♦ Local Development Framework Core Output Indicators, Update 1/200, ODPM
♦ Worthing Local Plan 2003
APPENDICES
Appendix 1  Detailed profile of the borough

Extract from: Scoping Report for the Sustainability Appraisal of the Local Development Framework

'A Profile of Worthing

Economic Characteristics of Worthing

4.1 Employment in Worthing falls within the south coast corridor. Transport links giving easy access to Gatwick Airport and the Channel Tunnel have helped increase the business community. Shoreham Airport is also close. Worthing has a strong business economy and some of the larger companies (with more than 100 employees) include Glaxo Smithkline, B & W Loudspeakers ltd, Eurotherm Plc, BT, Electronic Data Systems Ltd, F L Gamble & Sons, HSBC Invoice Finance (UK) Ltd, Marine & General Mutual Life Ass., Southern Water Plc, Norwich Union, and Paraxel Ltd (Worthing Community Profile, 2002).

4.2 There are 7 defined trading estates in Worthing where many of the town’s industrial and storage uses are found. Other employment floorspace is located on stand-alone sites throughout the borough. A number of good quality business developments were carried out in the 1980s-1990s around the Town Centre and out at Durrington. The trading areas are outdated and in need of improvement. Pressure exists to release some sites of older industrial and office floorspace to housing.

4.4 Worthing also has an important but changing tourism function. In 2003 of the 2.2 million tourist days spent in Worthing 73% were spent by day visitors. It seems Worthing’s role as a beach resort is changing towards catering for more specialist groups such as people wanting to enjoy bowls and walkers. It retains a good and varied stock of hotels and guest houses and it has an active hospitality association. Nevertheless, Worthing is increasingly up against strong tourism competition from both within and outside the United Kingdom.

4.5 There are 2640 VAT registered businesses in Worthing. This excludes VAT exempt businesses with an annual income under £55,000 (www.nomisweb.co.uk).

4.6 The total working population is 46,011. The largest part, 86.4%, of the working population work in services. This is higher than the figure for the South East (84.2%) and the national figure (81.4%). In more detail, services are sub-divided in four sectors, for the distribution, hotels and restaurants sector and the transport and communications sector Worthing’s figure is lower than the figures at county, regional and national levels. The finance, IT and other business activities sector is around the same figure and for the public administration, education and health, Worthing has a larger part of the workforce employed in that sector than at any other level. The figures are Worthing 34.2%, West Sussex 23.1%, South East 24% and GB 25.8% (www.nomisweb.co.uk) annual business inquiry employee analysis (2003)).

4.7 The level of unemployment is low in Worthing; 2.7%, this compares to 3.5% in West Sussex, 3.9% in the south east and 5% at national level (www.nomisweb.co.uk labour force survey 2003/04). The average gross weekly wage for people working in the borough is £343.88. The figure for West Sussex is £371.15. The UK average is £393.20 and the figure for the South East is £414.10 (www.nomisweb.co.uk New earnings survey 2003). The average gross weekly wage for people living in the borough is £383.40 this is lower than the UK average of £393.20 and significantly lower than the average in the South
East for which the figure is £445.68. The figure for West Sussex is £411.51 (www.nomisweb.co.uk New earnings survey 2003).

Environmental Characteristics of Worthing

4.8 Worthing’s countryside is of particular importance and quality. Most of its land outside the built-up area falls within Sussex Downs Area of Outstanding Natural Beauty and is part of the proposed South Downs National Park. Strategic gaps to the east and west of the town are the other areas of countryside to be found in Worthing. There is one on the western and one on the eastern side of the borough each between 30 and 48 ha in size and representing a total area of 164 ha. There are numerous areas of archaeological interest. Cissbury Ring and the Bowl Barrow are Scheduled Ancient Monuments. Cissbury Ring is the second largest hill fort in Great Britain.

4.9 Cissbury Ring and some of the surrounding area is classified as a Site of Special Scientific Interest (SSSI) under Section 28 of the Wildlife and Countryside Act 1981. The site, covering over 80 hectares, has been designated as a SSSI because it is an area of improved grassland that provides valuable habitats for migrant birds and butterflies in addition to harbouring many indigenous herbaceous species.

