

Annual Monitoring Report

2021 - 2022



WORTHING BOROUGH
COUNCIL

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1. Introduction

This Annual Monitoring Report (AMR), produced by Worthing Borough Council, covers the period 1st April 2021 to 31st March 2022. 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 (2021-2023) the Council has committed to review the adopted Core Strategy (2011) and advance a new Local Plan for the Borough. The LDS sets out an up-to-date work programme for the progression of the Worthing Local Plan to adoption. As reported in Section 3 the Council is making good progress on the new Local Plan.

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 2021 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 2021 and March 2022. However, it should be noted that as this AMR is prepared 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 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 in July 2018 and February 2019 before being further updated in July 2021. 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. Whilst it falls outside of the monitoring period, it should be noted that the government published a comprehensive update to the Flood risk and coastal change section of the PPG (August 2022).

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 the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

The 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 Department for Levelling Up, Housing, and Communities published the first 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 was required to prepare an Action Plan which was published in August 2019. The second Housing Delivery Test was published in February 2020 and Worthing scored 54%, with an under delivery of approximately 950 homes over the last three years. The third HDT test was published in January 2021 with Worthing scoring 52%. As a consequence of the HDT result, the Council is required to add a 20% buffer to the five year housing land supply calculation. The fourth and latest HDT was published in January 2022 with Worthing scoring 35%. As a consequence, the presumption in favour of sustainable development applies; an Action Plan will be produced, and in calculating the five-year housing land supply, a 20% buffer must be added.

The Action Plans can be found on the Council's website:

<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. This is one of the key reasons why a new Local Plan for the Borough has been progressed.

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 Table 1 below).

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		

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 January 2021 the Council published a new IDP to ensure that the Submission Draft Worthing Local Plan can be supported by necessary infrastructure provision. The delivery of the right levels and type of infrastructure is essential to support new homes, economic growth and to protect the environment. It is important to note that the IDP is a mechanism for identifying the future infrastructure requirements of development proposed as a result of the Worthing Local Plan. The 2021 version of the document is the 'third' IDP for Worthing and supersedes the IDP published in October 2018 which was prepared to support the Regulation 18 Draft Worthing Local Plan.

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, followed by a second review covering the period 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 former LDS have been met. However, due to the need to review some key evidence documents there was some slippage to the overall timetable. In addition, progress of the Plan was delayed in 2020 as a result of the Covid-19 pandemic when most of the Policy Team were redeployed to other services to assist in the Council's response to the crisis. As a result, this triggered the need to review and update the timeline and thus a revised LDS was published in January 2021. This set out that timetable to publish the Submission Draft (Regulation 19) version of the Local Plan for consultation at the end of January 2021 with submission in Q2 of 2021 and examination in Q3 of 2021 with all key milestones having been met. It also clarified the work programme beyond the adoption of the Local Plan which will confirm the prioritisation of Supplementary Planning Documents (updates and new SPDs).

Evidence Base

The new Local Plan has been informed by a robust evidence base. A number of background studies, listed below, have been progressed to ensure that the Council's evidence base is up-to-date.

- Visitor and Accommodation Study (Dec 2013 & Update April 2016)
- Joint Sport, Leisure and Open Space Study (2020)
- Strategic Housing Market Assessment (March 2020)
- 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 and focused Update September 2020)
- Landscape & Biodiversity Study (Nov 2015 and updates 2017 / 2018 / 2019)
- Local Greenspace Assessments (June 2018)
- Retail & Town Centre Uses Study – August 2017 and Update March 2020
- Worthing Transport Study (August 2018) (and more recent updates)
- Infrastructure Delivery Plan (January 2021)
- Whole Plan Viability Assessment (January 2021)
- CIL Review (Examination held in January 2021 with CIL Charging Schedule adopted in August 2021)
- Strategic Flood Risk Assessment (2020)
- Local Cycling and Walking Infrastructure Plan (2020)
- Housing Delivery Test Action Plan (August 2022)

Worthing Local Plan – Update

Regulation 19 – Submission Draft consultation was carried out on the Worthing Local Plan in January 2021, followed by submission in June 2021. The Hearing Sessions of the Examination were held in November 2021 and the Inspector's Report was issued to the Council on 14th October 2022 (which falls outside of the monitoring period). The Inspector's report concludes that, subject to the inclusion of a number of modifications listed in the report, the Submission Draft Worthing Local Plan is sound and legally compliant and provides an appropriate basis for planning in the borough. Members of the Joint Strategic Sub-Committee on 8th November 2022 considered a report relating to the Inspector's findings. The report recommended to Full Council the adoption of the Worthing Local Plan (including modifications) and Policies Map. The Inspectors' Report can be viewed here:

<https://www.adur-worthing.gov.uk/media/Media,168683,smxx.pdf>

Following the adoption of the Worthing Local Plan, an up-to-date Development Scheme will be prepared which will outline the implementation of the Local Plan and associated documents such as Supplementary Planning Documents that need to be prepared. As the adoption implementation stage falls outside of the monitoring period, this AMR will continue to provide the mechanism through which the effectiveness of the Core Strategy (2011) can be monitored. It is intended that the next iteration of the AMR (that covers the reporting period 1st April 2022 – 31st March 2023) will start to assess the implementation and effectiveness of the Worthing Local Plan.

Adur & Worthing Councils declared Climate Emergency in July 2019 and has pledged to be carbon neutral by 2030. In light of this, the Submission Draft Local Plan has been prepared to take account of 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 has also taken the approach to embed the United Nations Sustainable Development Goals within the emerging Local Plan in order to enhance the sustainability credentials and to provide a more robust monitoring framework in accordance with the revised NPPF. The Planning Inspector sets out in his Report that he is satisfied that, when read as a whole, the Plan includes policies designed to secure that the development and use of land in the area contributes to the mitigation and adaptation to climate change.

Other Areas of Work

The progression the Worthing 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 and the application of the CIL Neighbourhood Funding pot.

4. Core Strategy Monitoring

Despite the stage reached on the new Local Plan, the Core Strategy remains the Development Plan relevant to the monitoring period covered by this report.

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.

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 have been reassessed and a number are being taken forward in the new Local Plan.

Policy 1 – West Durrington	
Objectives / Opportunities	Represents the key strategic allocation for 700 dwellings and a mix of community uses within the Core Strategy.
Current Position	Consent for 700 dw & ancillary facilities granted in 2012 with reserved matters approved in 2014 & 2016. As construction is largely complete this site is not 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 2013. Development of 141 dwellings together with some commercial space and public realm improvements is complete. As such, this site is not being taken forward in the new Local Plan.

Area of Change 2 – Marine Parade Stagecoach site	
Objectives / Opportunities	Site operators (Stagecoach) have an aspiration to relocate providing that a suitable location can be identified. If this can be achieved, the objective for the 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	Bus operator is continuing to consider options for relocation but has not yet found an acceptable alternative site for their operations. The site included in the emerging Worthing Local Plan.

Area of Change 3 – Grafton	
Objectives / Opportunities	Multi-story car park and bowling alley that occupies a prominent location between the retail town centre and the historic seafront. The car park is coming to the end of its useful life. Although the Council owns some land there are a number of complex access / ownership issues.

Current Position	The comprehensive redevelopment of this site aims to deliver a mixed use scheme with homes and commercial uses – with potential to improve linkages between Montague Street and the seafront. The site included in the emerging Worthing Local Plan.
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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	Site included in the Investment Prospectus and Town Centre Investment Strategy. Also the subject of various funding and delivery initiatives, including the Coast to Capital Local Growth Fund. Outline application for a mixed use scheme (residential / leisure) approved (2020). The Council has entered into a land pooling agreement with London and Continental Railways. A development strategy has been prepared and this could include direct delivery or selling the consented scheme to a developer. The site is included in the emerging Worthing Local Plan.

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	In 2018 the multi-storey car park was demolished. Latest proposal for ‘Station Square’ (378 dwellings, hotel, retail, gym, and restaurants) approved (subject to legal agreement). However, market conditions have meant that the ‘approved’ scheme was not likely to be implemented. As such, and to ensure that this key gateway area is developed, the Council has taken ownership of the site (from Mosaic Global Investment). Options for the site are being reconsidered and a new proposal is expected in 2022/23. The site is included in the emerging Worthing Local Plan.

Area of Change 6 – Newland Street Superstore Site

Objectives / Opportunities	Core Strategy aim was to enhance and intensify the use of prominent site which had become neglected in previous years. Objectives included improvements to accessibility and public realm.
Current Position	Most objectives have been delivered. Although there is still some potential for further improvement/intensification there are currently no proposals for this – as such, the site is not being taken forward within the emerging Local Plan.

Area of Change 7 – British Gas Site Lyndhurst Road

Objectives / Opportunities	Subject to contamination and access issues being addressed there is an opportunity to redevelopment the site of former gasholder situated in this central location.
Current Position	Application (AWDM/1459/21) for development of 209 apartments was approved in Dec 2021 (subject to a legal agreement). The site is included in the emerging Worthing Local Plan.

Area of Change 8 – Martlets Way

Objectives / Opportunities	The 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 new employment land.
Current Position	Discussions between the respective landowners are on-going to review the potential to deliver a quantum of employment floorspace. There is scope for some residential development on ‘the nib’ but only if it can be demonstrated that this helps to secure the delivery of employment floorspace on the other parcels of land. The site is included in the emerging Worthing Local Plan.

Area of Change 9 – The Warren, Hill Barn Lane	
Objectives / Opportunities	The overarching aims established in the Core Strategy were to retain the site for employment generating uses whilst protecting the existing mature landscape
Current Position	Previous office use ceased in 2011 and site was marketed without success. A more flexible approach was needed and Worthing College moved to 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. No need to take this site forward within emerging Local Plan.

Area of Change 10 – The Strand	
Objectives / Opportunities	The Core Strategy explained 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 site and moved to The Warren (AOC9). This move was partly funded by the sale of the site and development of 265 units is now constructed. Under PD rights, the former Lloyds tower has been converted to 68 flats (with an additional 4 flats built on roof). Additional scheme for 74 flats and a doctors' surgery on the former site of the banking has been constructed. 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 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	Following the adoption of the Core Strategy, the College announced its investment plan that 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: <ul style="list-style-type: none"> • Durrington Campus Phase 1: 117 houses / car showroom / dementia unit – complete • Durrington Campus Phase 2: Lower Northbrook Farm - 38 dwellings – complete • Durrington Campus Phase 3: Removal of buildings & erection of 42dw – complete • Broadwater New £18m Bohunt Education sponsored academy opened in Sept 2016. There is no need to take this site forward in the emerging Local Plan.

Area of Change 12 – Decoy Farm	
Objectives / Opportunities	Decoy Farm was identified in the Core Strategy as one of the few opportunities to bring forward new employment floor-space. Site was previously used for landfill and so significant environmental mitigation works will be required. A transport study would also be required. This site offers the potential for the relocation of some existing local businesses.
Current Position	Delivery of the site, which is supported by Coast to Capital LEP (LGF) Funding, will deliver over 14,000sqm+ of new employment floorspace. Remediation now completed and in-depth design work for planning underway and a planning application is expected in 2022. The site is included in the emerging Worthing Local Plan.

