

Annual Monitoring Report

2019 - 2020



WORTHING BOROUGH
COUNCIL

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1. Introduction

This Annual Monitoring Report (AMR), produced by Worthing Borough Council, covers the period 1st April 2019 to 31st March 2020. The key purpose of the document is to share performance data and achievements of the planning service with the local community. It is designed to show what planning is doing and the difference it is making. It does this by:

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

This document is produced in line with the Planning & Compulsory Purchase Act 2004 (as amended by the Localism Act 2011) and in accordance with UK/EU legislation. Part 8 (Reg 34) of the Town & Country Planning Regulations 2012 sets out what must be covered within an AMR. However, in recent years the Government has made it clear that Councils can now largely choose which targets and indicators to include in order to 'tell the local story'.

As set out in the current LDS (2019–2021) the Council has committed to review the adopted Core Strategy (2011) and advance a new Local Plan for the Borough. The need for a new Plan is largely in response to changes made to the planning system at the national level, particularly how local planning authorities now need to plan for housing. As reported in Section 2 the Council is making good progress on the new Local Plan.

Until such time that the new Worthing Local Plan is in place, the AMR will continue to provide the mechanism through which the effectiveness of the Core Strategy (2011) can be monitored. The Core Strategy identifies a variety of issues facing the Borough and, through the adoption of a Vision and Strategic Objectives; it provides the means through which these issues can be addressed. The Core Strategy includes a monitoring framework of indicators and targets which reflects the spatial strategy and policies. This framework has been used as the basis for monitoring within this AMR with key outcomes reported within Section 4.

The Directive 2001/42/EC on the Assessment of the Effects of Certain Plans and Programmes on the Environment¹ (known as the Strategic Environmental Assessment (SEA) Directive) states that "Member states shall monitor the significant environmental effects of the implementation of plans and programmes in order, inter alia, to identify at an early stage unforeseen adverse effects, and to be able to identify at an early stage unforeseen effects, and to be able to undertake appropriate remedial action" (Article 10.1). The AMR provides an important mechanism of providing this information in accordance with the SEA Directive.

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

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

As stated above, the monitoring period is between April 2019 and March 2020. However, it should be noted that as this AMR is published each December, more recent updates are provided in some instances to give a more up to date picture of the current position.

2. Policy Framework

National Planning Policy Framework (NPPF)

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

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

The revised NPPF includes the Housing Delivery Test (HDT) whereby Local Planning Authorities must measure net additional dwellings provided in its local authority area against the homes required, using national statistics and local authority data. The HDT assesses the number of homes built in local authority areas over the previous three years and compares these against local housing requirements. Local Planning Authorities that fail to meet delivery targets are required to take appropriate action to address under delivery. The Ministry of Housing, Communities and Local Government published the 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 13th February 2020 and Worthing scored 54%, with an under delivery of approximately 950 homes over the last three years. As a consequence of the HDT result, the Council is required to prepare an Action Plan and to add a 20% buffer to the five year housing land supply calculation. The Action Plans can be found on the Council's website here:

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

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

Worthing Context

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

The Core Strategy was adopted in 2011 as the key document in Worthing's LDF. It sets out the overall vision and strategy for place-making and alongside the NPPF it provides the context for all

subsequent Local Development Documents and their policies. It was written to be consistent with the prevailing national policy (now largely superseded) and regional policy (now revoked). In addition to the policies set out in the Core Strategy a number of Saved Policies from the Worthing Local Plan (2003) are still relevant (see overleaf).

Table 1 - List of Saved Policies

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

Following the publication of the NPPF (2012) the Council was able to give full weight to the policies within the Worthing Core Strategy until the transitional period ended in 2013. However, after that time, consideration needed to be given to local policies and their level of consistency with the NPPF. To help in the consideration of local policy conformity the Planning Advisory Service (PAS) published guidance for local authorities in the form of a checklist. The Council used this to assess the extent to which the Core Strategy complies with the new planning framework.

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

The Council undertook Regulation 18 public consultation on its draft Worthing Local Plan 2016 – 2033 between October and December 2018. Since then, the Council has been reviewing the representations received as well as updating its evidence base. A Joint Sport, Leisure and Open Space Study is being progressed as well as a Strategic Flood Risk Assessment, Strategic Housing Market Assessment, Retail & Town Centre update and Worthing Transport Study. The Council is progressing a Pre-Submission Worthing Local Plan which is intended to be published for Regulation 19 consultation in January 2021.

Adur & Worthing Councils declared Climate Emergency in July 2019 and has pledged to be carbon neutral by 2030. In light of this, the Pre-Submission 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 Pre-Submission Local Plan in order to enhance the sustainability credentials and to provide a more robust monitoring framework.

Duty to Co-operate

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

Neighbourhood Plans (NP)

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

Infrastructure Delivery Plan

The Infrastructure Delivery Plan (IDP) is a mechanism for identifying the future infrastructure requirements. In 2018 the Council published a new working draft IDP to ensure the right levels and type of infrastructure essential to support new homes, economic growth and to protect the environment are delivered. This document is the 'second' IDP for Worthing and supersedes the IDP published in 2010 which was prepared to support the Worthing Core Strategy (2011). The IDP is a 'live' evidence base document and it is currently being updated to accompany the Pre-Submission Worthing Local Plan which is intended to be published for Regulation 19 consultation in January 2021. The revised IDP will be published for consultation.

The Council has been working on a review of the CIL Charging Schedule since 2018. An 8 week consultation on the draft charging schedule took place between June and August 2020. The Council submitted its revised CIL draft charging schedule for examination in October 2020 (falls outside current monitoring period).

3. LDF Progress Review

The Local Development Scheme (LDS) is a public 'project plan' identifying the timetable for which Local Development Documents will be produced and when. As required by legislation, the LDS is subject to regular review through the Annual Monitoring Report.

Following the adoption of the Core Strategy (2011), the 2012 version of the LDS prioritised the progression of Local Development Documents to help support and deliver the Vision, Strategic Objectives and policies that had been established. Given the need to undertake a full review of the Core Strategy, a revised LDS was adopted in April 2015 which committed the Council to the preparation of a new Local Plan. The focus of early work was evidence gathering and stakeholder engagement. An Issues and Options consultation was undertaken in summer 2016 which identified the challenges facing the borough and the options that could help address them.

In order to respond to the revised NPPF and allow adequate time for evidence gathering and stages of consultation the timetable for the Local Plan has been reviewed firstly within an LDS covering the period 2017-19 and more recently within the current version (2019-2021). As explained below, good progress has been made on the new Local Plan and a number of the steps and targets set out in the LDS have been met. However, due to the need to review some key evidence documents there has been some slippage to the overall timetable. 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, the current published timeline is out of date and a revised LDS will be prepared in January 2021. This will illustrate how the Submission (Regulation 19) version of the Local Plan will be published for consultation at the end of January 2021. It will also clarify 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 must be informed by a robust evidence base. A number of background studies have been (or are being) progressed to ensure that the Council's evidence base is up-to-date. The publication dates (and expected publication dates) are set out below:

- Visitor and Accommodation Study (Dec 2013 & Update April 2016)
- 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)
- Working Draft Infrastructure Delivery Plan (October 2018) (update currently being prepared)
- Whole Plan Viability Assessment (Expected Dec 2020)
- CIL Review (2020 Examination to be held Jan 2021)
- Strategic Flood Risk Assessment (2020)
- Local Cycling and Walking Infrastructure Plan (2020)
- Housing Delivery Test Action Plan (August 2020)

Other Areas of Work

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

4. Core Strategy Monitoring

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

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

Where appropriate, commentary is provided to help interpret whether a target is being met or what actions may be required to meet them. Ultimately, this process helps to identify which policies in the Core Strategy are successful in helping to meet the objectives and those, which may need to be strengthened or require change within the new Local Plan.

5 Key Development Sites – West Durrington and Areas of Change

Progress made / being made on the key development sites included in the Core Strategy is set out within the tables below. In addition, many of these sites are listed on the Council’s ‘Investment’ website (www.investaw.co.uk). As part of the current Local Plan Review, these 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 dwellings and ancillary facilities granted in 2012 with reserved matters approved in 2014 and 2016. As construction is nearing completion this site will not be included in the emerging Local Plan.

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

Area of Change 2 – Marine Parade Stagecoach site

Objectives / Opportunities	Prominent site currently used as a bus depot. The operators (Stagecoach) have an aspiration to relocate providing that a suitable location can be identified. If this can be achieved, the primary objective for the existing site is to provide a mixed use development that is sensitive to the heritage of the surrounding area and helps to integrate and enhance the seafront and town centre.
Current Position	The bus operator is continuing to consider options for relocation but has not yet found an acceptable alternative site to relocate their operations. One possible option for relocation which continues to be explored is the Council owned land at Decoy Farm. The site is expected to be allocated (A11) within the Worthing Local Plan (Submission Draft) to be published for consultation in early 2021.