4.10 There are 11 Sites of Nature Conservation Importance (SNCI) in Worthing, these are sites of importance in a local, West Sussex-wide, context. These sites have been identified on account of the special interest of their flora and/or fauna. They are sites with very considerable wildlife value. A number of these sites contain ancient woodland.

4.11 Biodiversity: there is currently very limited information available on the biodiversity of the Borough (no local Biodiversity Action Plan).

4.12 Worthing Borough Council is responsible for 7.5 km of the frontage of the borough’s coastline. The first review of the Shoreline Management Plan will inform the wider strategic planning process by setting policy for future coast defence management for the next 50-100 years. This takes account of the increased risk of coastal flooding as a result of climate change.

4.13 Worthing’s built environment includes 26 conservation areas and there are over 360 listed buildings. There are over 1000 unlisted buildings within the borough which are of local interest because of their contribution to the character of the area. These are included on the Local Interest Buildings List. There are 11 parks and gardens of local historic interest in the borough. Highbury Gardens is a unique chalk garden environment which is nationally recognised by English Heritage and the National Council for the Conservation of Plants and Gardens. Worthing has some 360 hectares of parks and open spaces comprising of formal parks and gardens through to local recreation grounds and small open green spaces and woodlands.

4.14 The air quality around the A27 only just meets government standards and further monitoring is to be undertaken in the High Street as well as adjacent to A27. A decision on whether to declare an Air Quality Management Area is to be made before September 2005.

4.15 The permeable chalk geology under Worthing holds large volumes of water that is abstracted and used to supply drinking water. The majority of the borough is classed as being a major aquifer by the Environment Agency and four public water abstraction points are located in the Borough. The Environment Agency have
designated Source Protection Zones around all these points which cover about 30% of the area of the Borough, mainly in the north.

4.16 There has been only limited heavy industry in Worthing and therefore only a limited number of sites exist which may have been contaminated by a previous industrial use. A number of industries have been identified as potentially contaminative land uses that at some time have taken place in Worthing. These include gas works, railway land, sewage treatment works, brick fields and landfill sites. There are around 400 potentially contaminated sites within the borough. These will be inspected in accordance with the objectives and guidelines set out in the Council’s Contaminated Land Strategy over the next couple of years.

4.17 The Borough produces 386 kg of domestic household waste per head per annum, of which 12% is recycled. The Council has a kerbside recycling scheme and there are recycling centres throughout the Borough.

4.18 In Worthing just over 68% of residents have access to at least one car, which is the lowest ratio in West Sussex. The town also has the lowest proportion of people with access to two cars. The above figures can be partly explained by the high proportion of households with one pensioner and the fact that Worthing is predominantly urban, with reasonable public transport services.

4.19 Over half of Worthing’s residents travel to work by car or van (57.7%), with another 6.2% travelling as a passenger in a car, 5,581 people walk to work (12.6%) and 2,336 cycle to work (5.3%). Over two thirds (69%) of Worthing’s working population travel less than 10 km. A substantial number of people, 4,780 which is 11% travel between 10 and 20 km. This includes commuters travelling to Brighton & Hove. Longer distances are travelled by 20% of the population, this includes people without fixed workplace. Of the 76,788 households 74% own one or more cars. 11,468 households or 26% do not own a car (Census 2001).

4.20 The strategic road network provides east-west connections via the A27. Connections from north to south are served by the A24. In common with all urban areas in West Sussex there are ongoing problems with road congestion, especially at peak times. Such problems are exacerbated by the high levels of through traffic going through the town, especially from east to west. Also there is a significant amount of ‘rat running’ in the town.

4.21 The A27 is administered jointly by West Sussex County Council and the Highways Agency. Previous transport studies, such as the South Coast Multi-Modal Study – (SOCOMMS) have recommended major remedial actions to relieve road congestion. Most of these options have not been acceptable to the Secretary of State for Transport, although some of the Worthing-Lancing study recommendations have been implemented.