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	<p>Information on Worthing's areas of biodiversity importance is supplied by the Sussex Biodiversity Record Centre (SBRC). Within the monitoring period 2 applications were approved within, and 1 application was approved abutting a designated site, reserve or habitat. These are as follows:</p> <table border="1"> <thead> <tr> <th>Designation / Reserve / Habitat</th> <th>Area (Ha)</th> <th>Planning Application Number</th> </tr> </thead> <tbody> <tr> <td>National Park</td> <td>0.06</td> <td>AWDM/1316/19</td> </tr> <tr> <td>Local Wildlife Site (LWS)</td> <td>0.00</td> <td>AWDM/0166/20</td> </tr> <tr> <td>Local Wildlife Site (LWS)</td> <td>2.82</td> <td>AWDM/1316/19</td> </tr> <tr> <td>Environmental Stewardship Agreement</td> <td>16.16</td> <td>AWDM/1316/19</td> </tr> <tr> <td>Ancient woodland</td> <td>0.42</td> <td>AWDM/1316/19</td> </tr> <tr> <td>Deciduous woodland</td> <td>1.53</td> <td>AWDM/0166/20</td> </tr> <tr> <td>Deciduous woodland</td> <td>2.05</td> <td>AWDM/1316/19</td> </tr> <tr> <td>Deciduous woodland</td> <td>0.00</td> <td>AWDM/1727/21</td> </tr> <tr> <td>Wood-pasture & parkland</td> <td>1.00</td> <td>AWDM/1316/19</td> </tr> </tbody> </table> <p>However, it should be noted that application AWDM/1316/19 is a reserved matters application for one phase of development permitted under AWDM/1882/16.</p>	Designation / Reserve / Habitat	Area (Ha)	Planning Application Number	National Park	0.06	AWDM/1316/19	Local Wildlife Site (LWS)	0.00	AWDM/0166/20	Local Wildlife Site (LWS)	2.82	AWDM/1316/19	Environmental Stewardship Agreement	16.16	AWDM/1316/19	Ancient woodland	0.42	AWDM/1316/19	Deciduous woodland	1.53	AWDM/0166/20	Deciduous woodland	2.05	AWDM/1316/19	Deciduous woodland	0.00	AWDM/1727/21	Wood-pasture & parkland	1.00	AWDM/1316/19
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Deciduous woodland	0.00	AWDM/1727/21																															
Wood-pasture & parkland	1.00	AWDM/1316/19																															
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	<p>During 2021/2022 the EA objected to 4 planning applications in Worthing on flood risk:</p> <ul style="list-style-type: none"> • AWDM/0676/21 refused in line with EA advice on grounds including flood risk. • AWDM/1764/21 Resubmission of above application. EA objection resolved but application refused on grounds including flood risk sequential test. This was upheld at appeal. • AWDM/1726/21 EA objection resolved • AWDM/1920/21 EA objection resolved <p>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</p>																														

SO1-3	Renewable energy capacity installed by type (large)	Opportunities limited. Annual target not appropriate	<p>The Renewable Energy Planning Database tracks the progress of UK renewable energy projects over 150KW. There were no new entries or updates for schemes in Worthing in 2021/2022 https://www.gov.uk/government/publications/renewable-energy-planning-database-monthly-extract</p> <p>The Regional Renewable Statistics are updated annually (in arrears and only covering electricity generating technologies). https://www.gov.uk/government/statistics/regional-renewable-statistics These show that in Worthing at the end of 2021 there were: 1,137 photovoltaic installations (increase from 992 at end of 2020), 1 offshore wind installation (no change from 2020), and 1 sewage gas installation (no change from 2020).</p>
SO1-4	Percentage of new dwellings on previously developed land	Target of the total housing provision on PDL.	A total of 266 (gross) dwellings delivered were delivered over the monitoring period – of these, 260 dwellings (97.7%) were located on brownfield (PDL) sites and 6 dwellings (2.3%) on greenfield sites.
SO1-5	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 80% of the 5828m2 (gross), of the completed employment, floorspace was developed on Previously Developed Land.
SO1 -6	Number of non-residential buildings built to BREEAM standards	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 for developments in Worthing during the monitoring period.</p>
SO1-7	Amount of Green Infrastructure provided to link new development to existing green infrastructure	To be determined through the Green Infrastructure Strategy	<p>The Councils’ Nature Restoration and Investment Group is currently reviewing its approach to a joint green infrastructure (GI) strategy for Adur and Worthing to ensure that it aligns with the new corporate strategy ‘Our Plan’.</p> <p>The overriding aim of such a strategy would be to deliver a network of green and blue spaces across the district and borough. It would set out the overall plan for nature recovery and GI across the area and will consider how we should approach Biodiversity Net Gain and how it would link to the new national GI framework.</p>

	corridors		
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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 2021-2022 there was a total of 10,611m2 (gross) (6.162m2 net) of town centre use (retail, office and leisure) floorspace completed, including 8,550m2 of gross floorspace (5.232m2 net) delivered as part of the Teville Gate House HMRC development.
SO2-2	Tourism visitor numbers by staying trips and day visitors (Source WBC and TSE)	No net decrease	<p>The most recent data indicates, as would be expected after the the Covid 19 pandemic, that in 2021 the overall number of trips had increased with a 28% increase in day trips and a 68% increase in overnight trips compared to figures in 2020. However, they are still not back up to the levels seen in pre-Covid 2019. There were 1,688,000 day trips in 2021 compared to 1,314,000 in 2020 and 2,736,000 in 2019. In terms of overnight trips the figures were: 188,000 in 2021, 112,000 in 2020 and 313,000 in 2019.</p> <p>In terms of the value of trips to the local economy there has been 29% increase in the value of day trips from 2020 to 2021 however, this still represents a -38% on the pre-pandemic levels of 2019. Over the same periods the value of overnight trips had increased by 62% on the previous year but stands at -44% on pre pandemic 2019 levels.</p>
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 needed for the Borough. Section 5 sets out an update of progress made on all Areas of Change and provides an indication as to whether the sites that are not yet developed will be taken forward into the new Local Plan.
SO2-4	Number of	Delivery outcome	The smaller Masterplan (Regeneration) projects that were the focus for delivery during <u>2021/22</u>

	<p>smaller Masterplan projects being implemented by topic area.</p>	<p>to be reported</p>	<p>monitoring period:</p> <p>Windsor Lawns – During Summer 2021, the pop-up coffee concession which was sited at the lawns during the previous year returned.</p> <p>Colonnade House: After a delay due to Covid, the Adur and Worthing Trust Creative Commissions re-launched in January 2021. It provided support for 9 local arts projects across Worthing and Adur. The galleries reopened to the public in April after a successful run of exhibitions hung just in the window space. Despite a major setback the year finished with a collaborative Winter Pop Up shop. The start of 2022 saw a series of professional development events supporting those in the creative industries and the launch of the 2022 Creative Commissions which has again funded 9 creative projects across Adur and Worthing. Tenancy of the studios remained at 93% as two outgoing studio members were replaced quickly with people on the waiting list. The gallery waiting list remained high (70+) throughout this period.</p> <p>The Seafront Gallery and West Buildings Shelter continued to display works throughout the year. The West Building's shelter featured works by the Ideas Alliance in collaboration with numerous women's/homelessness groups entitled Hidden and Hunted, paintings by Diane Bailey and a portrait project by Katie Sollohub.</p> <p>Town Centre Public Realm Improvements –</p> <ul style="list-style-type: none"> • Portland Road – this pedestrianisation scheme which included the instalment of free ultrafast public WiFi, better lighting, comfortable seating areas, cycle racks and landscape planting, which were designed to encourage more people to visit and shop in the area has been completed. However, a few “finishing touches” are being applied to finalise the scheme. • Montague Place – public consultation is expected to get underway in early 2023 to seek views on the best designs for the area. • Teville Gate - Ahead of the main development, it was recognised that some immediate work was required to improve accessibility and connections from the train station to the town centre. Through Coast to Capital funding, a new pedestrian route has been designed to deliver better pedestrian routes. Whilst the Council is considering the longer term options for the site it is reviewing the possibility of ‘meanwhile uses’ on the main site to try and provide immediate ‘activation’. <p>Town Awards - Four parks in Worthing have been awarded the Green Flag for the highest environmental standards and beautiful maintenance. The Keep Britain Tidy charity gold standard was</p>
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			<p>given to Beach House Park, Highdown Gardens, Field Place and Marine Gardens in July 2021. The Friends of Heene Cemetery were also awarded a Green Flag Community Award for the second year running to mark the continued hard work by all the volunteers to keep the cemetery at the high standards demanded by the Green Flag Award.</p> <p>Worthing Beach was recognised as one of the best in the country after winning the coveted Seaside Award for the fifth year running in 2021. Overseen by Keep Britain Tidy, the honour identifies and rewards beaches achieving the highest standards of beach management and water quality.</p> <p>Seafront Shelter Developments – Following the delays stemming from the previous year, the Two Faced Twins continued to occupy the shelter, making use of the unit as a gallery space for their artwork through to the end of March 2022 when it would be reviewed.</p> <p>Similarly the West Buildings Gallery, which was first installed in July 2020 in order to activate the shelter whilst the redevelopment progress was stalled, continued to host exhibitions managed by the team at Colonnade House. These are to continue to be booked in until further notice.</p> <p>The vacant former toll kiosk remained let to a fruit smoothie concession under a more formal lease agreement for 2021. However, due to issues with payment and compliance of conditions, the tenant was restricted to using the kiosk for storage purposes only during the winter months, with a review of the lease planned for summer 2022.</p> <p>Seasonal Concessions – Following the success of the winter 2020 refreshment concessions, which were welcomed by the public who were only able to meet friends and family outside whilst exercising, demand for a pitch in the summer 2021 season escalated. Looking ahead, discussions were started by an internal group to look at the possibility of installing electric hook-up points along the central promenade and in some other areas to assist with concessions and public events. Further details are required about costs and infrastructure, with discussions to continue in 2022.</p>
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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 a total of 9492.8m2 gross (6120.8m2 net) 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 AOCs have been identified which are considered to be areas where there is the best opportunity to deliver the mix of development needed. During this AMR monitoring period a total 6472.3 m2 (gross) (5941.4 net) floorspace was identified as being available for employment use.</p>
SO3-3	Proportion of people being unemployed (Source: Nomis)	No increase	<p>During July 2021 – June 2022 there were 2,100 (model based) unemployed people in Worthing representing 3.6% (2020/21 4.1%). This is higher than the regional rate (3.3%) but lower than the national rate of 3.8%.</p> <p>Universal Credit Claimant numbers in Worthing in November 2022 there were 2,080 which equates to 3.2 % of the resident population aged 16-64 which is higher than the proportion across the rest of the South East (2.9%) but lower than the rest of Great Britain (3.7%). 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	To increase (Source: UK Business Counts, Nomis)	<p>The latest figures produced by ONS for 2021 indicates there were 3,945 (3,820 in 2021, 3,790 in 2020) VAT and/or PAYE based enterprises in Worthing. It is clear that the number of enterprises have been increasing.</p>
SO3-5	GVA per capita (WSCC)	To increase	<p>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</p> <p>https://www.adur-worthing.gov.uk/media/media,147639,en.pdf</p>

SO3-6	Number of business start-ups (Source – WSCC, bank search, ONS)	To increase year on year to 2026	<p>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 in 2019 this was 475 and in 2020 that figure was 485 rising to 520 in 2021.</p> <p>Death rates were 410 in 2016 and 470 in 2017, 405 in 2018 and for 2019 it was 470 and in 2020 it was 445 and 420 in 2021.</p> <p>In terms of survival of newly born enterprises the figure for Worthing was 87.6% between 2017-2018 (survival after one year) and 85.9% between 2018 and 2019 (i.e. 425 of the 495 businesses started in 2018 had survived after one year). For those 475 births in 2019 some 415 survived after one year so 87.4%. The figure for 2020 indicates that 95.7 % of business born in 2020 had survived after 1 year.</p>
SO3-7	Total amount of employment floorspace on PDL	Total amount to be reported	100% of the 9492.8m2 gross (6120.8m2 net), of the completed employment, floorspace during this monitoring period was developed on Previously Developed Land.

SO4 – Meet Worthing’s Housing Needs

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

Ref	Indicator	Target	Outcome
SO4-1	Net additional homes provided	Minimum of 200 homes per year as set out in the Core Strategy & South East Plan	A total of 266(gross) and 247 (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 and A&W monitoring)	Total number of gross housing completions	A total of 47 affordable housing units were completed during this monitoring period.