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 is expected to be allocated (A7) within the Worthing Local Plan (Submission Draft) to be published for consultation in early 2021.

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 was included in the Investment Prospectus and the Town Centre Investment Strategy. It has also been the subject of various funding and delivery initiatives, including the Coast to Capital Local Growth Fund. The Council has entered into a land pooling agreement with partners London and Continental Railways. A development strategy was prepared and an Outline application for a mixed use (residential / leisure facility) was approved in 2020. The site is expected to be allocated (A14) within the Worthing Local Plan (Submission Draft) to be published for consultation in early 2021.

Area of Change 5 – Teville Gate

Objectives / Opportunities	Major landmark site at the gateway to the town, located close to main road routes and railway station. Offers potential to create a new mixed-use neighbourhood comprising residential, retail, leisure and other commercial uses, and a new public space creating new pedestrian linkages.
Current Position	The majority of the site was purchased in 2015 by Mosaic Global Investment. In 2018 the multi-storey car park was demolished. Latest proposal for 'Station Square' (378 dwellings, hotel, supermarket, gym, retail and restaurants) has been approved (subject to legal agreement). The site is expected to be allocated (A12) within the Worthing Local Plan (Submission Draft) to be published for consultation in early 2021.

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.
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Current Position	Most objectives were delivered during the latter stages of Core Strategy. 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.
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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 a central location to the east of the main shopping area.
Current Position	The landowner / developer is currently advancing plans to deliver a residential development. The site is expected to be allocated (A9) within the Worthing Local Plan (Submission Draft) to be published for consultation in early 2021.

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 is on-going about the potential to deliver a quantum of employment floorspace to meet identified needs. There may be scope for some residential development on 'the nib' but only if it can demonstrate that this helps to secure the delivery of employment floorspace on the other parcels of land. The site is expected to be allocated (A10) within the Worthing Local Plan (Submission Draft) to be published for consultation in early 2021.

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	The previous office use ceased in 2011 and site was marketed without success for 18+ months. It was accepted that a more flexible approach was needed and Worthing College moved to the site in 2013. Residential development was accepted at the Bolsover Rd site (See AOC10) and on land to the north of The Warren to help fund the new college. 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 residential units is now constructed. Under permitted development 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	<p>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:</p> <p><u>Durrington Campus</u></p> <ul style="list-style-type: none"> • Phase 1: 117 houses / car showroom / dementia unit – now complete • Phase 2: Lower Northbrook Farm - 38 dwellings – now complete • Phase 3: Removal of existing college buildings and erection of 42 dwellings – now complete <p><u>Broadwater</u></p> <ul style="list-style-type: none"> • New £18m Bohunt Education sponsored academy opened in September 2016. <p>There is no need to take this site forward in the emerging Local Plan.</p>

Area of Change 12 – Decoy Farm	
Objectives / Opportunities	Decoy Farm was identified in the Core Strategy as one of the few opportunities in the Borough to bring forward new employment floor-space. 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, possibly Stagecoach.
Current Position	Specialist consultants have assessed the level of contamination present and the Council has commissioned further work to identify the best strategy to redevelop the site. Delivery of the site, which is supported by Coast to Capital LEP (LGF) Funding, will deliver over 18,000sqm of new employment floorspace. The site is expected to be allocated (A5) within the Worthing Local Plan (Submission Draft) to be published for consultation in early 2021.

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).</p> <p>Within the monitoring period there was one planning applications that infringed designation / reserve and this also abutted a designated site, reserve or habitat. The application was AWDM/1882/16 – Land to the south and east and west of the Coach and Horses Arundel Road Salvington.</p>
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 2019/2020 the EA objected to 3 planning application in Worthing on risk to life and / or property and unsatisfactory FRA / FCA submitted.</p> <p>AWDM/0266/20 Development next to a watercourse AWDM/0297/20 Unsatisfactory FRA AWDM/0350/19 Unsatisfactory FRA AWDM/0372/19 Unsatisfactory FRA AWDM/0759/19 Unsatisfactory FRA AWDM/1914/19 Request for FRA</p> <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> <p>All of the objections have been resolved apart from AWDM/1014/19 which has not yet been determined. No developments have been granted planning permission contrary to Environment Agency advice on flood risk.</p>

SO1-3	Renewable energy capacity installed by type (large)	Opportunities limited. Annual target not appropriate	<p>The BEIS Renewable Energy Planning Database did not include any new entries or updates for schemes in Worthing in 2019/2020 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 in 2019 there were: 964 photovoltaic installations (an increase of 23 from 2018) equating to 4,049 MWh of renewable electricity generation; 1 offshore wind installation (with an increase since 2018 of 0.2MW capacity) equating to 1,092,143MWh renewable electricity generation; and 1 sewage gas installation equating to 2,784MWh renewable electricity generation.</p>
SO1-4	Percentage of new dwellings on previously developed land	Target of the total housing provision on PDL.	Records for gross dwelling completions indicate that out of a total of 408 (gross) dwellings delivered. Of which, 271 dwellings (66.4%) were located on brownfield (PDL) sites and 137 dwellings (33.6%) on greenfield sites.
SO1-5	Total amount of employment floorspace on previously developed land	Total amount to be reported	This indicator uses a definition of 'employment' floorspace that includes: B1 –Office; Light Industrial and R+D; B2 – General Industry; B8 – Storage and Warehousing. During this period 67% of the 178m2 (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 during the monitoring period.</p>

SO1-7	Amount of Green Infrastructure provided to link new development to existing green infrastructure corridors	To be determined through the Green Infrastructure Strategy	The production of a Green Infrastructure Strategy for Adur and Worthing has commenced and it is expected that this will be in place in 2021.
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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 2019-2020 there was a total of 1,021m2 (gross) of town centre use (retail, office and leisure) floorspace completed.
SO2-2	Tourism visitor numbers by staying trips and day visitors (Source WBC and TSE)	No net decrease	<p>The most recent data indicates that in 2018, Worthing witnessed a 5.26% increase in visitor trips from 3.8 million in 2017 to 4 million trips in 2018. Although regionally the number of overnight trips fell by 7%, the number of overnight trips to Worthing remained static from 2017 at 0.3 million.</p> <p>The number of day trips to Worthing rose 6% from 2017 to 3.7 million day trips this can be compared to a regional decrease of 3% in the same period. The overall increase in trips has led to an increase in day expenditure of 2%. In total around £139.3 million was spent on trips to Worthing in 2018 by overnight and day visitors_ no change compared to 2017. There was a decrease in trip length of overseas visitors - where the number of nights spent in Worthing fell by 10%.</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 smaller Masterplan projects being implemented by topic area.	Delivery outcome to be reported	<p>The smaller Masterplan (Regeneration) projects that were the focus for delivery during 2018/19 monitoring period:</p> <ul style="list-style-type: none"> - Windsor Lawns – During Summer 2019, the Windsor Lawns site was let to a concession operator providing refreshments alongside paddleboard hire. However, the ongoing anti-social behaviour issues caused by street drinkers in the area did have a negative impact on the business and they were unable to complete the season. Similarly, to avoid any further vandalism and damage, the Donkey Bikes located within the shelter had to be moved further west along the beach. Following discussions with the ward members, a public BBQ station will be hired for summer 2020 to try and increase public footfall to the area and detract from the street drinkers presence. - Colonnade House - In 2019-20, the studio spaces at Colonnade House reached 100% occupancy for four consecutive months and the gallery spaces continued to be a thriving hub for exhibitions and for professional development and networking events, plus the annual Christmas Pop-up Shop. During the year, the eight projects awarded funding by the Trust through the Creative Commissions programme took place across Adur and Worthing. They included a theatre trail, printmaking workshops, a one-person cinema, and an exhibition of sketchbooks. Between November and January funding from A&WC, WSCC and the Crafts Council supported a project called Space to Make that gave people access to digital technology including 3D printing and laser cutting as a pilot for a future makerspace in the building. There was a full calendar of exhibition bookings for 2020 but these were immediately affected by the mid-March lockdown for Covid-19, and cancelled events had to be rescheduled. The year ended with the building closed to the public and tenants and staff mostly working from home, or being re-deployed to other services. · Town Centre Public Realm Improvements – West Sussex County Council launched the revised scheme to manage street furniture such as tables, chairs and a-board. Due to complaints over the fee level from local businesses, who were concerned that a licence for one furniture set would cost the same as for 15 furniture sets, the fee structure was set to be reviewed although an announcement was never made. Further news is expected in time for spring 2020. <p>The Major Projects team continued to develop the new public realm strategy for Worthing, led by WSCC via their appointed consultants WSP Parsons Brinckerhoff. Portland Road and Station Approach continued to be progressed</p>