4.22 The West Sussex Traffic Reduction Report has highlighted the fact that traffic growth is inevitable over the next ten years. In Worthing the number of households is expected to rise by over 6% by 2011, with a commensurate 10% increase in the number of cars per household. This will clearly lead to more congestion and over capacity at many junctions.

4.23 Worthing is reasonably served by public transport. There are 5 rail stations in Worthing. There is scope for improvement both in station access and state of repair. Bus services within the area offer good coverage of the local road network. However, there is a sizeable percentage of services that offer no more than 2 buses an hour. The signing of a Quality Bus Partnership agreement with Worthing’s two main bus operators will
improve services on the core routes within the area over the next five years. It will also provide improved infrastructure, such as real time traffic information and low-floor buses. There are no major integrated transport sites within the town, due to a lack of suitable sites.

4.24 Cycling flows within Worthing are significant, the town has the highest percentage of people cycling to work than any other town in West Sussex. A Cycling Strategy has been formulated that will provide a comprehensive network of cycle routes in the town that should increase cycling numbers as well as safety levels.

Social Characteristics of Worthing

4.25 The 2001 Census put the current estimate of Worthing’s population as 97,540 and identified it as the area of the United Kingdom with the highest proportion of people over 85. Yet, in contrast to many other areas, this older population is expected to decline slightly in the foreseeable future. Again, although overall the population has been increasing steadily since 1971, this increase seems to be no longer sustainable. Previous increases have occurred mainly as a result of people moving into the Borough – often for retirement rather than as a process of natural growth. In 2000 the number of live births in Worthing was 37% lower than the number of deaths. In the future it looks as if population growth will slow down, with less in-migration and natural decline reducing the population in a majority of areas. This will be reflected in the slightly reduced numbers of children entering the primary school system in the next five years (Worthing Community Profile 2002).

4.26 Worthing has a relatively low proportion of black and minority households, with just 1.6% from black, asian and other minority groups. The spread of black and ethnic minority (BME) households across the borough varies, but there are significant numbers from all BME groups in Central Ward, which is the most deprived ward in West Sussex according to Government Indices of Deprivation (Proposed Black and Minority Ethnic (BME) Housing Strategy, 2005).

4.27 From the English Indices of Deprivation 2004 (Office of the Deputy Prime Minister) the average of the scores for all local authorities Worthing ranks 198 out of 354 local authorities (where rank 1= the most deprived). Of the seven districts in West Sussex only Adur scores higher. Out of the 149 county and unitary authorities West Sussex appears to score favourably overall, ranking 133. West Sussex therefore lies within the 15% least deprived areas in England. The Index of Multiple Deprivation (IMD) 2004 is published at sub ward area levels, known as Super Output Areas (SOAs). Three are in the 20 percent most deprived areas in England. The most deprived SOA is within Worthing’s Central Ward and is ranked 4,742 out of the 32, 482 SOAs in England where 1 is the most deprived. This is closely followed by Heene (4845) and Northbrook (6338) is the third most deprived.

4.28 Based on the Index of Multiple Deprivation (IMD), Worthing is the fourth most educationally deprived district in West Sussex. Two SOAs are in the 15% most deprived areas in England. These are in Castle and Northbrook wards. It needs to be mentioned that Durrington ward was split into Durrington and Northbrook at the last ward boundary changes. Two of Worthing’s SOAs are in the 20% most educationally deprived areas in England. They are in Broadwater and Salvington wards (source: IMD 2004, ODPM).

4.29 Across the borough, 17.5% of the population between 16-74 years old are qualified to degree level or higher, lower than the national average of 19.8% (ONS).
4.30 There were 106,673 pupils aged 3-19 in state maintained schools in West Sussex in January 2002 (West Sussex Draft Organisational Plan 2002-2007), of which 13,264 were in primary, secondary schools, or special schools situated in Worthing (Pupil Level Annual Schools Census 2002). The School Organisational Plan notes that the pupil population in Worthing is reasonably mobile, with parental preference a factor in school place planning. Numbers in secondary schools are expected to rise by 160 between 2002 and 2007.