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'.	A Gypsies and Travellers Accommodation Needs Assessment (GTAA) was commissioned by Adur, Worthing, Arun and Chichester Councils. It was published in October 2018. 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 6 dwellings have been lost during this monitoring period.
SO4-5	Percentage of homes built by type and size		Data compiled by WSCC indicates that: of 266 Gross completions 36% (95) were 1 bed units, 50% (132) were 2 bed units, 9% (25) were 3 bed units and 5% (14) were 4 bed units. Of the 266 gross completions 88% (234) were flats and 12 % (32) were houses.
SO4-6	Amount of New Home Bonus achieved	Level of funding to be reported.	The New Homes Bonus, established in 2011, 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. The total Year 11 payment received for 2021/22 was £118,121 (as reported on the DCLG website).
SO4-7	Density of development	To deliver a minimum of 30 dwellings / ha	3.4% of all completions (gross) were built at densities of 0-30dph, with an average density of 15.3 dph. 8.6% of all completions (gross) were built at densities of 30–50 dph, with an average density of 39.5 dph. 88% of all completions (gross) were built at densities of 50 dph plus, with average density of 132.6dph. Gross dwelling completions by site density: <ul style="list-style-type: none"> • Sites of up to 9 units = 105 units averaging 60.8 dph, however, 74.3% of these size sites were built at densities of 50dph plus. • Sites of 10+ units = 161 units averaging 133.2 dph. • All sites = 266 units averaging 132.6 dph.
SO4-8	Percentage of new dwellings on previously developed land	To maximise the delivery of housing on PDL.	Records for gross dwelling completions indicate that out of a total of 266 (gross) dwellings delivered some 260 (gross) dwellings (97.7%) were located on PDL sites.

S04-9	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>There were 8 new entries during this monitoring period all of which were eligible for Part 1 of the register.</p> <p>There were 3 applications granted self-build relief from CIL which were approved between 1st April 2021 and 31st March 2022:</p> <p>AWDM/0436/18 - 45 First Avenue AWDM/1047/21 - 198 Ringmer Road AWDM/1727/21 - Moonrakers, Gorse Lane</p>
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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	<p>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:</p> <p>https://www.adur-worthing.gov.uk/about-the-councils/facts-and-figures/community-profile/</p>

SO6 – Deliver High Quality Distinctive Places

Ref	Indicator	Target	Outcome
S06-1	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 as the Scheme has not been run during this monitoring period due to a lack of resources.
SO6-2	Number of listed buildings demolished	None	No statutory listed buildings have been demolished during the monitoring period.
SO6-3	Number of buildings on the English Heritage 'Heritage at Risk' Register	Ideally to reduce / minimise number of buildings at risk	<p>As at Dec 2022 there is 1 building in Worthing identified on the English Heritage 'at risk' register:</p> <p><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. Castle Goring - is also still on the register in the Worthing Borough, but is located in the SDNP.</p>

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. Work was commissioned at the end of 2022 to review 2 existing Conservation Areas (Steyne Gardens and Goring Hall) and also consider the potential for a new Conservation Area (Marine Gardens and Environs).
SO6-5	Amount of new cultural facilities delivered and / or enhanced	Outcome to be reported	AWDM/0461/20 An outline application is pending on the Union Place site which includes a proposed cinema extension to the existing Connaught Theatre. This scheme is currently being reviewed, along with the potential mix of leisure / cultural uses.

SO7 – Improve Accessibility

Ref	Indicator	Target	Outcome
SO7-1	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 and is due to be reviewed in 2023. The 2022 Adur & Worthing Air Quality Annual Status Report summarises the situation for 2021 –</p> <p>https://www.adur-worthing.gov.uk/environmental-health/pollution/air-quality-and-pollution/what-is-air-pollution/</p> <p>Monitoring showed a mixed picture in and around the AQMA with some sites increasing and some showing a fall in levels of NO₂ in 2021. The continuous monitoring site recorded an increase in the annual mean of 1.6µg/m³ to 27.6µg/m³. The hourly mean objective of 200µg/m³ was not exceeded at any time during 2021. Monitoring adjacent to Grove Lodge Cottages again exceeded the annual mean objective of 40µg/m³, but showed a small decrease over 2020 levels. The measured level of PM_{2.5} was 8.7µg/m³, an increase over 2020 levels, below the current Limit Value of 25µg/m³. We are awaiting new targets for PM_{2.5}.</p>
SO7-2	Number of cycle route projects or cycle facilities implemented	2 per year	During 2020/21 WSCC successfully applied to the Department for Transport's Active Travel Fund for funding to construct Phase 1 of the Findon Valley to Washington route (Findon Valley to Findon Village). The scheme was the subject of a consultation exercise in 2021/22 and construction (section relating A24 Findon Valley to Findon Village) began in August 2022 and is due for completion in January 2023.

			<p>A Strategic Outline Business Case has been prepared for the Goring Seafront scheme (George V Avenue to Sea Lane Café). This proposal has been paused. Whilst this primary route features in the Worthing LCWIP it is not a high scoring priority for an Active Travel Fund bid.</p> <p>Worthing BC's Local Cycling & Walking Improvement Plan (LCWIP) was adopted in June 2020, however due to the emergency response to the Covid-19 pandemic WSCC was unable to undertake a public consultation on the draft West Sussex LCWIP. The draft West Sussex LCWIP was subsequently reviewed in late 2021 and will be the subject of a public consultation exercise in 2023 after the new West Sussex Transport Plan has been adopted. The West Sussex LCWIP is a long term strategy that will support future bids for Government funding for high quality prioritised walking and cycling improvements. It focusses on longer distance routes that connect communities. Two of the six routes contained within the plan connect with Worthing: A24 Findon Valley to Washington (an extension of the existing Worthing to Findon Valley route) and Littlehampton to Worthing. The West Sussex Walking and Cycling Strategy 2016-2026 will also be reviewed and will be the subject of a simultaneous public consultation, again also likely to take place in 2023.</p>
SO7-3	Number of car club parking bays and electric car charging bays	Annual increase	<p>Two car club parking bays were installed at High Street Surface Car Park during the monitoring period. There were no new public electric vehicle charging points installed in this monitoring period.</p> <p>Update – (falls outside of monitoring period) - Adur & Worthing Councils is working with West Sussex County Council and Connected Kerb on the installation of charging points in a £1.8 million project. The cost is being met by funds from the Department for Transport and Connected Kerb, one of the UK's leading providers of electric vehicle charging equipment. The county-wide scheme will involve the installation of up to 450 charging points in roadside parking bays and 100 in public car parks, including 15 points proposed in Worthing and 10 in Adur. The potential sites for the bays in Worthing are at Anglesea Street, Chesswood Road, Gordon Road, Newland Road, Pelham Road, Rowlands Road, Southfield Road, Victoria Road, West Parade, Westcourt Road, Winton Place and Wordsworth Road. The proposals have been published for consultation (consultation closes on 8th December 2022). Full details, including detailed plans showing the location of the proposed bays, can be viewed at https://www.connectedkerb.com/west-sussex-chargepoint-network-residents</p>
SO7-4	Transport contributions – via S106 contributions	Report agreements	<p>Transport Contributions are currently collected by both Worthing Borough Council and West Sussex County Council. See Appendix 2 for further information.</p>

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 this iteration of 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 the most up to date objectively assessed housing need (based on the standard method as set out in national planning guidance and the 2014 household projections (published 2016)). In addition, it also reports against the proposed housing set out in the Submission Draft Worthing Local Plan 2020 (SDWLP). The Regulation 19 SDWLP was consulted on in January 2021, followed by submission in June 2021. The Hearing Sessions of the Examination were held in November 2021 and the Inspector's findings set out in his report of October 2022 and the Plan adoption process is underway, (outside of this AMR's monitoring period). 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.

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 295 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 have been 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
2019 - 2020	396
2020 - 2021	107
2021 - 2022	247
Total 2006 – 2022	4,666

A total of **247** (net) new dwellings were completed in Worthing in the monitoring period 2021/2022. This represents a surplus of **47** against the annualised housing requirement (Core Strategy) of 200 dwellings per annum and an increase on the previous year's figure of 107 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 **4,666** dwellings which against the Core Strategy target, provides a 'surplus' of 1,466 over the last 16 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 has had to reconsider this existing target in light of more recent evidence and the Submission Draft Worthing Local Plan proposes a target of 230 dwellings per annum.

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 for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
- b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

The examples given in categories (a) and (b) are not exhaustive of all the categories of site which are capable of meeting that definition. Whether a site does or does not meet the definition is a matter of planning judgment on the evidence available. Sites in category (a) will not need evidence to show that they are deliverable (but evidence can be led to show that they are not), and sites in category (b) will always require 'clear' evidence showing they are deliverable before they can be included. That

evidence should always be ‘clear’ – anything short of ‘clear evidence’ is likely to fail to persuade a decision-maker that the site is deliverable and can be included.

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 2022 -31st March 2027:

Table 3. Sources of Housing Supply

Source	Summary
Dwelling completions	<p>Core Strategy Since the base date of the adopted Core Strategy 1st April 2006 and 31st March 2022, 4,666 net dwellings have been completed.</p> <p>Submission Draft Worthing Local Plan (SDWLP) and SM (OAN) Since 1 April 2020 of the SDWLP and 31st March 2022 a total 354 (net) (374 Gross) 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 2022 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 large sites are expected to deliver 1037(net) (1052 (gross)) new dwellings between the monitoring periods 2022/23 to and 2026/27 the end of the Core Strategy plan period is 2026.</p> <p>Small sites of less than five 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 are expected to be built within the five year period 2022-2027. This is based on past evidence of completion rates and provides an additional 116 dwellings.</p>
Strategic Housing Land Availability Assessment sites (excluding Proposed SDWLP Allocations SHLAA sites)	<p>A Strategic Housing Land Availability Assessment was update identified a number of sites on previously developed land that are expected to deliver 77 dwellings with 57 dwellings expected to deliver within the first 5 years between monitoring years 2022/23 to 2026/27.</p>
Proposed SDWLP Allocations	<p>The emerging SDWLP Local Plan expected a total of 1753 new dwellings through site allocations by 2036 (end date of SDWLP).</p> <p>Two of the sites HMRC Site A8 and Fulbeck Site A6 now have planning permission and are included under commitments.</p>

	Of the remainder allocations it is expected that 306 of these dwellings will be delivered by the end date of the Core Strategy (2026) and 606 delivered in the next five years.
Strategic Allocation at West Durrington	This is the only Strategic Allocation within the Core Strategy. Planning Permission has been granted and works have commenced. The site will deliver the last dwelling (site total was 700) in 2022/23.
Windfall Allowance	A windfall allowance takes account of housing development on sites which it is not possible to identify in advance (e.g. conversions, changes of use etc.). Historic small sites housing delivery data since the base date of the Core Strategy has been used to calculate a windfall allowance of 67 dwellings per year. So a total of 67 new dwellings are expected to be delivered by the end of the Core Strategy plan period (737 by 2036 proposed end date of SDWLP). An allowance of 134 dwellings has been made for the last two years of the five year supply.

Table 4 - Sites with Extant Planning Permission (5+ units) considered deliverable as at 1 April 2022

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*	11-15*			
		Selden Ward							
AWDM/0876/20		Land West Of 5 Ham Way	6	6	0	0	0	6	Planning permission granted 17/08/2020.
AWDM/0130/21		22 Lyndhurst Road	30	30	0	0	7	23	Planning permission granted 30/7/2021.
		Marine Ward							
AWDM/1713/16		Land South Of 6 Grand Avenue	29	29	0	0	5	24	Planning permission granted. ICE.
		Central Ward							
AWDM/1018/20		Development Site At 31 To 35 Montague Street	14	14	0	0	0	14	Planning permission granted 16/08/202.
AWDM/0297/20 (Supersedes AWDM/0941/16)		40 - 42 South Street	9	9	0	0	0	9	Planning permission granted. ICE.
AWDM/1529/18		19-23 South Street	49	49	0	0	0	49	Planning permission granted. ICE.
NOTICE/0001/20		First Floor 1-2 Liverpool Buildings Liverpool Road	2	2	0	0	0	2	Notice application approved. ICE.
AWDM/0156/21		Development Site At 1 To 4 Liverpool Buildings Liverpool Road	2	2	0	0	0	2	Planning permission granted. ICE
AWDM/0905/20		Dev Site East Of 11 Liverpool Blgs And West Of 5 Bank Passage	14	14	0	0	0	14	Planning permission granted ICE.
AWDM/0427/20		The Wheatsheaf 24 Richmond Road	8	8	0	0	0	8	Planning permission granted. ICE.