		<p>during phase 1. Plans then slowed in late 2019, prompting a move in leadership for the Portland Road project to Worthing BC alongside Project Centre.</p> <ul style="list-style-type: none"> · Town Awards – The overnight assessment for the Purple Flag award took place in April 2019, and Worthing was awarded the status in recognition of its excellent night-time economy in May 2019. There are around 70 towns and cities currently accredited with the award which allows members of the public to quickly identify town and city centres that offer an entertaining, diverse, safe and enjoyable night out. WBC received a Purple Flag to fly at a site of its choosing within the town centre. <p>Three 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 given to Highdown Gardens, Field Place and Marine Gardens in July 2019.</p> <p>Worthing Beach was recognised as one of the best in the country after winning the coveted Seaside Award for the third year running in 2019. Overseen by Keep Britain Tidy, the honour identifies and rewards beaches achieving the highest standards of beach management and water quality.</p> <ul style="list-style-type: none"> · Seafront Shelter Developments – Following tender of two seafront shelters opposite West Buildings and Steyne Gardens, developers were appointed in the Autumn of 2017, including Bistrot Pierre for the West Buildings shelter. Throughout the remainder of 2017/18, due diligence and legal agreements continued to be discussed and progressed, and the outcome of the planning application for the West Buildings Shelter was expected to be received in Autumn 2019, and the developer appointed to the Steyne Shelter remained unannounced. By the end of AMR year 2019/2020 (end of March 2020) the COVID-19 worldwide pandemic had begun resulting in further delays to the development of both these shelters. · Seasonal Concessions – The project continued to expand in Summer 2019, and six of our regular operators were awarded longer term licences each for a period of 3 summer seasons with one of these operators continuing on an all year round licence. Two operators transferred to the project from our Parks team and a further six returned to the seafront after trading in 2018. In addition, twelve new operators applied for and were successful in obtaining a licence including two mobile wood-fired pizza ovens and a traditional cream tea company. Following the roll-out of standardised fees in 2018, an annual increase of 5% was added to the licence fees payable. Three of the seasonal operators chose to extend their licence through the winter period too (seafood sales and both mobile pizza traders). The income generated by the project was ring-fenced for seafront improvement projects including a new decked seating area at the Waterwise Playground and Garden and a walkway giving disabled access to the Lifeboat Memorial Garden. Both these projects were completed in time for the start of the new
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			season. Further income was earmarked for the planned install of ‘Gabions’ for photographic exhibitions. These are due to be erected in summer 2020 in a project being led by the team at Colonnade House.
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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 178m2 (gross) of completed (as opposed to permitted) ‘employment’ floorspace.</p> <p>(Note - For the purpose of this section the definition of employment includes the following uses: B1 – Office, Light Industrial and R+D / B2 – General Industry / B8- Storage and Warehousing).</p>
SO3-2	Employment land available by type	Total amount of land to be reported	<p>The employment land commitments consist of planning permissions not yet completed and sites identified in the Core Strategy. The approach taken is one where Areas of Change have been identified which are considered to be areas where there is the best opportunity to deliver the mix of development needed.</p> <p>During this AMR monitoring period a total 11,334 m2 (gross) (6630.8 net) floorspace was identified as being available for employment use. The largest amount was for B1a Offices at 9544.6m2 (gross) with some 8550m2 of this floorspace being from one office development, the new HMRC offices and Teville Gate.</p>
SO3-3	Proportion of people being unemployed (Source: Nomis)	No increase	<p>During July 2019 – June 2020 there were 2000 (model based) Worthing residents unemployed representing 3.4%. This is the same as the regional rate but slightly lower than the national rate of 3.9%. For the same period last year there were 1,900 Worthing residents unemployed representing 3.5%. This was slightly higher than the regional rate of 3.1% but lower than the national rate of 4.1%.</p> <p>Universal Credit Claimant numbers in Worthing in October 2020 was 3,720 (compared to 1,575 in November 2019). This equates to 5.6% of the resident population aged 16-64 which is higher than the proportion across the rest of the South East (5.2%) but lower than the rest of Great Britain (6.3%). It should be noted that under Universal Credit a broader span of claimants are required to look for work than under Jobseeker’s Allowance and therefore a rise in the Claimant Count as experienced in Worthing is expected.</p>

SO3-4	Percentage change in total number of VAT registered businesses in the area (Source: UK Business Counts, Nomis)	To increase	The latest figures produced by ONS for 2020 indicates that there were 3,790 (3,760 in 2019, 3,695 in 2018, 3,695 in 2017, 3,645 in 2016, 3,550 in 2015, 3,255 in 2014/3,135 in 2013) VAT and/or PAYE based enterprises in Worthing. It is clear that the number of enterprises have been increasing.
SO3-5	GVA per capita (WSCC)	To increase	Given the time lag in collecting this data it is not possible or relevant to report this annually. However, the most up to date information can be found here: Economic Profile of Worthing that was published in 2019 – https://www.adur-worthing.gov.uk/media/media,147639,en.pdf
SO3-6	Number of business start-ups(Source – WSCC, bank search, ONS)	To increase year on year to 2026	The Business Demography dataset from ONS gives ‘births’, ‘deaths’ and survivals of businesses in the UK. In 2016 Worthing saw the birth of 465 startups, in 2017 it was 485 and 2018 it was 495 in 2019 this was 470. Death rates were 410 in 2016 and 470 in 2017, 405 in 2018 and for 2019 it was 470. 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 2019 had survived after one year).
SO3-7	Total amount of employment floorspace on PDL	Total amount to be reported	67% of the 178m2 (gross), of the completed employment, floorspace during this monitoring period was developed on Previously Developed Land.

SO4 – Meet Worthing’s Housing Needs

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

Ref	Indicator	Target	Outcome
SO4-1	Net additional homes provided	Minimum of 200 homes per year as set out in the Core Strategy & South East Plan	A total of 408 (gross) and 396 (net) dwellings were completed over the monitoring period (see housing trajectory 1 and associated commentary in Appendix 1 for further information).
SO4-2	Affordable homes delivered (WSCC monitoring)	Total number of gross housing completions	A total of 57 (net) affordable housing units were completed during this monitoring period according to the data collected by WSCC.
SO4-3	Net additional gypsy and traveller pitches	Needs to be addressed within a sub-regional context. A joint strategy to be progressed by 'Coastal West Sussex' which is a partnership of local authorities and other organisations.	A new Gypsies and Travellers Accommodation Needs Assessment (GTAA) was commissioned by Adur, Worthing, Arun and Chichester Councils. Work commenced (November 2017) and has now been completed (October 2018 – outside of this monitoring period). The GTAA takes account of the new definition of Gypsies and Travellers in assessing the need for new pitches. The study did not identify any need in Worthing.
SO4-4	Estimated dwelling losses	Delivery outcome to be reported	Through the redevelopment of sites (predominantly new residential) or intensification of sites a total of 12 dwellings have been lost during this monitoring period.
SO4-5	Percentage of homes built by type and size	Reporting mechanism to be established through planning records	Officers are continuing to work with colleagues in the Development Management Team to establish the most appropriate mechanism for recording this information. However, data compiled by WSCC indicates that : Of 408 Gross completions 46% (187) were 1 bed units, 37% (152) were 2 bed units, 8% (34) were 3 bed units and 9% (35) were 4 bed units. Of the 408 gross completions 71% (290) were flats and 29 % (118) were houses.