4.31 Although full time childcare provision (day care places and child minders) is only available for 20% of children under 5 in Worthing, this compares relatively favourably when seen in the West Sussex context. The availability of before and after school facilities and holiday play schemes within the Borough is very limited. Durrington offers the lowest early educational/childcare provision per 100 children aged 0-4 of all wards in the Borough.

4.32 Worthing contains 22 primary schools in total, 12 of which are first schools only. In January 2002 there were 7,436 pupils on roll, though primary school population in Worthing is expected to decline between 2002 and 2007. Performance tables are published by the Department for Education and Skills for primary and secondary schools, though these can often make for a contentious measure of school quality. On this measure, half of Worthing’s primary schools perform above the LEA and England average, and half below. The percentage of unauthorised absences in primary schools (2001) was 0.3% for West Sussex and 0.5% for England in 2001. Worthing’s average percentage value for primary schools was 0.5%.

4.33 The Pupil Level Annual Schools Census (PLASC) collects additional information on pupils in all LEA schools. Free school meal entitlement can be used as an indicator of child poverty, with the highest proportions in schools found in Castle, Selden, Broadwater and Durrington wards. The proportions of pupils in non-white ethnic groups and pupils with English as a second language are generally considered low. No children were excluded from Worthing primary schools during 2000/01 (PLASC, 2002).

4.34 There are five secondary schools located within Worthing, with 4,614 pupils on the school roll in January 2002. Both Davison Church of England High School for Girls and Worthing High School had higher GCSE/GNVQ Performance averages than both West Sussex and England. Three out of five secondary schools’ GCSE results were below the West Sussex average in 2001, though all apart from one school have remained constant or shown slight improvement over the past four years. The proportion of pupils leaving with no passes is below the national average in all schools. Just fewer than 90% of year 11 school leavers continue into either education or employment with training. The proportion of school leavers that go into unemployment (4.3%) remains consistent with the average for the County. (West Sussex CC PLASC, 2002).

4.35 3.2% of pupils in maintained mainstream schools in West Sussex had a statement of Special Educational Need (SEN) in 2001. The proportions in Worthing were 2.3% in primary schools and 2.1% in secondary schools. The proportion of children in Worthing identified as having learning difficulties which did not require a SEN statement: was found to be higher, with 19.2% in primary schools and 15.5% in secondary education.

4.36 In Worthing, 340 students successfully applied for university in 1998, of which 270 were aged under 20 (ONS Neighbourhood Statistics, 1998).
Worthing possesses a relatively high proportion (30%) of people of working age qualified at NVQ level 4 or above. This compares favourably to the county average of 24%. A significant proportion of adults (23.9%) in Worthing possess poor literacy and numeracy skills (encompassing all levels from borderline functional literacy and numeracy to those who would require intensive instruction to bring them up to the basic skills threshold). This is above the county figure of 22.4% (West Sussex Learning Partnership, 2001).

77% of households in the borough are owner-occupiers. 13.2% rent privately and the remaining 9.8% rent from a Housing Association. The owner occupied percentage is very near the average for West Sussex (76.19%) and is higher than the national average (68.9%). In comparison the owner occupied percentage for Brighton & Hove is 61.7% and the private rented is 23.7% (Census 2001). 4.17% of the borough’s total housing stock (1921 properties) is classified as unfit for habitation, close to the national average of 4.2%. In addition, 10.15% (4675 properties) are significantly defective and likely to fall into unfitness. Unfitness levels in the private rented sector are significantly higher than in other tenures at 16.04%. The national figure is 10.9% for the private rented sector (House Condition Survey, 2004).

The average property price in Worthing (2004/05) is £183,663. In 2000 this was £106,075, this is an increase of 73%. The average property price for West Sussex is £224,668 (www.landreg.gov.uk).

The Worthing Borough Housing Needs Survey (2004) provides an assessment of the number of people in need of affordable housing in the borough. The total affordable housing need annually is for 705 units. Re-lets are the main means of addressing the need, this is an average of 291 units. Right to buy schemes account for 20 units a year. There will be an annual affordable housing shortfall of 414 units. The average supply of new build units is 64 per year. If the number of units built each year does not increase then this will result in growing levels of unmet need each year.