AWDM/0901/20		Dev Site West Of 19 To 23 South St And East Of 11 And 12 Liverpool Blds Liverpool Rd	4	4	0	0	0	4	Planning permission granted. ICE.
AWDM/1502/20		Heslington House 56 Richmond Road	8	8	0	0	0	8	Planning permission granted.
NOTICE/0013/20 and NOTICE/0015/21		Dev Site At 2 To 2C Ann Street And 7 Warwick Street	9	9	0	0	0	9	Planning permission granted.
AWDM/0550/21		Garage Site South Of Heene C Of E Primary School Norfolk Street	6	6	0	0	0	6	Planning permission granted.
AWDM/1752/20		100 - 108 Montague Street	8	8	0	0	0	8	Planning permission granted.
		<u>Gaisford Ward</u>							
AWDM/1950/19		Southdown Inn 38 Northcourt Road	7	7	0	0	1	6	Planning permission granted.
		<u>Castle Ward</u>							
NOTICE/0007/20		NHS West Sussex The Causeway	48	48	0	0	0	48	Prior Notification Approved. ICE.
		<u>Durrington Ward</u>							
NOTICE/0016/19 + AWDM/1372/21	WB08111	Columbia House Columbia Drive	108	108	0	0	0	108	Prior Notification Approved and permission for additional 4 units. ICE.
AWDM/1480/18		Columbia House Columbia Drive	56	56	0	0	0	56	Planning permission granted. Start on upward extensions.
AWDM/0271/18		Durrington New Life Church 113 Salvington Road	7	7	0	0	0	7	Planning permission granted.
AWDM/1882/16		Land South And East And West Of The Coach And Horses Arundel Road	240	240	0	0	0	240	Planning permission granted (Main application AWDM/1882/16). ICE
WB/0275/11	WB08037	West Durrington Strategic (CS1)	700 (1)	1	0	0	0	1	Under Construction. Last unit to be completed.
AWDM/0166/20		Land Site West Of Fulbeck Avenue (SDWLP 2020 Site A6)	152	152	0	0	0	152	Planning permission granted. ICE. Council owned site and proposed allocation in the SDWLP 2020.

		<u>Goring Ward</u>							
AWDM/1979/19		HMRC – Barrington Road (SDWLP 2020 Site A8)	287	200	87	0	0	287	Outline Planning Permission and Reserved Matters submitted. Proposed allocation in SDWLP 2020.
		<u>Heene Ward</u>							
AWDM/0480/20		Jupps Garage Queens Road	5	5	0	0	0	5	Planning permission granted. ICE.
AWDM/0762/19		19 Manor Road	10	10	0	0	1	9	Planning permission granted.
AWDM/0601/21		Kingswood Home 140 Heene Road	8	8	0	0	0	8	Planning permission granted. Commenced.
		<u>Salvington Ward</u>							
AWDM/1566/13		The drive, Mill lane	4	4	0	0	1	3	Planning permission granted, Under Construction.
		<u>Tarring Ward</u>							
NOTICE/0017/20		St Andrews Gardens, Church Road	9	9	0	0	0	9	Prior Notification Approved.
		Total	1140	1053	87	0	15	1125	

Includes those Proposed Allocations in SDWLP 2020 where permission has now been granted.

***Years 0-5 = 1/4/2-31/03/2027, Years 6-10 = 1/4/2027-31/03/2032, Years 11-15 = 1/04/2033-31/03/2037**

Table 5: Strategic Housing Land Availability Assessment Review (including SDWLP 2020 proposed allocations) as at 01/04/22

Ref	Site	Site Total (Gross)	0-5 yrs	6-10 yrs	11-15 yrs	Losses	Site Total (net)	Comments
Proposed SDWLP Local Plan Allocations 2020 (excludes those with planning permission)								
WB08176	Beeches Avenue (A1)	90	20	70	0	0	90	Proposed Allocation for SDWLP 2020.
WB08138	Caravan Club (A2)	100	25	75	0	0	100	Council owned site and proposed allocation in SDWLP 2020.
WB16006	Centenary House (A3)	250	50	200	0	0	250	WSCC owned site and proposed allocation in SDWLP 2020.
WB08180	Grafton Site (A7)	150	0	150	0	0	150	Council owned site, existing AOC (See Section 5 AOC 3) and proposed allocation in SDWLP 2020.
WB08048	Lyndhurst Road (A9)	150	150	0	0	0	150	Existing CS AOC (See Section 5 AOC 7) and New Allocation for Emerging Local Plan. Full Planning Application recently submitted (AWDM/1459/21). Application approved 4/10/22 for 209 dwellings after this monitoring period.
	Martlets (A10)	28	28	0	0	0	28	Existing CS AOC and proposed allocation IN SDWLP 2020 which includes 28 residential units.
WB08046	Stagecoach Site (A11)	60	0	60	0	0	60	Existing CS AOC (See Section 5 AOC 2) and proposed allocation in the SDWLP 2020.
WB08039	Teville Gate (A12)	250	60	190	0	0	250	Existing CS AOC (See Section 5 AOC 5) and proposed allocation in the SDWLP 2020. Planning Application (AWDM/0325/19) submitted. The Council acquired this site and options being explored.
WB08042	Union Place (A14)	150	150	0	0	0	150	Existing CS AOC (See Section 5 AOC 4) and proposed allocation in the SDWLP 2020.
WB08163	Upper Brighton Road (A15)	123	123	0	0	0	123	Proposed Allocation for SDWLP 2020.
Total		1,351	606	745	0	0	1,351	

SHLAA Sites Excluding Proposed Local Plan Allocations								
WB18008	Jubilee Hall & 10 Greenland Road	14	14	0	0	0	14	Planning permission approved but legal agreement pending.
WB20009	Former Canteen, Northbrook College	20	0	20	0	0	20	Planning application (AWDM/0632/20) refused outside monitoring period but the site is considered suitable for residential use.
	22 Clifton Road	13	13	0	0	1	12	Planning Application (AWDM/0072/21) approved subject to S106.
	Skywaves	21	21	0	0	0	21	Planning application approved (AWDM/0207/22) subject to 106 22/06/22
	34-36 Montague Street	9	9	0	0	0	9	Planning application (AWDM/1169/22) permitted 13/12/22 outside of monitoring period.
Totals for SHLAA Sites (Excluding Proposed Local Plan Allocations)		77	57	20	0	1	76	
	Total for Allocations and SHLAA sites	1,428	663	765	0	1	1,427	

*Years 0-5 = 1/4/2-31/03/2027, Years 6-10 = 1/4/2027-31/03/2032, Years 11-15 = 1/04/2033-31/03/2037

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 is calculated based on historic small site housing delivery and is calculated as 67 dwelling per year. 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.pa 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 proposed target in the Submission Draft Worthing Local Plan 2020 (230 dw pa –Table 9) and against the most recent objectively assessed housing need (Table 10) (based on the standard method as set out in national planning guidance and the 2014 household projections, published 2016). The figure used is the 'Capped' figure (40%) Standard Methodology, which for Worthing is currently 885 (trajectories for both can found below).

Table 6 A – Core Strategy 200dw pa

Housing Trajectory for Worthing Borough Council 2021-2022

	Actual 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 (Gross)	309	322	446	278	271	152	185	259	428	504	359	491	301	408	122	266	0	0	0	0	4847
West Durrington																	1	0	0	0	1
Commitments (large and small sites)																	412	404	247	56	1119
SHLAA Sites (All SHLAA sites)																	0	0	125	224	349
Windfall Allowance																	0	0	0	67	67
Total Projected Completions																	413	404	372	347	1536
Estimated losses*	43	62	66	26	30	9	13	14	77	19	12	9	8	12	14	19	5	0	10	0	448
Total Past net completions	266	260	380	252	241	143	172	245	351	485	347	482	293	396	107	247					4666
Projected net completions																	408	404	362	347	1521
Cumulative net completions	266	526	906	1158	1399	1542	1714	1959	2310	2795	3142	3624	3917	4313	4420	4667	5075	5479	5841	6188	
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	795	942	1224	1317	1513	1420	1467	1675	1879	2041	2188	
Manage. Annual requirement taking into account past/projected completions	200	197	193	182	178	173	176	176	170	154	121	95	47	12	-52	-84	-167	-358	-740	-921	

Notes

Source: Residential Land Availability Survey, West Sussex County Council. To view source data search West Sussex County Council planning data for Housing and Residential Land in West Sussex. **Large sites:** 5 units or more. **Small sites:** under 5 units.