SO4-6	Amount of New Home Bonus achieved	Level of funding to be reported.	<p>The Government introduced the New Homes Bonus in April 2011. The Bonus aims to ensure that the economic benefits of housing growth are returned to the Councils and communities where that growth takes place. For every new home built and occupied, the respective Council will receive six years of grant from the Government. In Worthing, the New Homes Bonus has been used to help fund a range of planning projects and initiatives.</p> <p>The total amount received was £67,152 (Year 9 payments) 2019/2020 this compares to £222,311 for 2018/19, £234,194.94 for 2017/18 and £518,000 in 2016/17 (as reported on the DCLG website).</p>
SO4-7	Density of development	To deliver a minimum of 30 dwellings / ha	<p>14.2% of all completions (gross) were built at densities of 0-30dph, with an average density of 16.5dph. 19.6% of all completions (gross) were built at densities of 30–50 dph, with an average density of 39.5 dph. 66.2% of all completions (gross) were built at densities of 50 dph plus, with average density of 11.7dph.</p> <p>Gross dwelling completions by site density:</p> <ul style="list-style-type: none"> • Sites of up to 9 units = 61 units averaging 31.8 dph, however, 41.0% of these size sites were but at densities of 50dph plus. • Sites of 10+ units = 347 units averaging 57.2dph. • All sites = 408 units averaging 51.1 dph.
SO4-8	Percentage of new dwellings on previously developed land	To maximise the delivery of housing on PDL (where sustainable).	Records for gross dwelling completions indicate that out of a total of 408 (gross) dwellings delivered. Of which, 271 dwellings (66.4%) were located on PDL sites.
SO4-9	Self-Build Register - PPG requires local authorities to keep a self-build and custom housebuilding register.	To monitor the number of individuals and associations wishing to acquire serviced plots of land to build their own home.	Adur and Worthing Councils have kept such a Register since 1st April 2016. Adur and Worthing Councils took the decision to set local eligibility criteria and therefore, the Register was “closed” to new entries on 6 th October 2019. A new Register has been set up and all individuals/associations of individuals on that Register were invited to re-apply by 4 th November 2019 demonstrating a local connection to the District/Borough. As at 5 th November 2019 there were 14 entries on the Register requiring a plot in Worthing of which 12 were eligible for entry to Part 1 of the register and 2 for Part 2. At 5 th November 2020 there were 25 entries on the Register requiring a plot in Worthing of which 20 were eligible for entry to Part 1 of the register and 5 for Part 2.

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

Ref	Indicator	Target	Outcome
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SO5-1 to SO5-5	New open space, sports & leisure facilities delivered and / or enhanced	Total amount to be published	The Community Profile is produced by the Council's Health and Wellbeing team. It provides a wide range of information regarding the local community. The link to the report can be found here: https://www.adur-worthing.gov.uk/about-the-councils/facts-and-figures/community-profile/
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SO6 – Deliver High Quality Distinctive Places

Ref	Indicator	Target	Outcome
SO6-1	Developments achieving Distinction in Building Design Award	Outcome to be reported (Awards presented every 2 years)	These awards are designed to encourage good design and give recognition to excellence in building. No schemes have been given an award during this monitoring period as the Scheme has not been run during the last year.
SO6-2	Number of listed buildings demolished	None	No statutory listed buildings have been demolished during the monitoring period.
SO6-3	Number of buildings in Worthing on the English Heritage 'Heritage at Risk' Register	Ideally to reduce / minimise number of buildings at risk	As at Nov 20 there is currently 1 building in Worthing that is identified on the English Heritage 'at risk' register: <u>Holy Trinity Church, Shelley Road</u> (Listed Place of Worship Grade II) - Poor condition with priority category C (slow decay/ no solution agreed) which remains unchanged from last year. At risk due to eroding high level brick/stonework and decaying timber shingling to spire. Forms part of current review of churches in Worthing. Castle Goring - is also still on the register in the Worthing Borough, but is part of the SDNP.
SO6-4	Number of up to date conservation area appraisals	At least one appraisal completed per year	No new Conservation Area appraisals have been completed this year.
SO6-5	Amount of new cultural facilities delivered and / or enhanced	Outcome to be reported	AWDM/0461/20 An outline application has been submitted on the Union Place site which includes a proposed cinema extension to the existing Connaught Theatre.

SO7 – Improve Accessibility

Ref	Indicator	Target	Outcome
S07-1	Grove Lodge Air Quality Management Area	To reduce levels of nitrogen dioxide as identified in the Action Plan	<p>There is one Air Quality Management Area (AQMA) within the Worthing Borough: Worthing AQMA No.2 on the A27/A24 in Worthing declared for exceeding the annual mean objective for Nitrogen Dioxide (NO₂) of 40µg/m³. The Air Quality Action Plan for Worthing was published in November 2015.</p> <p>The 2020 Air Quality Annual Status Report summarises the situation for 2019 - https://www.adur-worthing.gov.uk/media/Media,158346,smxx.pdf</p> <p>Continuous air quality monitoring at Grove Lodge recorded a decrease in the annual mean for NO₂, down from 36.8µg/m³ in 2018 to 32.9µg/m³ in 2019. Levels at Grove Lodge Cottages decreased to below 60µg/m³. We carried out a consultation on declaring the AQMA for an exceedance of the 1-hour mean objective of 200µg/m³, based on the single diffusion tube site at Grove Lodge Cottages exceeding an annual mean of 60µg/m³. As a result of the consultation we will not progress with re-designation of the AQMA for exceedance of the 1-hour mean.</p>
S07-2	Number of cycle route projects or cycle facilities implemented	2 per year	<p>Cycle stands were installed for the Donkey Bike scheme which was launched on 29 June 2017. The scheme was expanded in 2018/19 to include racks for six bikes at the town hall and space for six bikes at Worthing Station. A staff scheme has also been launched for Worthing staff that can now use the bikes free of charge Mon- Fri 8-6pm. Beyond the monitoring period, a new cycle hub is also due to open at West Worthing station in Spring 2020_ this will be funded £4k from councils pooled business rates set aside for cycling and walking improvements and £11k from DfT bid won by GTR (working in partnership with A&W). Discussions are at early stages with Lancing parish council to consider the opportunity to get bikes at Lancing Beach Green. No update was available for 2020.</p> <p>During 2019/20 the detailed design for the A24 Findon Valley to Washington (Phase 1, Findon Valley to Findon) scheme and options appraisal work for Phase 2 (Findon to Washington) were included in a wider transport study of the A24 corridor in West Sussex. This follows the inclusion of the A24 in the Government's Major Road Network. The study is intended to support a future bid for improvements along the corridor.</p> <p>A Strategic Outline Business Case has been prepared for the Goring Seafront scheme (George V Avenue to Sea</p>

			<p>Lane Café). During 2020/21 the County Council will review its Walking and Cycling Strategy to reflect countywide LCWIP scheme priorities. Once formally adopted the revised strategy will determine scheme progression.</p> <p>Within this monitoring period West Sussex County Council undertook feasibility work through the Worthing Area Sustainable Transport Package Feasibility Study considering cycling infrastructure improvements along the 'Worthing Town Centre to Grove Lodge' and 'Goring Seafront to Durrington' corridors. Further discussion with Councillors and stakeholders is required to understand the level of support to progress these schemes in the context of the Adur and Worthing LCWIP under development throughout 2019/20.</p> <p>WSCC continued to lead the West Sussex Local Cycling and Walking Infrastructure Plan (LCWIP) Partnership group. The Department for Transport awarded an additional 10 days of LCWIP consultancy support time to the partnership, which was enhanced with a pooled business rates grant to enable progression to Stage 5 (scheme prioritisation). The final draft of the West Sussex LCWIP was submitted to the Department for Transport in March 2020. 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.</p>
SO7-3	Number of car club parking bays and electric car charging bays	Annual increase	There were no new public charging points installed in this monitoring period.
SO7-4	Transport contributions – achieved via S106 contributions	Report agreements	Transport Contributions are currently collected by both Worthing Borough Council and West Sussex County Council. See Appendix 2 for further information.

Appendix 1 - Housing

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

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

However, of more relevance is the NPPF requirement that local planning authorities meet their full need for both market and affordable housing as far as is consistent with other policies in the Framework. Therefore, this AMR reports against 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 emerging Draft Worthing Local Plan target October 2018 **(it should be noted that all figures are currently being reviewed, updated and refined as the plan progresses and the most up to date projections will be incorporated within the Plan at Regulation 19 stage).**

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 308 dwellings (which includes a significant level of housing delivered on a large Greenfield site at West Durrington).

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

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

Housing Completions

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

Table 2 - Historic Housing Delivery

Year	Net Additional Dwellings
2006 – 2007	266
2007 – 2008	260
2008 – 2009	380
2009 – 2010	252
2010 – 2011	241
2011 – 2012	143
2012 – 2013	172
2013 – 2014	245
2014 – 2015	351
2015 – 2016	484
2016 – 2017	347
2017 – 2018	482
2018 – 2019	293
2019 - 2020	396
Total 2006 – 2020	4,312

A total of **396** (net) new dwellings were completed in Worthing in the monitoring period 2019/2020. This represents a surplus of 196 against the annualised housing requirement (Core Strategy) of 200 dwellings per annum and an increase on the previous year's figure of 293 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 **4,312** dwellings which against the Core Strategy target, provides a 'surplus' of 1,512 over the last 14 years. However, it should be noted that there is no intention that the 200 dwelling / year target should be seen as a 'ceiling'. Furthermore, as explained above and in more detail in the Housing Trajectory section below, changes to the planning system have meant that the Council will need to reconsider this existing target in light of more recent evidence. Work on reviewing the housing target is currently underway as part of the Local Plan review.