The 2004 Single Homelessness Survey shows that there were 60 homeless people in Worthing. This was a slight decrease from 2003. 40% of people were between 40 and 59. There were no homeless people under 18 in 2004, in 2003 there were 11 and in 2002 there were 4.

The Council provided temporary accommodation for 110 homeless households during 2004/05. This is a downward trend from 158 in 2000/01 (P1E Stats, ODPM).

One of the standard measures of the general health of a population is life expectancy. Worthing’s life expectancy is slightly lower than the West Sussex average. The life expectancy for men is 75.9 and 81.3 for women (West Sussex Public Health Observatory, 2002).

The crime rate in Worthing is almost at the national rate and above the average for West Sussex. The crime rate per 1000 population for Worthing is 104.6 and 79.7 for West Sussex (2001-2002). The figure for England and Wales is 106.2. Violent crime occurred more frequently than the national average. Vehicle crime has risen rapidly in Worthing (14.1) and is higher than the West Sussex figure (11.7). The national figure is 18.9. Burglary rates in Worthing (4.6) are also higher than the West Sussex (3.8) figure but lower than the national figure (8.3). (Annual Report of the Director of Public Health 2003 – Adur, Arun and Worthing PCT). Violent crime in Public Places (PPVC) in Worthing is high and it is part of the Community Safety Strategy to reduce violent crime and the fear of crime. The rate is 12% (2003/04) in Worthing compared to 7.4% in West Sussex as a whole. The increase from the previous year was +17% (Home Office and Sussex Police). Nearly half of the PPVC takes place in the Central ward (49%). A
relatively high percentage of the Borough’s total PPVC (10%) takes place in Licensed Premises. Fear of crime is a key issue in Worthing especially with older people, although younger people are more likely to be victims. Addressing the fear of crime is a key theme of the Community Safety Strategy.

4.45 Worthing has a number of cultural facilities and services of larger than county-wide significance. As well as these, Worthing has a wide range of local facilities and events which provide for the needs of the local resident population and visitors. Worthing is well provided with venues for the performing and visual arts (theatres, halls). Northbrook College is a leading educational establishment in the field of fashion and textile design. Worthing has a well regarded local museum. The town has a main central library and four branch libraries. Worthing is the national centre for the sport of bowls. A full range of community sports facilities are provided by the Council and the voluntary sector. The vast majority of the Borough’s population is located within 15 minutes of a playground. The Council has adopted a strategy of investing in the modernisation and maintenance of safe standards in its play facilities as a priority. (Putting the Fun in function, A Cultural Strategy for Worthing).”
### Appendix 2  
**Background data to housing trajectory**

#### Housing Trajectory for Worthing Borough

<table>
<thead>
<tr>
<th></th>
<th>ACTUAL COMPLETIONS</th>
<th>PROJECTED COMPLETIONS</th>
<th>Notes</th>
<th>Check</th>
</tr>
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<tbody>
<tr>
<td>Completions (allocated sites)</td>
<td>26</td>
<td>0</td>
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<td>0</td>
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<tr>
<td>Completions (non-allocated sites)</td>
<td>136</td>
<td>215</td>
<td>179</td>
<td>232</td>
</tr>
<tr>
<td>Total Past Completions</td>
<td>162</td>
<td>215</td>
<td>179</td>
<td>232</td>
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<tr>
<td>Total Projected Completions</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Estimated losses</td>
<td>17</td>
<td>9</td>
<td>22</td>
<td>24</td>
</tr>
<tr>
<td>Past net completions</td>
<td>145</td>
<td>206</td>
<td>157</td>
<td>208</td>
</tr>
<tr>
<td>Projected net completions</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cumulative net completions</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Monitor. Position above/below zero indicates how many dwellings above or below the cumulative allocation at any point in time</td>
<td>-37</td>
<td>-123</td>
<td>-158</td>
<td>-180</td>
</tr>
<tr>
<td>Manage. Annual requirement taking into account past/projected completions</td>
<td>243</td>
<td>246</td>
<td>252</td>
<td>256</td>
</tr>
</tbody>
</table>

#### Notes

- This trajectory does not take account of the phasing set out in Table 1 of the West Sussex Structure Plan 2001-2016.
- All totals, cumulative completions and strategic allocations are net.