Housing Trajectory for Worthing

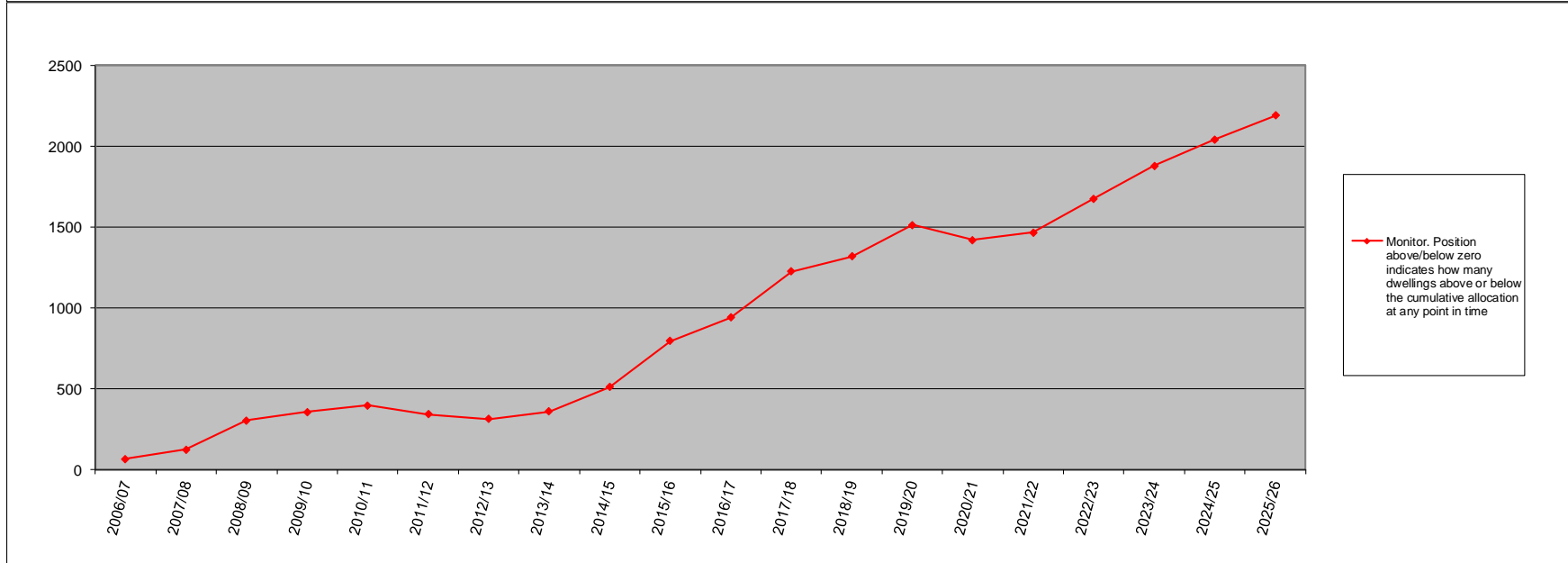
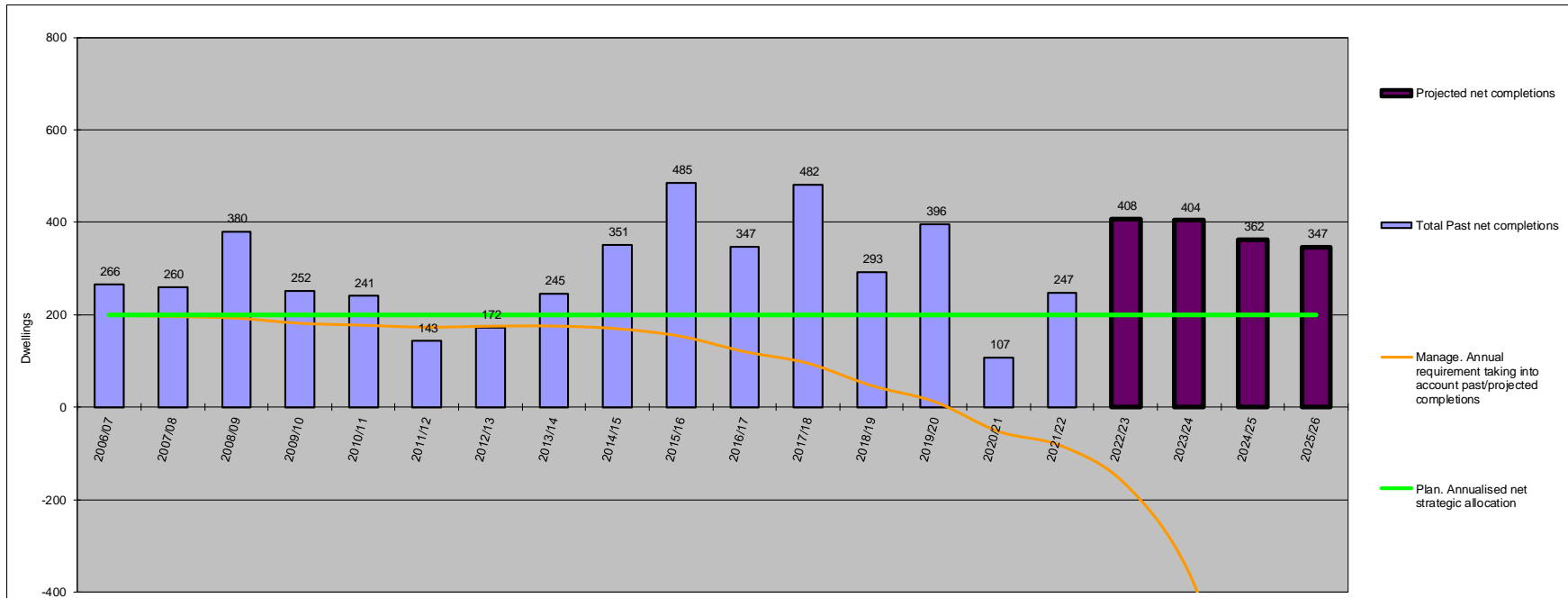


Table 6 B – DWLP 230dw pa

Worthing Trajectory Draft Worthing Local Plan Target 230 dw pa 2020 - 2036 as at 1/04/2022

	Projected Completions																Totals
	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 2021 (large and small sites)	122	266	0	0	0	0	0	0	0	0	0	0	0	0	0	0	388
Commitments at 1 April 2021 (large and small sites with planning permission)(Excl allocations with permisison)	0	0	320	294	197	6	0	0	0	0	0	0	0	0	0	0	817
Allowance for small windfall sites	0	0	0	0	0	67	67	67	67	67	67	67	67	67	67	67	737
A1 - Beeches Avenue	0	0	0	0	0	0	20	30	40	0	0	0	0	0	0	0	90
A2 - Caravan Club	0	0	0	0	0	0	25	35	40	0	0	0	0	0	0	0	100
A3 - Centenary House	0	0	0	0	0	0	50	50	75	75	0	0	0	0	0	0	250
A6 - Fulbeck Avenue (PP granted and ICE)	0	0	92	60	0	0	0	0	0	0	0	0	0	0	0	0	152
A7 - Grafton Site	0	0	0	0	0	0	0	150	0	0	0	0	0	0	0	0	150
A8 - HMRC (PP granted for 287 dwellings)	0	0	0	50	50	50	50	50	37	0	0	0	0	0	0	0	287
A9 - Lyndhurst Road	0	0	0	0	75	75	0	0	0	0	0	0	0	0	0	0	150
A10 - Martlets	0	0	0	0	28	0	0	0	0	0	0	0	0	0	0	0	28
A11 - Stagecoach Site	0	0	0	0	0	0	0	0	60	0	0	0	0	0	0	0	60
A12 - Teville Gate	0	0	0	0	0	0	60	90	100	0	0	0	0	0	0	0	250
A13 - Union Place	0	0	0	0	0	75	75	0	0	0	0	0	0	0	0	0	150
A14 - Upper Brighton Road	0	0	0	0	0	53	70	0	0	0	0	0	0	0	0	0	123
Other SHLAA sites(excludes proposed allocations) at 1st April 2020 (net)	0	0	0	0	22	21	14	20	0	0	0	0	0	0	0	0	77
Proposed Local Plan Allocations	0	0	92	110	153	253	350	405	352	75	0	0	0	0	0	0	1790
Total Projected Completions/Commitments	0	0	412	404	372	347	431	492	419	142	67	67	67	67	67	67	3421
Losses	14	19	5	0	10	0	0	0	0	0	0	0	0	0	0	0	15
Past net completions	107	247	0	0	0	0	0	0	0	0	0	0	0	0	0	0	354
Projected net completions			407	404	362	347	431	492	419	142	67	67	67	67	67	67	3406
Cumulative net completions	107	354	761	1165	1527	1874	2305	2797	3216	3358	3425	3492	3559	3626	3693	3760	
Annualised housing target	230	230	230	230	230	230	230	230	230	230	230	230	230	230	230	230	3680
	-123	-106	71	245	377	494	695	957	1146	1058	895	732	569	406	243	80	
Manage. Annual requirement taking into account past/projected completions	#REF!	223	222	209	193	179	164	138	98	58	46	43	38	30	18	-7	

Notes

Source: 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: 5 units or more. Small sites: under 5 units.

Site A6 - Fulbeck has permission -AWDM/0166/20 and is under construction.

Site A8 HMRC has permisison AWDW/1979/19)..

Housing Trajectory for Worthing

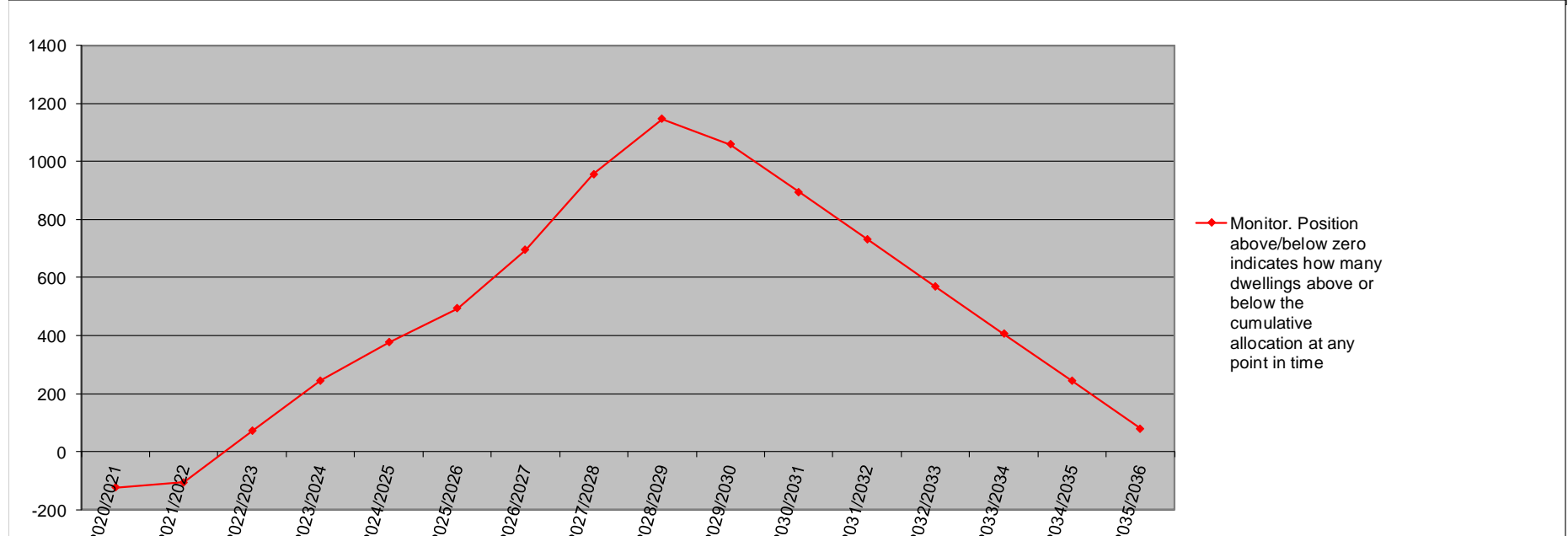
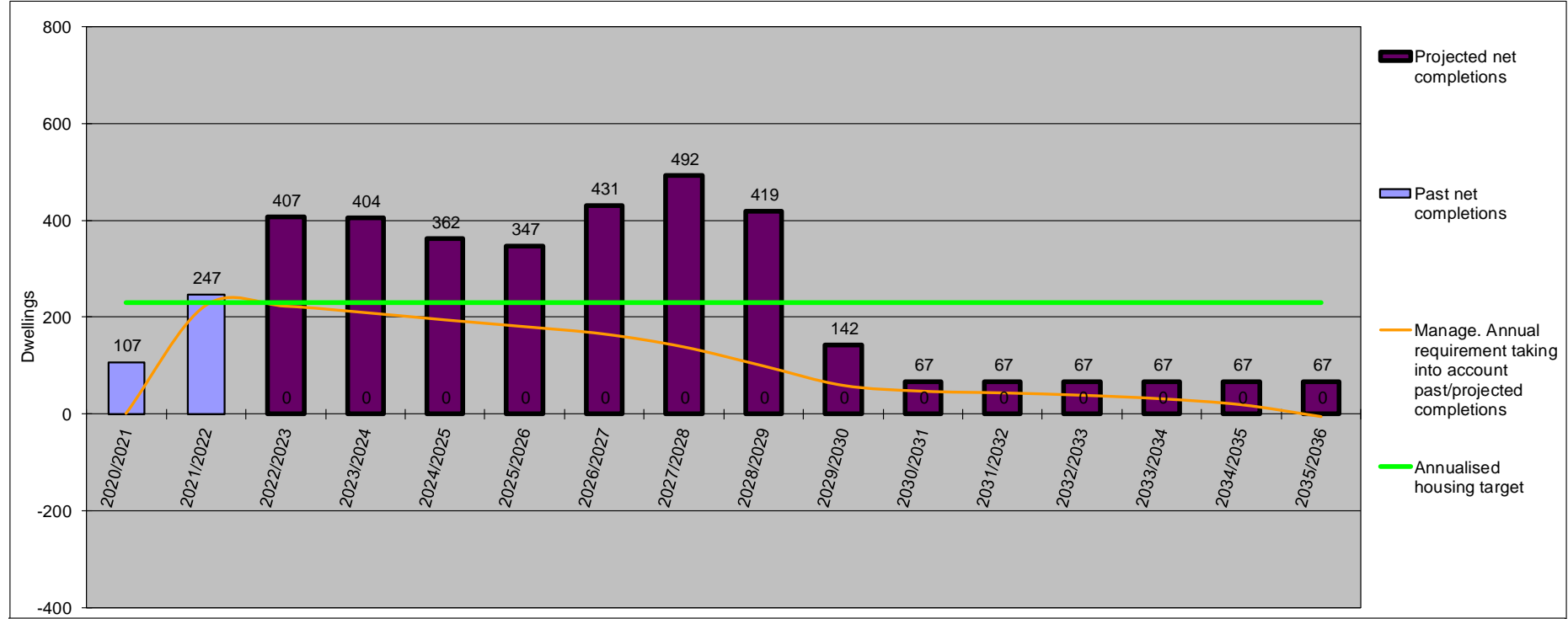