Deliverable Housing Land

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

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

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

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

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

The following sources of housing supply have been assessed against the above criteria and only those sites considered deliverable are included in the projected housing supply for the period 1st April 2020 -31st March 2025:

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 2020, 4,313 net dwellings have been completed.</p> <p>Emerging Local Plan and OAN Since 1 April 2016 (the current base date of the emerging Worthing Local Plan) and 31st March 2020 a total 1518 (net) (1559 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 2020 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 1035 net (1047 gross) new dwellings between from monitoring periods 2020/21 to and 2025/26 with 1017 net (1029 gross) in the first 5 years of monitoring.</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 2020-2025. This is based on past evidence of completion rates and provides an additional 103 dwellings.</p>
Strategic Housing Land Availability Assessment sites (excluding Proposed WLP Allocations)	A Strategic Housing Land Availability Assessment was updated 2020. This identified a number of sites on previously developed land that are expected to deliver 139 dwellings all with delivery anticipated within the first 5 years between monitoring years 2020/21 to 2024/25.
Proposed WLP Allocations	<p>The emerging Worthing Local Plan expects to deliver a total of 1503 new dwellings (excludes A8 HMRC allocation as this is included under commitments for the purpose of the AMR) by 2036 (proposed end date of emerging plan).</p> <p>It is expected that 1192 of these dwellings will be delivered by the end date of the Core Strategy (2026) with 793 delivered in the next five years.</p>
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 23 new dwellings (site total was 700), all of which are expected to be delivered over the five year period 2020-2025.
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 201 new dwellings are expected to be delivered by the end of the Core Strategy plan period (871 by 2036 proposed end date of emerging plan). 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

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*			
		<u>Goring Ward</u>							
NOTICE/0020/19		HMRC, Barrington Road	254	254	0	0	0	254	Notice application approved. Site is also identified as an Allocation in the Emerging local Plan (for 250 dwellings)
		<u>Marine Ward</u>							
AWDM/1713/16		Land South Of 6 Grand Avenue	29	29	0	0	5	24	Planning permission granted.
		<u>Central Ward</u>							
WB/0447/09	WB13041	37-39 Chesswood Road	9	9	0	0	2	7	Under construction.
		7 Oxford Road	5	5	0	0	1	4	Planning permission granted.
AWDM/1801/18		Scouts Hall, Anglesea St	6	6	0	0	0	6	Planning permission granted.
AWDM/1633/16		The Aquarena Brighton Road	141	141	0	0	0	141	Under construction
AWDM/0941/16		40 - 42 South Street	8	8	0	0	0	8	Planning permission granted.
		18 Warwick Street	2	2	0	0	0	2	Planning permission granted.
AWDM/0063/17		7 The Steyne	10	10	0	0	1	9	Planning permission granted.
AWDM/1074/18		12 Shelley Road	6	6	0	0	0	6	Under construction.
AWDM/1529/18		19-23 South Street	45	45	0	0	0	45	Planning permission granted.
AWDM/1202/18 + and AWDM/1023/19		32-36 South Street	10	10	0	0	0	10	Planning permission granted.
NOTICE/0001/20		First Floor 1-2 Liverpool Buildings Liverpool Road	2	2	0	0	0	2	Notice application approved.
AWDM/1763/18		105 - 109 Montague Street	26	26	0	0	0	26	Planning permission granted.
		<u>Broadwater Ward</u>							
Notice/0001/19		EDF Southdownview Road	78 (30)	30	0	0	0	30	Under construction.
		<u>Durrington Ward</u>							

Notice/0018/16	WB08111	Columbia House Columbia Drive	104	104	0	0	0	102	Prior Notification Approved
AWDM/1480/18		Columbia House Columbia Drive	46	46	0	0	0	46	Planning permission granted.
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	222	18	0	0	240	Planning permission granted.
WB/0275/11	WB08037	West Durrington Strategic (CS1)	700 (23)	23	0	0	0	23	Under Construction
		<u>Heene Ward</u>							
AWDM/0769/15	WB16005	49-56 New Broadway	5	5	0	0	0	5	Under Construction
AWDM/0764/17		The Kingsway Hotel 117-119 Marine Parade	16	16	0	0	0	16	Under Construction
AWDM/1021/19		Downview, Downview Road	8	8	0	0	0	8	Under Construction
AWDM/0848/19		151 Rowlands Road	19	19	0	0	0	19	Planning permission granted.
		<u>Offington Ward</u>							
AWDM/1042/18		59 Warren Road	5	5	0	0	1	4	Under construction.
AWDM/0294/18		7-11 Ardsheal Road	5	5	0	0	0	5	Under construction.
AWDM/1607/19		89 Warren Road	5	5	0	0	1	4	Planning permission granted.
		<u>Salvington Ward</u>							
AWDM/1566/13		The drive, Mill lane	5 (4)	4	0	0	1	3	Under Construction
		Total	1070	1052	18	0	12	1058	

*Years 0-5 = 1/4/20-31/03/2025, Years 6-10 = 1/4/2025-31/03/2030, Years 11-15 = 1/04/2030-31/03/2035

Table 5 Strategic Housing Land Availability Assessment Review sites at 1st April 2020

Ref	Site	Site Total (Gross)	0-5 yrs	6-10 yrs	11-15 yrs	Losses	Site Total (net)	Comments
SHLAA sites that are Proposed Local Plan Allocations 2020								
WB08176	Beeches Avenue (A1)	90	0	90	0	0	90	New Allocation for Emerging Local Plan
WB08138	Caravan Club (A2)	100	0	100	0	0	100	Council owned site and proposed allocation in the Emerging Local Plan.
WB16006	Centenary House (A3)	250	0	250	0	0	250	WSCC owned site and proposed allocation in the Emerging Local Plan.
WB08183	Fulbeck Avenue (A6)	120	120	0	0	0	120	Council owned site and proposed allocation in the Emerging Local Plan.
WB08180	Grafton Site (A7)	150	150	0	0	0	150	Council owned site, existing AOC (See Section 5 AOC 3) and proposed allocation in the Emerging Local Plan.
WB08048	Lyndhurst Road (A9)	150	0	150	0	0	150	Existing CS AOC (See Section 5 AOC 7) and New Allocation for Emerging Local Plan
WB08046	Stagecoach Site (A11)	60	0	60	0	0	60	Existing CS AOC (See Section 5 AOC 2) and proposed allocation in the Emerging Local Plan.
WB08039	Teville Gate (A12)	250	250	0	0	0	250	Existing CS AOC (See Section 5 AOC 5) and proposed allocation in the Emerging Local Plan.
WB18011	Titnore Lane (A13)	60	0	60	0	0	60	New Allocation for Emerging Local Plan
WB08042	Union Place (A14)	150	150	0	0	0	150	Existing CS AOC (See Section 5 AOC 4) and proposed allocation in the Emerging Local Plan.
WB08163	Upper Brighton Road (A15)	123	123	0	0	0	123	New Allocation for Emerging Local Plan.
Total Proposed Allocations (excluding HMRC as this is included within Commitments in Table 4 above)		1,503	793	710	0	0	1,503	
Other SHLAA Sites Excluding Proposed Local Plan Allocations 2020								
WB08168	22 Lyndhurst road	24	24	0	0	0	24	An application has been refused and an appeal dismissed. Residential is acceptable on this site.
WB18002	Wheatsheaf, 24 Richmond Road	6	6	0	0	0	6	Planning application refused but suitable for 6 units subject to design.