G M Abraham  
Planning Services  
West Sussex County Council  
4th October 2005.
### Affordable Housing Permitted during 1/4/04 - 31/3/05

<table>
<thead>
<tr>
<th>APPLICATION</th>
<th>ADDRESS</th>
<th>DECISION</th>
<th>PROPOSAL</th>
<th>HOUSE</th>
<th>FLATS</th>
<th>TOTALS</th>
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<tbody>
<tr>
<td>03/00072/FULL</td>
<td>1-13 South Farm Road, Worthing, West Sussex, BN11 4FD</td>
<td>08/06/2004</td>
<td>Demolition of existing buildings and redevelopment of the site with ground floor retail units fronting South Farm Road with 12 x two bedroom flats over and three houses fronting Tarring Road with associated site works</td>
<td>3</td>
<td>12</td>
<td>15</td>
</tr>
<tr>
<td>04/00225/OUT</td>
<td>153-155 Tarring Road, Worthing, West Sussex, BN11 4HE</td>
<td>02/06/2004</td>
<td>Outline application for redevelopment of the site with block of twelve x two bedroom flats, creation of a new access and 3 car parking spaces</td>
<td>0</td>
<td>12</td>
<td>12</td>
</tr>
<tr>
<td>04/00854/FULL</td>
<td>Rivoli Public House, Chapel Road, Worthing, West Sussex, BN11 1HU</td>
<td>01/10/2004</td>
<td>Revised proposals for redevelopment of the site with 23 one and two bedroom flats, (excluding approved detached 1 x two bedroom unit with parking at rear), car parking and associated site works. WB/03/01075/FULL dated 10th December 2003 refers</td>
<td>0</td>
<td>23</td>
<td>23</td>
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<tr>
<td>04/00873/FULL</td>
<td>Rivoli Public House, Chapel Road, Worthing, West Sussex, BN11 1HU</td>
<td>25/10/2004</td>
<td>Redevelopment of site of demolished building (rear section) with 2 x two bedroom residential units - amendment to planning permission WB/03/01075/FULL</td>
<td>0</td>
<td>1</td>
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09 December 2008
## Appendix 4  Employment permissions