Table 6C – OAN 885 dw pa

Worthing Trajectory Draft Worthing Local Plan Target 230 dw pa 2020 - 2036 as at 1/04/2022

	Projected Completions																Totals
	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 2021 (large and small sites)	122	266	0	0	0	0	0	0	0	0	0	0	0	0	0	0	388
Commitments at 1 April 2021 (large and small sites with planning permission)(Excl allocations with permisison)	0	0	320	294	197	6	0	0	0	0	0	0	0	0	0	0	817
Allowance for small windfall sites	0	0	0	0	0	67	67	67	67	67	67	67	67	67	67	67	737
A1 - Beeches Avenue	0	0	0	0	0	0	20	30	40	0	0	0	0	0	0	0	90
A2 - Caravan Club	0	0	0	0	0	0	25	35	40	0	0	0	0	0	0	0	100
A3 - Centenary House	0	0	0	0	0	0	50	50	75	75	0	0	0	0	0	0	250
A6 - Fulbeck Avenue (PP granted and ICE)	0	0	92	60	0	0	0	0	0	0	0	0	0	0	0	0	152
A7 - Grafton Site	0	0	0	0	0	0	0	150	0	0	0	0	0	0	0	0	150
A8 - HMRC (PP granted for 287 dwellings)	0	0	0	50	50	50	50	50	37	0	0	0	0	0	0	0	287
A9 - Lyndhurst Road	0	0	0	0	75	75	0	0	0	0	0	0	0	0	0	0	150
A10 - Martlets	0	0	0	0	28	0	0	0	0	0	0	0	0	0	0	0	28
A11 - Stagecoach Site	0	0	0	0	0	0	0	0	60	0	0	0	0	0	0	0	60
A12 - Teville Gate	0	0	0	0	0	0	60	90	100	0	0	0	0	0	0	0	250
A13 - Union Place	0	0	0	0	0	75	75	0	0	0	0	0	0	0	0	0	150
A14 - Upper Brighton Road	0	0	0	0	0	53	70	0	0	0	0	0	0	0	0	0	123
Other SHLAA sites(excludes proposed allocations) at 1st April 2020 (net)	0	0	0	0	22	21	14	20	0	0	0	0	0	0	0	0	77
Proposed Local Plan Allocations	0	0	92	110	153	253	350	405	352	75	0	0	0	0	0	0	1790
Total Projected Completions/Commitments	0	0	412	404	372	347	431	492	419	142	67	67	67	67	67	67	3421
Losses	14	19	5	0	10	0	0	0	0	0	0	0	0	0	0	0	15
Past net completions	107	247	0	0	0	0	0	0	0	0	0	0	0	0	0	0	354
Projected net completions			407	404	362	347	431	492	419	142	67	67	67	67	67	67	3406
Cumulative net completions	107	354	761	1165	1527	1874	2305	2797	3216	3358	3425	3492	3559	3626	3693	3760	
Annualised housing target	230	230	230	230	230	230	230	230	230	230	230	230	230	230	230	230	3680
	-123	-106	71	245	377	494	695	957	1146	1058	895	732	569	406	243	80	
Manage. Annual requirement taking into account past/projected completions	#REF!	223	222	209	193	179	164	138	98	58	46	43	38	30	18	-7	

Notes

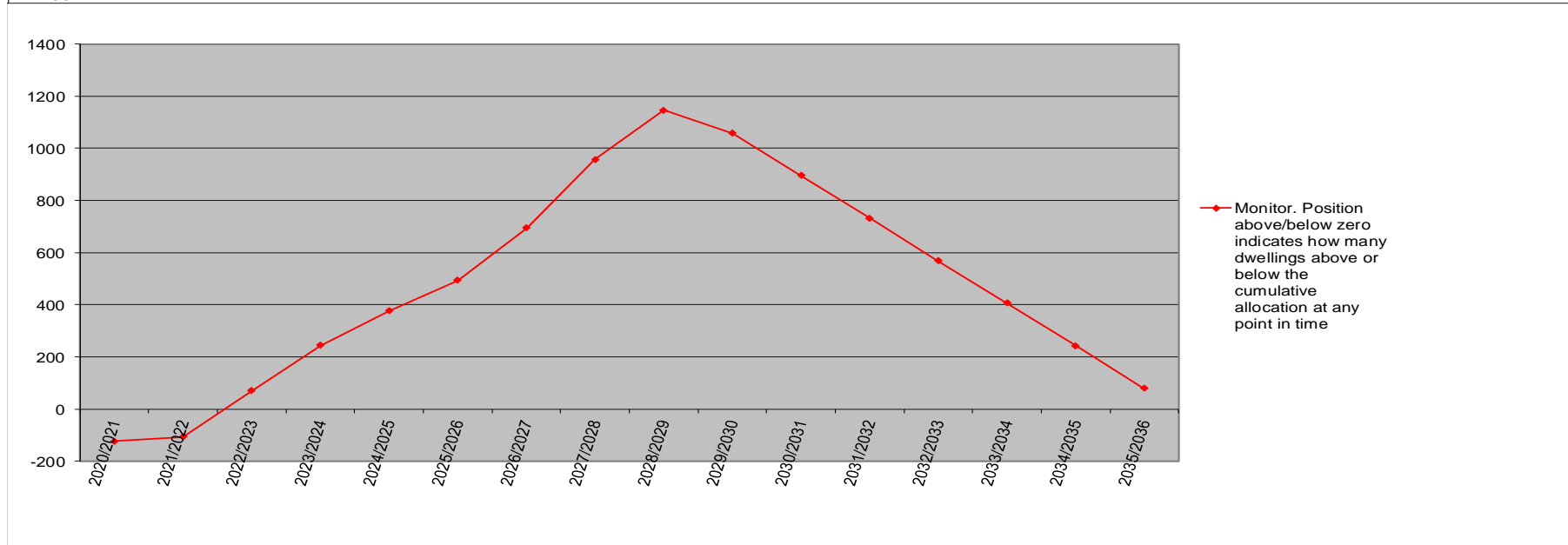
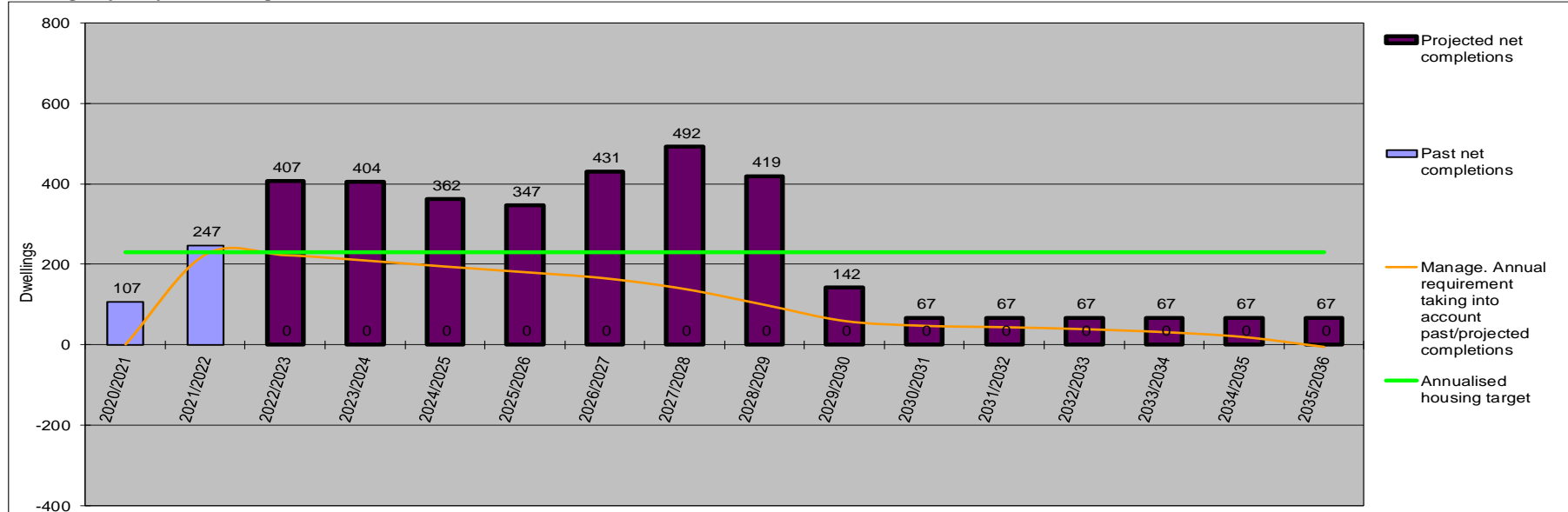
Source: Residential Land Availability Survey, WSCC. To view source data search West Sussex County Council Planning Data for Housing and Residential Land in West Sussex.

Large Sites: 5 units or more. **Small sites:** under 5 units.

Site A6 - Fulbeck has permission -AWDM0166/20 and is under construction.

Site A8 HMRC has permisison AWDM1979/19)..

Housing Trajectory for Worthing



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 2027

Monitoring Period	Projected additional dwellings (Gross)	Projected additional dwellings (Net)
2022-2023	412	407
2023-2024	404	404
2024-2025	372	362
2025-2026	347	347
2026-2027	431	431
Total 2022-2027	1966	1951

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. For Worthing, the first HDT published 19 February 2019 (2018 measurement, covering the 3 monitoring periods from 2015 to 2018) housing delivery was measured against the adopted Worthing Core Strategy (CS) 2011 target of 200 homes per annum for Test Year 1 (being within the last 5 years). Given the Local Plan Adoption date, the calculation for Test Year 2 fell between the CS adopted target figure and the Minimum Local Housing Need Figure. For Test Year 3 the Minimum Local Housing Need Figure was used.

Worthing Housing Delivery Test results for the First HDT Test:

Year	Delivery Figure (net)	Annual Housing Target
2015/2016	477	200
2016/2017	347	598
2017/2018	492	622
Total over 3 years	1,316	1,420

Therefore, the Housing Delivery Test measurement for Worthing was $1,316 / 1,420 = 93\%$. Based on that performance Worthing did not have to provide a 20% buffer to the five year housing land supply and avoided the presumption in favour of sustainable development. It did, however, have to produce an Action Plan.

The second HDT (2019 measurement) published 13th February 2020 covered the 3 monitoring periods between 2016 – 2019 and measured housing delivery against a figure that falls between the CS adopted target figure and the Minimum Local Housing need figure for Test Year 1 and the Minimum Local Housing Need figure is used for Test Years 2 and 3.

Year	Delivery Figure (net)	Annual Housing Target
2016/2017	347	598
2017/2018	492	622
2018/2019	300	873
Total over 3 years	1,139	2,093

The Housing Delivery Test measurement for Worthing was $1,139 / 2,093 = 54\%$. And Worthing failed the test and delivered **54%** of its housing delivery target therefore Worthing had to apply 20% buffer to the five year housing land supply but avoided the presumption in favour of sustainable development. It did however, have to produce an Action Plan.

The third Housing Delivery Test for Worthing was published in January 2021 and covers the 3 monitoring periods between 2017 – 2020 and measures housing delivery against the Minimum Local Housing Need figure for each of the Test years.