WB18008	Jubilee Hall & 10 Greenland Road	14	14	0	0	0	14	Planning permission approved but legal agreement pending.
WB17002	Southdown Pub, 38 Northcourt Road	7	7	0	0	0	7	Planning application (AWDM/0162/19) approved (01/05/20) but outside this assessments monitoring period.
WB08198	42-46 Teville Road	9	9	0	0	0	9	Planning application (AWDM/0240/20) has been approved (05/05/20) but outside the monitoring period.
WB20001	Jupps Garage	5	5	0	0	0	5	Planning application submitted and approved (17/07/20) outside the monitoring period.
WB20002	19 Reigate Road	6	6	0	0	0	6	Planning application (AWDM/1827/19) approved (30/04/20) outside the monitoring period.
WB20008	NHS The Causeway	48	48	0	0	0	48	Planning application (NOTICE/0007/20) approved (03/06/20) outside monitoring period.
WB20009	Former Canteen, Northbrook College	20	20	0	0	0	20	Planning application (AWDM/0632/20) refused outside monitoring period but the site is considered suitable for residential use.
Totals for Other SHLAA Sites Excluding Proposed Local Plan Allocations 2020		139	139	0	0	0	139	
Total		1,642	932	710	0	0	1,642	

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 beginning from 2023/2024 and continuing to 2026/27 (for the Core Strategy trajectory). 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 emerging target in the Draft Worthing Local Plan 2018 (246 dw pa –Table 9) which will be updated at publication stage of the emerging Local Plan. This AMR also reports 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 2019-2020

	Actual Completions														Projected Completions						Totals
	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	
Total Past Completions	309	322	446	278	271	152	185	259	428	504	359	491	301	408	0	0	0	0	0	0	4713
West Durrington															17	6	0	0	0	0	23
Commitments (large and small sites)															156	287	459	128	104	18	1152
SHLAA Sites (All SHLAA sites)															0	35	344	219	334	260	1192
Windfall Allowance															0	0	0	67	67	67	201
Total Projected Completions															173	328	803	414	505	345	2568
Estimated losses*	43	62	66	26	30	9	13	14	77	19	12	9	8	12	0	0	0	0	0	0	400
Past net completions	266	260	380	252	241	143	172	245	351	485	347	482	293	396							4313
Projected net completions															173	328	803	414	505	345	2568
Cumulative net completions	266	526	906	1158	1399	1542	1714	1959	2310	2795	3142	3624	3917	4313	4486	4814	5617	6031	6536	6881	
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	1486	1614	2217	2431	2736	2881	
Manage. Annual requirement taking into account past/projected completions	200	197	193	182	178	173	176	176	170	154	121	95	47	12	-52	-97	-204	-539	-1016	-1268	

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

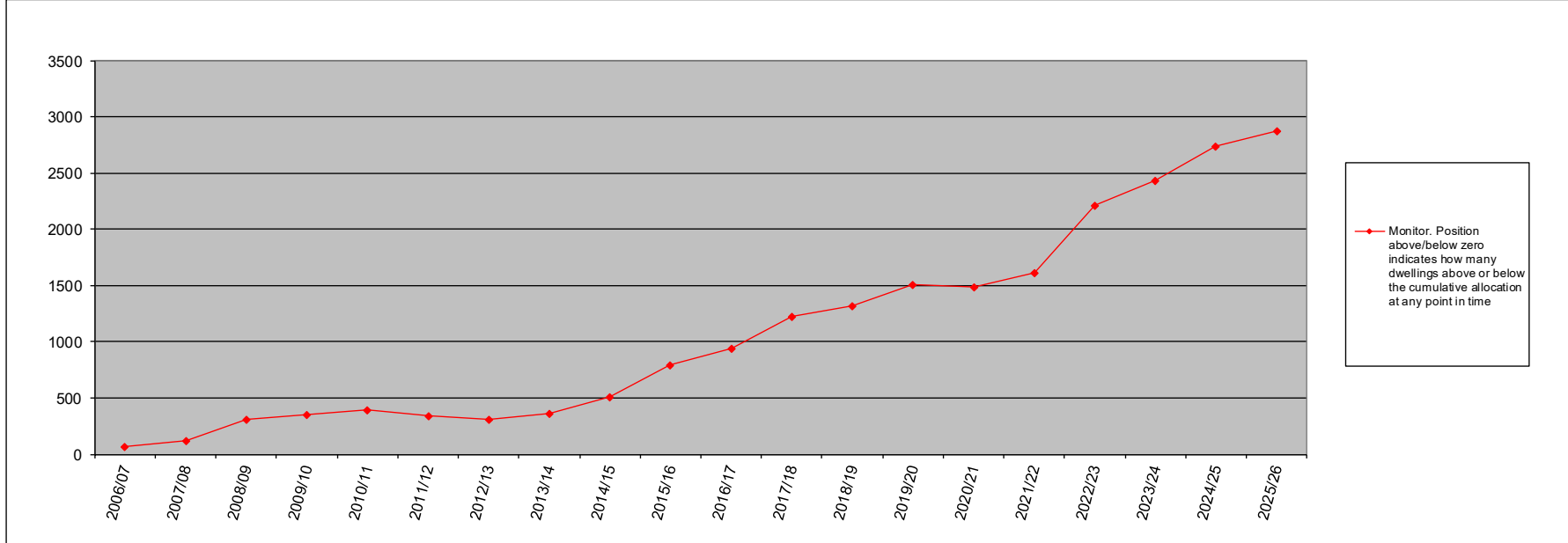
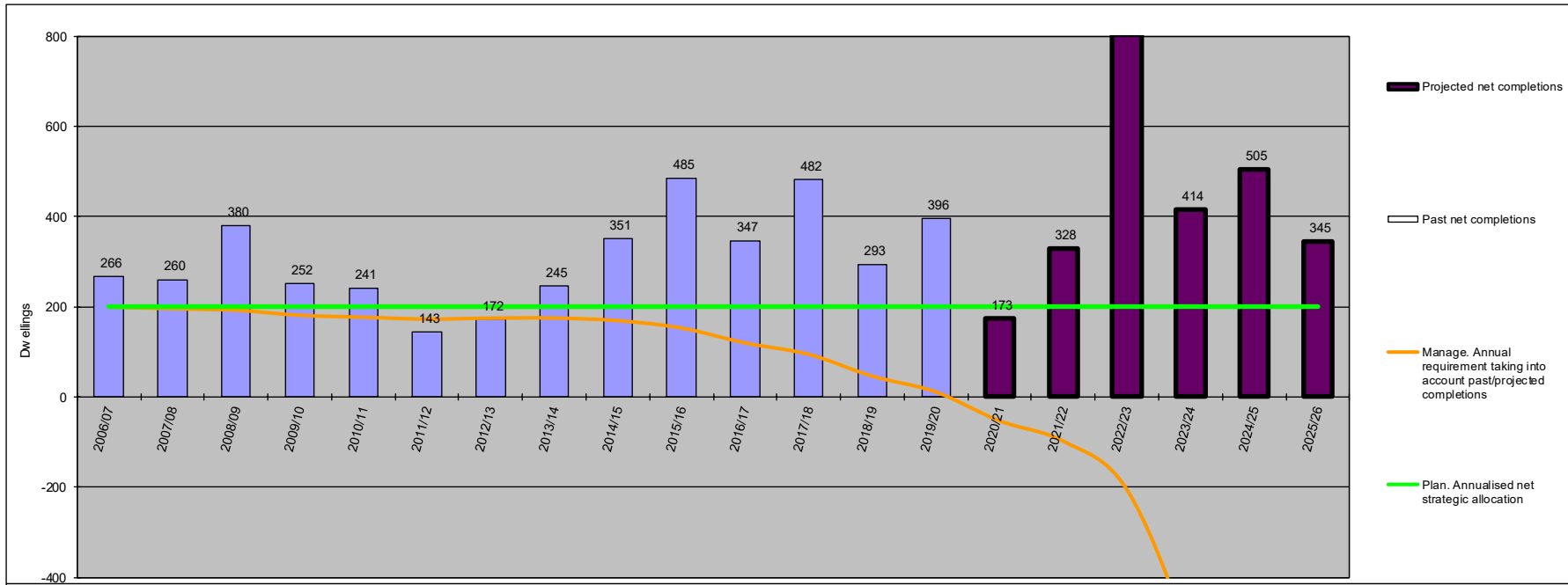


Table 6 B – DWLP 246 dw pa

Worthing Trajectory Draft Worthing Local Plan Target 246 dw pa 2019/2020

	Actual Completions				Projected Completions																Totals
	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	2034/2035	2035/2036	
Gross Completions at 1 April 2020 (large and small sites)	359	491	301	408	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1559
Commitments at 1 April 2020 (large and small sites with planning permission)(net)	0	0	0	0	156	287	459	128	104	18	0	0	0	0	0	0	0	0	0	0	1152
Allowance for small windfall sites	0	0	0	0	0	0	0	67	67	67	67	67	67	67	67	67	67	67	67	67	871
West Durrington	0	0	0	0	17	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	23
Other SHLAA sites(excludes proposed allocations) at 1st April 2020	0	0	0	0	0	15	74	26	24	0	0	0	0	0	0	0	0	0	0	0	139
Proposed Local Plan Allocations	0	0	0	0	0	20	270	193	310	260	195	180	75	0	0	0	0	0	0	0	1503
Total Projected Completions/Commitments					173	328	803	414	505	345	262	247	142	67	67	67	67	67	67	67	3688
Losses	12	9	8	12	1	0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	
Past net completions	347	482	293	396	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1518
Projected net completions					172	328	792	414	505	345	262	247	142	67	67	67	67	67	67	67	3676
Cumulative net completions	347	829	1122	1518	1690	2018	2810	3224	3729	4074	4336	4583	4725	4792	4859	4926	4993	5060	5127	5194	5194
Annualised housing target	246	246	246	246	246	246	246	246	246	246	246	246	246	246	246	246	246	246	246	246	4920
Monitor. Position above/below zero indicates how many dwellings above or below the cumulative allocation at any point in time	101	337	384	534	460	542	1088	1256	1515	1614	1630	1631	1527	1348	1169	990	811	632	453	274	
Manage. Annual requirement taking into account past/projected completions	182	229	215	211	200	202	193	151	130	99	77	58	37	24	18	10	-1	-18	-47	-104	

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.