**Overall Net Balance of Employment Uses (Gains & Losses)**  
1/4/04 - 31/3/05

<table>
<thead>
<tr>
<th>DECISION</th>
<th>APPLICATION</th>
<th>ADDRESS</th>
<th>PROPOSAL</th>
<th>SITE TYPE</th>
<th>OFFICE (B1)</th>
<th>INDUSTRIAL WAREHOUSING</th>
<th>OTHER</th>
<th>ZONE</th>
</tr>
</thead>
<tbody>
<tr>
<td>02/04/2004 03/00436/OUT</td>
<td>33 Mill Road, Worthing, West Sussex, BN11 5DS</td>
<td>Outline application for a 2 storey building on the Mill Road frontage and a single storey building at the rear comprising a total of 5 residential units and change of use of existing building from a dental surgery with residential to 5 flats together with parking serving all 10 units.</td>
<td>BRN</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>-200</td>
<td>UNALLD</td>
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<tr>
<td>08/04/2004 04/00203/FULL</td>
<td>Former British Telecom Site, Northbrook Industrial Estate, Northbrook Road, Worthing, West Sussex, BN14 8PQ</td>
<td>Alternative use of Unit 1 for B8 use (small parts storage and distribution) (WB/00/00788/FULL refers)</td>
<td>BRN</td>
<td>-356</td>
<td>0</td>
<td>356</td>
<td>0</td>
<td>UNALLD</td>
</tr>
<tr>
<td>04/05/2004 04/00287/FULL</td>
<td>71 Portland Road, Worthing, West Sussex, BN11 1QG</td>
<td>Change of use from office to private dwelling house</td>
<td>BRN</td>
<td>-50</td>
<td>0</td>
<td>0</td>
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<td>UNALLD</td>
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09 December 2006
<table>
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<th>APPLICATION</th>
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<th>SITE TYPE</th>
<th>OFFICE (B1)</th>
<th>INDUSTRIAL WAREHOUSING</th>
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<th>M2</th>
<th>M2</th>
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<tbody>
<tr>
<td>28/05/2004 04/00231/OUT</td>
<td>Icam Ltd. Half Moon Lane, Worthing, West Sussex BN13 2EN</td>
<td>Outline application for the demolition of existing light industrial building and erection of block of 8 flats (6 x 2 bed and 2 x 1 bed).</td>
<td>BRO</td>
<td>0</td>
<td>-390</td>
<td>0</td>
<td>0</td>
<td>UNALLD</td>
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<tr>
<td>02/06/2004 04/00225/OUT</td>
<td>153-155 Tarring Road, Worthing, West Sussex BN11 4HE</td>
<td>Outline application for redevelopment of the site with block of twelve x two bedroom flats, creation of a new access and 3 car parking spaces</td>
<td>BRO</td>
<td>-150</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>UNALLD</td>
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<tr>
<td>08/06/2004 04/00405/FULL</td>
<td>Oyster House, 55A Richmond Road, Worthing, West Sussex BN11 4AG</td>
<td>Change of use from residential to an administration building to be used in connection with adjoining children’s home at No. 55 Richmond Road.</td>
<td>BRN</td>
<td>73</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>UNALLD</td>
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<tr>
<td>02/09/2004 04/00806/WBR3</td>
<td>Meadow Road Depot, Meadow Road, Worthing, West Sussex BN11 2SA</td>
<td>Change of use from Council Depot to part B1, B2, B8 together with some retail, vehicle storage, clean recycling and ancillary parking, some existing uses to be retained</td>
<td>BRN</td>
<td>0</td>
<td>-29</td>
<td>0</td>
<td>3</td>
<td>TRDARE</td>
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<tr>
<td>17/09/2004 04/00891/FULL</td>
<td>10 Silverdale Meadow Road, Worthing, West Sussex BN11 2RZ</td>
<td>Change of use from Class B1 to Class B1 and B8 and installation of windows.</td>
<td>BRN</td>
<td>160</td>
<td>-88</td>
<td>0</td>
<td>0</td>
<td>TRDARE</td>
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<tr>
<td>DECISION DATE</td>
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<tr>
<td>08/11/2004</td>
<td>04/01089/FULL</td>
<td>Unit 5B Ivy Arch Road, Worthing, West Sussex BN14 8BX</td>
<td>Change of use from Class B1/B2 (Industrial) to a dance, arts and music rehearsal premises.</td>
<td>BRO</td>
<td>0</td>
<td>-270</td>
<td>0</td>
<td>0</td>
<td>TRDARE</td>
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<tr>
<td>22/11/2004</td>
<td>04/01132/FULL</td>
<td>1 Shelley Road, Worthing, West Sussex BN11 1TP</td>
<td>Change of Use of existing offices from B1 to A2.</td>
<td>BRO</td>
<td>-93</td>
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<tr>
<td>25/11/2004</td>
<td>04/00392/FULL</td>
<td>1 Kingsway, George V Avenue, Worthing, West Sussex BN11 5SB</td>
<td>Change of use from residential flat to an office</td>
<td>BRO</td>
<td>30</td>
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<td>UNALLD</td>
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<tr>
<td>22/12/2004</td>
<td>04/01216/FULL</td>
<td>Land To The Rear Of 202 - 228 Findon Road, Worthing, West Sussex</td>
<td>Removal of 14 garages and construction of a two storey building with 300 square metres of floor space for B1 (Office) use associated car parking and access road improvements</td>
<td>BRO</td>
<td>300</td>
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<tr>
<td>14/03/2005</td>
<td>05/00499/FULL</td>
<td>90 South Street, Tarring, Worthing, West Sussex BN14 7NB</td>
<td>Alterations and conversion of existing office premises into a one bedroom flat.</td>
<td>BRO</td>
<td>-140</td>
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09 December 2005
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<td>M2</td>
<td>-226</td>
<td>-777</td>
<td>356</td>
<td>-197</td>
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* OTHER = Sui generis uses, or other uses that may create notable employment opportunities