Year	Delivery Figure (net)	Annual Housing Target
2017/2018	492	622
2018/2019	300	873
2019/2020	396	806
Total over 3 years	1,188	2,301

The Housing Delivery Test measurement for Worthing is $1,188 / 2,301 = 52\%$ and Worthing failed the third HDT test based on performance over the past three years, which means that the presumption in favour of sustainable development now applies. The Council also published an updated Action Plan to identify any new measures or updates to existing measures that will assist in the improvement of housing delivery.

The Action Plan was published in August 2021 in line with Government requirements and can be found on the Council's website:

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

The fourth Housing Delivery test published January 2022, covers the 3 monitoring periods 2018–2021. For test years 1 (2018/19) the Minimum Local Housing need figure has been used, for test year 2 (2019/2020) a figure of 806 - this is the annual requirement figure adjusted by the DLUHC to reflect circumstances resulting from the Covid-19 pandemic. The final year, test year 3 (2020/2021), a figure of 589 has been used, again adjusted as a result of the pandemic.

Year	Delivery Figure (net)	Annual Housing Target
2018/2019	300	873
2019/2020	396	806
2020/2021	88*	589
Total over 3 years	784	2,268

The Housing Delivery Test measurement for Worthing is $784 / 2,268 = 35\%$ and Worthing failed the third HDT test based on performance over the past three years, which means that the presumption in favour of sustainable development now applies. The Council also published an updated Action Plan to identify any new measures or updates to existing measures that will assist in the improvement of housing delivery.

The Action Plan was published in August 2022 in line with Government requirements and can be found on the Council's website here: : <https://www.adur-worthing.gov.uk/planning-policy/joint-aw/hdt-action-plan/>

Worthing Trajectories

Core Strategy

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.

Submission Draft Worthing Local Plan

Submission Draft Worthing Local Plan 2020 has a proposed target of 230 dpa. The SDWLP was submitted in June of this year for examination and the examination hearings were held in November. The Inspectors report found the Plan sound and the Plan is now subject to the Adoption process.

Table 9 sets out the five year housing land supply position against the Draft Worthing Local Plan target of 230 dwpa.

Standard Methodology

Standard Methodology as calculated at submission of the SDWLP is 885 dw pa (capped at 40%) - The Objectively Assessed Need (OAN) figure as calculated using the Standard Methodology (calculated using the 2014 ONS data set, published 2016). The most up to date assessment of housing need in Worthing has been used for this assessment.

Table 10 shows the five year housing land supply position against the latest OAN 885 dw pa

Five Year Housing Land Supply Positions 2022-2027

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. In light of the latest HDT results a 20% buffer figure has been produced for both the SDWLP target and the OAN (capped standard methodology figure - untested) figure, which covers the period 1st April 2022 to 31st March 2027.

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 2006-2022 net	4,666	
c	Number of years left in plan period = 4		
d	Remaining requirement 2022-2026 (a (4000) minus b (4666))	0	0
e	Five year target with no adjustment (200 x 5)	1000	
f	5% Buffer (1000/100 x 5)	50	
g	Requirement for five years 2022-2026 with 5% buffer (e+f)	1050	210
h	Five year target with adjustment (0x5)	0	
i	5% Buffer (0/100X5)	0	
j	Requirement for five years 2022-2026 adjusted with 5% buffer	0	0
	Supply:		
k	Commitments (large and small) at 1 April 2022 (net) (including West Durrington)	1120	
l	All SHLAA sites (includes proposed SDWLP allocations) (net figure)	346	
m	Windfall allowance (67x2 years)	67	
n	Total Commitments (k+l+m)	1521	
o	Surplus (n-j) (1521 - 0) = 1521 surplus	1521	

When assessed against the Core Strategy, with only 4 years of the plan remaining, there would be a 1521 dwelling surplus delivered in the last 4 years against the whole plan minimum requirement of 4000 dwellings.

As stated elsewhere the Local Plan has been reviewed and been subject to examination and is soon to be adopted. The Core Strategy is still the adopted plan and the Council are currently in the process of adoption of the Plan therefore, it is still considered appropriate to include the Core Strategy's five year housing land supply position and housing trajectory for completeness.

Table 9. Five year Housing Land Supply measured against Emerging SDWLP 2020 figure 230 dwellings per annum (with 20% buffer)

	Submission Draft Worthing Local Plan	Dwellings (net)	Annual Average
a	Submission Draft Worthing Local Plan target 2020-2036	3672	230
b	Completed 2020 - 2022	354	
c	Number of years in plan period = 14		
d	Requirement 2022-2036 (a (3672) minus b (354))	3318	237
e	Five year target with no adjustment (230 x 5)	1150	
f	Shortfall of housing provision from 2020 (230 x 2 year = 460) minus completions (b)	106	
g	Five year target including shortfall (e +f)	1256	
h	20% Buffer (1256/100 x 20)	251	
i	Requirement for five years 2022 – 2027 with 20% buffer (g + h)	1507	301
	Supply:		
j	Commitments (large and small) at 1 April 2022 (net) (5 years)	1154	
k	All SHLAA sites (includes proposed allocations) (net figure)(5 years)	663	
l	Windfall allowance (67x2 years)	134	
m	Total Commitments (j+k+l) (1154+663+134)	1951	
n	Surplus (m-j) (1951-1507)	444	

This table demonstrates a 6.5 year supply of deliverable sites (1951 / 301)

Table 10. Five year Housing Land Supply measured against Capped (40%) Standard Methodology (using 2014 Household Projections) 885 dwellings per annum (OAN) (with 20% buffer)

	Submission Draft Worthing Local Plan	Dwellings (net)	Annual Average
a	Standard Methodology 2020-2036	14,160	885
b	Completed 2020 - 2022	354	
c	Number of years in plan period = 14 (2022-2036)		
d	Requirement 2022-2036 (a (14,160) minus b (354))	13,806	986
e	Five year target with no adjustment (885 x 5)	4,425	
f	Shortfall of housing provision from 2020 (885 x 2 year = 1770) minus completions (b)	1416	
g	Five year target including shortfall (e +f)	5841	
h	20% Buffer (5841/100 x 20)	1,168	
i	Requirement for five years 2022 – 2027 with 20% buffer (g + h)(5,203 +1,041)	7009	1402
	Supply:		
j	Commitments (large and small) at 1 April 2022 (net)	1154	
k	All SHLAA sites (includes proposed allocations) (net figure)	663	
l	Windfall allowance (67x2 years)	134	
m	Total Commitments (j+k+l) (1154+663+134)	1951	
n	Shortfall (m-i) (1951 - 7009)	-5058	

This table demonstrates a 1.4 year supply of deliverable sites (1951/1402)

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.

Housing Summary

Monitor – The completion of 247 dwellings for 21/22 is above the annualised (Core Strategy and proposed SDWLP 2020) housing requirement. The completions in the previous year was 107 dwellings which was below the annualised (Core Strategy) housing requirement of 200 dwellings a year but this needs to be viewed in the context of the current Covid pandemic and the level of housing delivery over a longer period of time as well as 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 SDWLP proposes a target that is 15% higher than the CS target. This was arrived at after a robust assessment of all potentially suitable sites across the borough and taking into account the constraints the borough faces. This target has been scrutinised by the Planning Inspector and the Plan has been found sound (14th October 2022).

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 most up to date OAN indicates a 'Capped' housing need of 885 dwellings per annum.

Appendix 2—S106 Monitoring and CIL

Planning Contributions (s106)

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, either a Section 106 Agreement or Unilateral Undertaking, which is prepared and concluded as part of the planning application process.

Regulation 121A of the CIL Regulations (as amended) now require Worthing Borough Council to produce an annual Infrastructure Funding Statement (IFS) which includes a report relating to the previous financial year section 106 planning obligations. The IFS must be published annually by 31st December. **More detail on the information provided below can be found in the Worthing IFS here;**

www.adur-worthing.gov.uk/planning-policy/worthing/worthing-developer-contributions/developer-contributions-data-worthing/

Most planning 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 (WSCC). This information can be found in the WSCC Infrastructure Funding Statement at:

www.westsussex.gov.uk/roads-and-travel/information-for-developers/section-106-planning-obligations/#infrastructure-funding-statement

Money Collected

The table below details the planning contributions paid to WBC between 01/04/21 and 31/03/22.

Table 11: Contributions received

Planning Application	Amount Received	Purpose
11/0275/OUT	£243,350.86	Open Space & Leisure
	£42,944.27	Open Space & Leisure
AWDM/0166/20	£11,584.37	Air Quality
	£20,197.66	Environmental
	£1,129.46	Environmental
	£14,479.71	Open Space & Leisure
	£9,430.29	Open Space & Leisure
	£2,120.75	S106 Monitoring Fee
AWDM/0178/18	£8,214.00	Air Quality
AWDM/0303/19	£8,469.33	Affordable Housing
AWDM/0521/12	£25,000.00	Open Space & Leisure
AWDM/0764/17	£110,967.28	Affordable Housing
AWDM/1633/16	£1,948,268.16	Affordable Housing
AWDM/1882/16	£4,228.99	S106 Monitoring Fee
AWDM/1914/19	£48,744.00	Affordable Housing
	£300.00	S106 Monitoring Fee

Money Spent

The table below details the planning contributions spent by WBC between 01/04/21 and 31/03/22. A total of £519,548.85 planning contributions received by WBC was spent in the 2021/2022 financial year on infrastructure projects in Worthing. Included in this expenditure was £351,368.24 on Open Space & Leisure provision. An additional £56,510 was transferred across to WSCC to be spent.

Table 12: Contributions spent

Planning Application	Amount Spent	Scheme
WB/11/0107/FULL	£13,080.00	Palatine Park Play Area Improvements
WB/11/0275/OUT	£334,059.25	Palatine Park 3G Pitch
AWDM/1882/16	£4,228.99	West Durrington Phase 2 Open Space Inspections
AWDM/0764/17	£110,967.28	Downview Affordable Housing Development
AWDM/0303/19	£8,469.33	Downview Affordable Housing Development
AWDM/1914/19	£48,744.00	Downview Affordable Housing Development

Money Allocated

The table below indicates the money from planning contributions that has been allocated, but not spent, by WBC between 01/04/21 and 31/03/22 for funding infrastructure. A summary of the infrastructure projects and amount of money allocated to it are set out in table 14 of the IFS.

Table 13: Contributions allocated

Category	Transport	Open Spaces	Affordable Housing	Flooding	Misc.
Money Allocated	£0	£17,391.00	£0	£0	£0

Money Available to Spend

The table below indicates the money from planning contributions that was available to spend (i.e. has been received but not allocated) by Worthing Borough Council at the end of the 2021/22 financial year:

Table 14: Contributions available

Category	Transport	Open Spaces	Affordable Housing	Flooding	Misc.
Money Available	£572,269.30	£321,653.42	£1,948,268.16	£0	£172,931.90

Often when Section 106 funding comes in smaller amounts we combine these contributions over time to invest in larger projects with greater impact in the community.

Agreements Signed

During 2021/2022, seven planning applications contained a signed section 106 (of these, one was a supplemental agreement). If implemented the following contributions (set out on table below) will be collected/implemented to support and mitigate the impacts of development.

Table 15: New agreements

Planning Application	Site Address	Date of s106	Amount of Contribution	Purpose of Contribution
AWDM/1979/19	HM Revenues & Customs, Barrington Road	28/04/2021	At least 20 AH units	Subject to securing Homes England Funding or Public Sector Grant Funding. To be provided on-site
			Conditional Contribution	Provision of Affordable Housing off-site within the Borough.