Housing Trajectory for Worthing

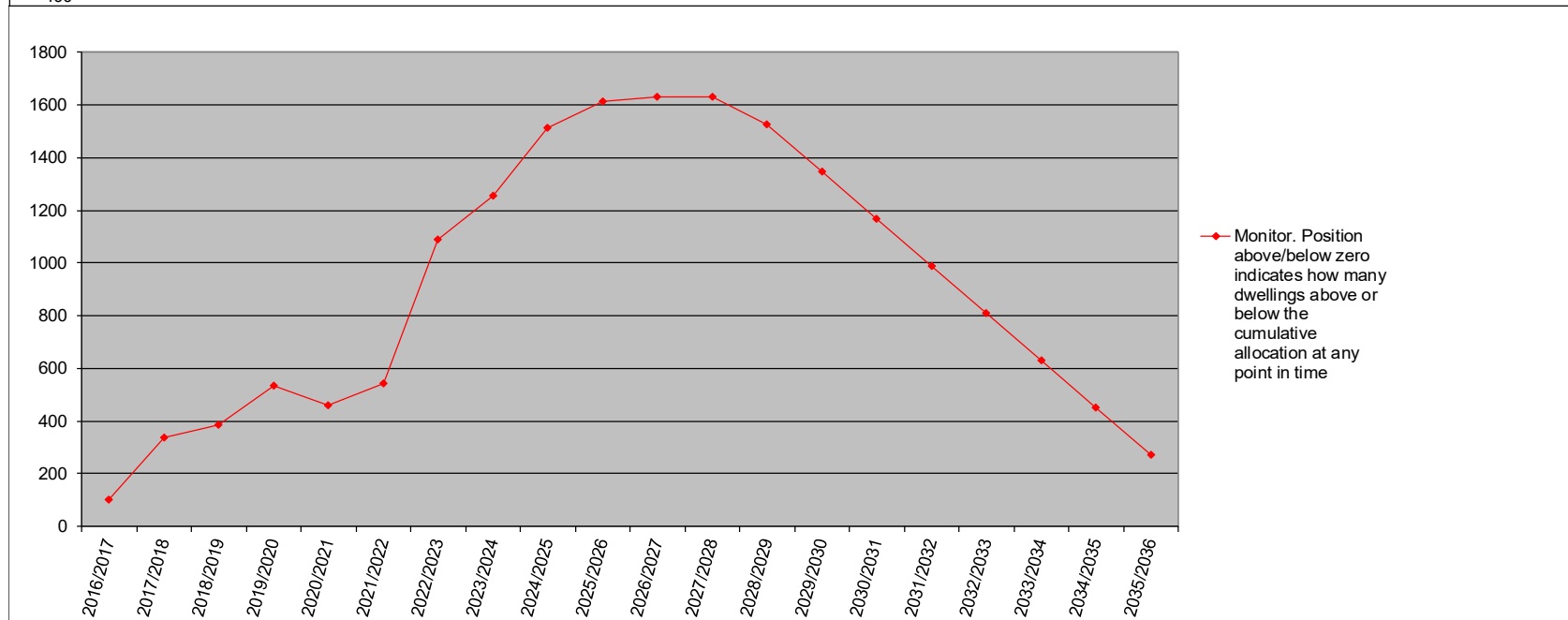
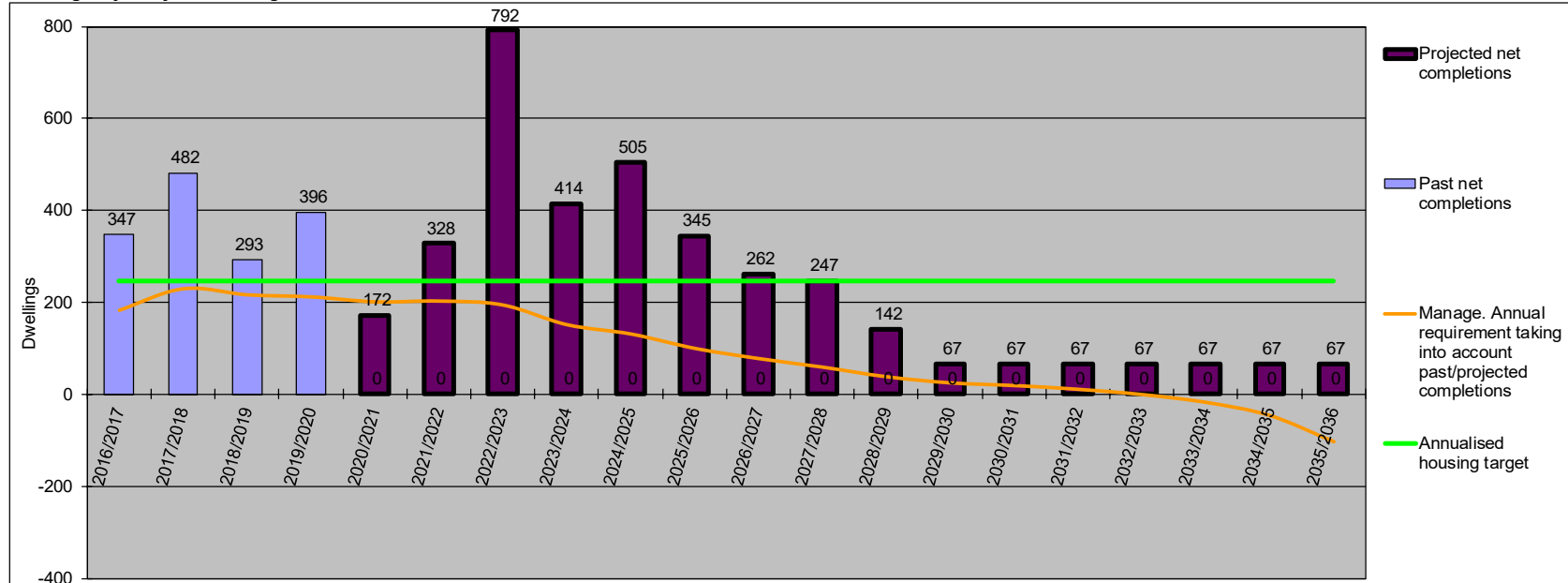


Table 6C – OAN 885 dw pa

Worthing Trajectory OAN -Standard Methodology 885 dw pa 2019/2020

	Projected Completions																				Totals
	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	2034/2035	2035/2036	
Gross Completions at 1 April 2019 (large and small sites)	359	491	301	408	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1559
Commitments at 1 April 2019 (large and small sites with planning permission)(net)	0	0	0	0	156	287	459	128	104	18	0	0	0	0	0	0	0	0	0	0	1152
Allowance for small windfall sites	0	0	0	0	0	0	0	67	67	67	67	67	67	67	67	67	67	67	67	67	871
West Durrington	0	0	0	0	17	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	23
Other SHLAA sites(excludes proposed allocations) at 1st April 2020	0	0	0	0	0	15	74	26	24	0	0	0	0	0	0	0	0	0	0	0	139
Proposed Local Plan Allocations	0	0	0	0	0	20	270	193	310	260	195	180	75	0	0	0	0	0	0	0	1503
Total Projected Completions/Commitments					173	328	803	414	505	345	262	247	142	67	67	67	67	67	67	67	3688
Losses	12	9	8	12	1	0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	
Past net completions	347	482	293	396	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1518
Projected net completions					172	328	792	414	505	345	262	247	142	67	67	67	67	67	67	67	3676
Cumulative net completions	347	829	1122	1518	1690	2018	2810	3224	3729	4074	4336	4583	4725	4792	4859	4926	4993	5060	5127	5194	5194
Annualised housing target	885	885	885	885	885	885	885	885	885	885	885	885	885	885	885	885	885	885	885	885	17700
Monitor. Position above/below zero indicates how many dwellings above or below the cumulative allocation at any point in time	538	941	1533	2022	2735	3292	3385	3856	4236	4776	5399	6037	6780	7598	8416	9234	10052	10870	11688	12506	
Manage. Annual requirement taking into account past/projected completions	182	868	888	921	952	1001	1045	1064	1114	1164	1239	1336	1457	1622	1844	2140	2555	3177	4213	6287	