			Conditional Contribution	Air Quality Monitoring
			£80,000.00	Improvement of medical facilities at the Strand Medical Practice or Durrington Health Centre or at other medical facilities within the Wards
			Play Area	Combined LEAP and LAP to be provided as part of the Development
			Conditional Contribution	Play Area Maintenance
			£50,000.00	Provision of public open space and/or recreation works and/or works of improvement in the Goring, Northbrook, Castle, Marine or Durrington
			£20,000.00	Station Access Feasibility Study
			Car Club	3 car club cars to be provided as part of the Development
AWDM/1914/19	35 - 39 South Street	22/07/2021	£48,744.00	Affordable Housing in lieu payment
			£300.00	S106 Monitoring Fee
AWDM/0166/20	Land Site West Of, Fulbeck Avenue, Northbrook	29/07/2021	46 AH units	32 at Affordable Rent and 14 Shared Ownership. To be provided on-site
			Conditional Contribution	Affordable Housing in lieu payment
			£11,471.00	Air quality monitoring and/or air quality improvement measures
			£9,338.00	Provision or improvement of allotment facilities in Northbrook ward
			£1,118.41	Off-Site Reptile Receptor Site Management
			£20,000.00	Off-Site Biodiversity Enhancements
			£14,338.00	Provision, upgrading or replacement of equipment or facilities for youth recreation at either Bourne Close Playground or Longcroft Park, Northbrook
			£2,100.00	S106 Monitoring Fee
			£3,500.00	Monitoring the implementation of and compliance with the Travel Plan
			Car Club	2 car club vehicles

AWDM/0130/21	22 Lyndhurst Road	30/07/2021	Conditional Contribution	Affordable Housing in lieu payment
			Conditional Contribution	Provision of Open Space in the ward
AWDM/1018/20	Development Site At 31 To 35, Montague Street	07/09/2021	£203,553.00	Affordable Housing in lieu payment
			£14,102.00	Provision of public open space and/or recreation works and/or works of improvement in the Wards
			Public Art	Installation to be provided on the western wall of the Site

Other site or development specific requirements, including net proceeds of sale, occupancy restrictions, provision of street furniture, schedule of specific works, highways and general estate management matters are not listed within the table above.

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 CIL Regulations (as amended) now requires Worthing Borough Council to produce an annual Infrastructure Funding Statement (IFS). 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. **From December 2020, the CIL collecting authority is required to publish the IFS on the Council's website here;**

www.adur-worthing.gov.uk/planning-policy/worthing/worthing-developer-contributions/developer-contributions-data-worthing/

Worthing Borough Council (WBC) has been charging CIL on liable new development, detailed in the WBC CIL Charging Schedule, which have been granted planning permission from the 1st October 2015. The charge allows the Council to raise funds from developers to pay for infrastructure that is needed as a result of development.

Given the need to keep the CIL charging schedule up-to-date and to reflect changing market conditions, Worthing Borough Council undertook a review of the CIL charging schedule. The CIL Review undertaken by our consultants considered there to be justification to revise the current approach to CIL in the borough. The recommendations of the review suggest a possible revised CIL draft charging schedule (DCS). Worthing Borough Council consulted on the revised CIL draft charging schedule between Tuesday 30th June and Tuesday 25th August 2020. The Council submitted the revised draft charging schedule for examination on October 2020. The Examination was held 'virtually' on Thursday 28th January 2021. Worthing Borough Council received the Inspector's Report in May 2021 which recommended approval of the revised CIL charging schedule. It was approved by the Council in July 2021 and it was implemented on 1st August 2021. The revised CIL rates can be seen below:

Table 16: CIL charging schedule rates from 1st August 2021

Type of infrastructure	Development Type	Levy (£/m ²)
Residential: including retirement/sheltered housing	10 dwellings or fewer (all dwelling types)	£125
	More than 10 dwellings	£125

	(excluding flatted development)	
	Flatted development of more than 10 dwellings	£25
	Extra Care Housing	£0
	Greenfield housing development (greenfield land shown on map)	£200
Retail	Food store / supermarket / retail warehousing development (greater than 280 square metres)	£150
	Other forms of retail	£0
Other	All other development	£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 2018 but, as shown in the table below, significant sums of money are now starting to be collected. As at 31/03/22, a total of £2,255,896.58 CIL had been collected.

Table 17: CIL reporting for financial year 2021/2022

Description	Amount/Description
The total CIL receipts for the reported year	£1,739,013.14
The total CIL expenditure for the reported year	£238,150.32
Summary details of CIL expenditure from the Strategic Pot (80%) during the reported year including the items of infrastructure to which CIL has been applied	£110,018.07 on Public WiFi & £62,527.57 on Brooklands Masterplan
Summary details of CIL expenditure from the Neighbourhood Pot (15%) during the reported year including the amount of CIL expenditure on each item	£3,666.00 to Worthing West District Guides, £4,468.68 to High Salvington Residents Association & £3,118.74 to Friends of Denton Gardens
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	£54,351.26 (3.13%)
The total amount of CIL receipts retained at the end of the reported year	£2,706,215.21

The Council has adopted an Infrastructure Investment Plan (2020-2023) which details the items of infrastructure which have been prioritised funding from the CIL Strategic Pot (80%) over the next 3 years. This can be found on the Council's website;

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

Strategic Pot

As set out below, the CIL funds received are broken down into 3 'pots' – Strategic Pot (80%) / Local Proportion (15%) / Admin (5%).

Table 18: Amount of CIL received in Strategic Pot, by application and ward, in 2021/22

Ward	Planning Ref	Address	Amount received
Central	AWDM/0240/20	42 - 46 Teville Road	£21,239.20
	AWDM/0679/19	60 Station Road	£15,531.43
	AWDM/0906/20	19 - 23 South Street	£19,138.78
	AWDM/1020/20	15 Shelley Road	£3,615.01
	AWDM/1375/19	38 South Street	£7,206.82
	AWDM/1633/16	The Aquarena, Brighton Road	£301,726.98
Durrington	AWDM/0100/20	87 Burnham Road	£9,977.37
	AWDM/2045/20	Durrington New Life Church, 113 Salvington Road	£17,920.80
Heene	AWDM/0456/16	10 Byron Road	£8,161.99
Marine	AWDM/0002/19	23 Eirene Road	£24,171.17
	AWDM/0255/21	Winchelsea, 1 - 3 Winchelsea Gardens	£1,985.14
	AWDM/0879/18	Land South Of 6 Grand Avenue, West Parade	£182,507.90
	AWDM/1827/19	Roshni, 19 Reigate Road	£281.65
Northbrook	AWDM/0166/20	Land Site West Of, Fulbeck Avenue	£171,241.98
	AWDM/1316/19	Land To The South And East And West Of The Coach And Horses, Arundel Road	£162,668.57
	AWDM/1714/19	Land To The South And East And West Of The Coach And Horses, Arundel Road	£403,510.62
Offington	AWDM/0436/18	45 First Avenue	£10,544.42
	AWDM/0945/18	30 Poulterers Lane	£20,577.37
Salvington	AWDM/0692/20	The Drive, Mill Lane	£10,098.53
Selden	AWDM/1843/21	Brooklands Pleasure Park, Brighton Road	£11,544.71
Tarring	AWDM/2145/20	1A Littlehampton Road	£5,039.94
Total			£1,408,690.38

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 the 'Neighbourhood Fund'. 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.

Worthing Borough Council opened the first round of bids for the wards which have reached £10,000 on 2nd August 2021. The closing date for applications was 27th September 2021. 10 applications were successfully awarded funds and the first groups have started to receive CIL funding. More information can be found on the [Worthing CIL Neighbourhood Fund webpage](#).

Table 19: Amount of CIL money available in the local proportion pot (15%) for each ward (at 31/03/2022) ¹

Ward	Balance Available
Broadwater	£0
Castle	£0
Central	£134,224.05
Durrington	£18,989.28
Gaisford	£0
Goring	£8,771.77
Heene	£5,384.13
Marine	£53,271.83
Northbrook	£139,556.47
Offington	£7,590.37
Salvington	£7,572.24
Selden	£2,164.63
Tarring	£3,456.39

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. In the monitoring year 2021/22 a total of £54,351.26 was collected within the 'Admin pot' and this balance was used on costs relating to CIL administration, staff costs and purchasing of monitoring software.

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 an Infrastructure Investment Plan (IIP) has been agreed for the prioritisation of projects for CIL funding. The IIP prioritises infrastructure via a three year rolling programme and the IIP programme is updated each year to reflect the most up-to-date housing trajectory and infrastructure requirements across the plan area.

The 'strategic pot' (80%) forms the main focus of this IIP. For clarity, Worthing Borough Council has agreed to 'top slice' this proportion, so that 70% of all CIL money received is spent on Worthing Borough Council and West Sussex County Council projects. The remaining receipts (10% of total CIL money collected) is allocated to 'other service providers' (such as NHS partners, Police, Ambulance Trust) once that part of the 'pot' has reached £100,000.

The greatest single priority of both WBC and WSCC is responding to the impacts of climate change whilst at the same time managing and supporting growth. Informed by this overarching objective, for the 3-year period 2020-2023, two main 'themes' have been identified to be the focus for

¹ Note that under the old CIL charging schedule, four wards (Broadwater, Castle, Gaisford & Selden) had a £0 residential CIL charge, so have only been collecting residential CIL receipts for applications approved since 1st August 2021.

infrastructure funding from the CIL strategic pot (70% of total CIL), these are 'A Healthy Town Centre' and 'Managing Strategic Growth'. A wide range of infrastructure projects come under the two themes above. However, to achieve the most significant impact it has been agreed by the Joint Officer Member Board (JOMB) that the CIL money collected should be used to fund 'large' infrastructure projects that provide a clear and tangible range of benefits to the town and the people who use it. The projects listed below have been identified as key infrastructure projects to be delivered in during the period 2020-2023:

Table 20: Infrastructure projects to be funded from the CIL 'strategic pot' (2020-23)

	2020/2021	2021/2022	2022/2023
1 st April b/fwd			£1,692,982
Income			
Estimated CIL income			£1,019,900
Funds available	£1,056,000	£2,003,000	£3,495,875
Expenditure			
IIP001 – Public Realm Enhancements Railway Station to the Town Centre: I) Railway Approach II) South Street III) Portland Road IV) Montague Place		£200,,000	£2,300,000
IP002 - Public Wi-Fi for Town Centre(s)/ Seafront		£110,018	£189,982
IIP003 – Brooklands Masterplan	£62,529		
IIP004 – Somerset Lakes			£50,000
Total Expenditure	£62,529	£310,018	£2,650,000
31st March c/fwd	£993,471	£1,692,982	£62,882

More information on Worthing CIL can be found on the Council's website:
www.adur-worthing.gov.uk/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) 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 21 - 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: CIL / Affordable Housing / Monitoring / Gypsy & travellers / Renewable energy
Local Enterprise Partnership (Capital to Coast)	Partnership between local authorities and businesses 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).
Strategic Planning Board	The Board (supported by an officer group) informs spatial strategies and policies for the area. 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 have been set out in a DTC log (see below) which has been 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.

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 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. Statements of Common Ground between the respective parties are currently being prepared.

DTC – ‘Local’ Evidence

In addition to the work set out above, to support the Submission of the Worthing Local Plan the Council has published a number of documents that collectively help to demonstrate how the Duty to Co-operate tests have been met in full. This includes:

- DTC Statement (Jan 2021)
- DTC Addendum (June 2021)
- DTC Addendum - Appendix A – Formal request to meet some of Worthing’s housing needs
- DTC Addendum – Appendix B – Statements of Common Ground

All documents listed above can be viewed here:

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

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.

Appendix 4 – Development Management Performance

Applications

In the monitoring year 2021/2022, **879** applications were determined. The percentage of applications determined within the prescribed timescale by application type is as follows:

- Major applications – 91%
- Minors – 81%
- Others – 86%

Appeals

In 2021/2022, there were 29 appeals determined. The outcomes are reported below:

Table 22 - Breakdown of Appeal Decisions

Decision Type	Number
Allowed	10
Withdrawn	0
Dismissed	17
Split Decision	0
Turned Away	1
Planning Decision Quashed	1
Enforcement Notice Quashed	0
Enforcement Notice Temp	0
Enforcement Notice Upheld	0
Enforcement Notice Split Decision	0