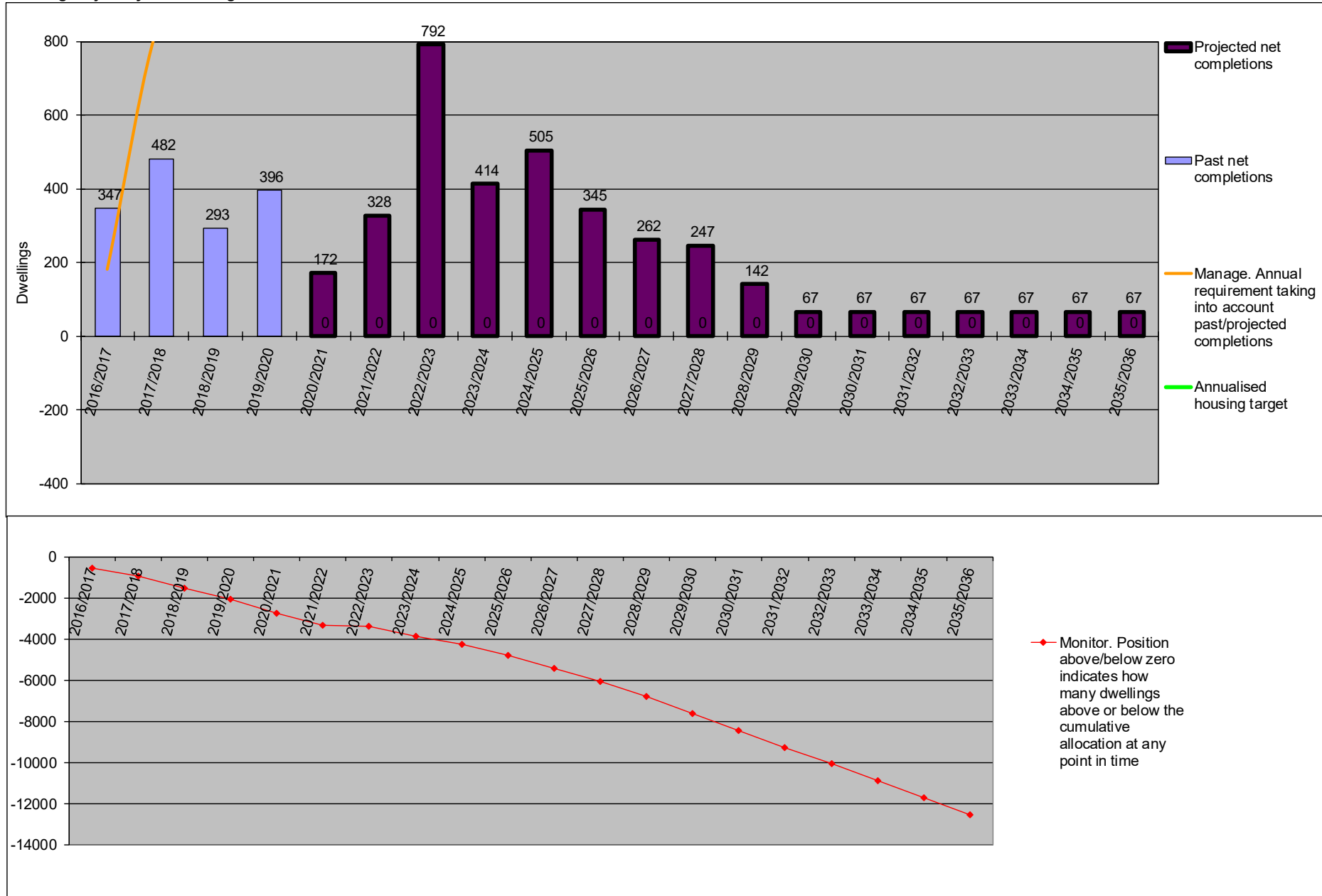
Notes

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.

Figure 3 - Housing Trajectory Chart 3 – 885 dwpa

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 2026

Monitoring Period	Projected additional dwellings (Gross)	Projected additional dwellings (Net)
2020-2021	173	172
2021-2022	328	328
2022-2023	803	792
2023-2024	414	414
2024-2025	505	505
2025-2026	345	345
Total 2020-2026	2568	2556

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

Five Year Housing Land Supply

The National Planning Policy Framework (NPPF) requires Local Planning Authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old. In addition, the supply of specific deliverable sites should include a buffer (moved forward from later in the plan period) of:

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

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

Housing Delivery Test

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

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

The Government published the results of the Housing Delivery Test on 13th February 2020. Worthing failed the test and delivered **54%** of its housing delivery target:

The total net number of homes delivered over the relevant 3-year period was **1,139** dwellings:

- Test Year 1 2016/17 = 347
- Test Year 2 2017/18 = 492
- Test Year 3 2018/19 = 300

The second HDT covers the 3 monitoring periods between 2016 – 2019 and measures housing delivery against a figure that falls between the Core Strategy 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.

- Test Year 1 2016/17 = 598
- Test Year 2 2017/18 = 622
- Test Year 3 2018/19 = 873

The total number of homes required over the 3 year period: = 2,093 new homes

The calculation:

HDT (%) = Total net homes delivered over three year period = **1,139**

Total number of homes required over three year period= **2,093**

HDT% = 1,139/2,093 = 0.54 x100 = 54%

Based on performance over the past three years Worthing does have to provide a 20% buffer to the five year housing land supply but avoids the presumption in favour of sustainable development. It does, however, have to produce an Action Plan

The second Action Plan was published in August 2020 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 Target 200 dpa - Worthing has consistently delivered sufficient new homes to meet the adopted Core Strategy housing targets (200 dwellings / annum) and, for this reason, it is considered that the 5% buffer is currently the most appropriate figure to use for the borough.

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

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

Table 9 sets out the five year housing land supply position against the Draft Worthing Local Plan target of 246 dw pa.

Standard Methodology 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 2020-2025

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 5% and 20% buffer figure has been produced for both the emerging DWLP target and the OAN (capped standard methodology figure - untested) figure, which covers the period 1st April 2020 to 31st March 2025.

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 2006-2020 net	4313	
c	Number of years left in plan period = 6		
d	Remaining requirement 2020-2026 (a (4000) minus b (4312))	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 2020-2025 with 5% buffer (e+f)	1050	210
h	Five year target with adjustment (0x5)	0	
i	5% Buffer (60/100x5)		
j	Requirement for five years 2020-2025 adjusted with 5% buffer	0	0
	Supply:		
k	Commitments (large and small) at 1 April 2020 (net) (including West Durrington) (Gross = 1155)	1143	
l	All SHLAA sites (includes proposed allocations) (net figure)	932	
m	Windfall allowance (67x2 years)	134	
n	Total Commitments (k+l+m)	2209	
o	Surplus (n-j) (2209 0-)	2209	

When assessed against the Core Strategy, with only 6 years of the plan remaining, there would be a 2209 dwelling surplus delivered in the next 5 years as the whole plan requirement of 4000 dwellings has already been met and surpassed.

As stated elsewhere the Local Plan is under review due primarily to changes to how housing provision needs to be met and to meet the requirements of the revised NPPF. The Core Strategy is still the adopted plan and the emerging Local Plan is yet to be examined and as such 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 DWLP 2018 FIGURE 246 dwellings per annum (with 5% buffer)

		Dwellings (net)	Annual Average
a	DWLP target 2016-2036	4920	246
b	Completed 2016-2020 (net)	1518	
c	Number of years left in plan period = 16		
d	Remaining requirement 2020-2036 (a (4920) minus b (1518))	3402	212
e	Five year target with no adjustment (246 x 5)	1230	
f	5% Buffer (1230/100 x 5)	62	
g	Requirement for five years 2020-2025 with 5% buffer (e+f)	1292	
h	Five year target with adjustment (212x5)	1060	
i	5% Buffer (1060/100X5)(53)	53	
j	Requirement for five years 2020 -2025 adjusted with 5% buffer	1113	223
	Supply:		
k	Commitments at 1 April 2020 (net) (including West Durrington)	1143	
l	SHLAA sites at 1 April 2020 (excl Proposed Local Plan Allocations)	139	
m	Proposed Local Plan Allocations	793	
n	Windfall allowance (67x2 years)	134	
o	Total Commitments (k+l+m+n)	2209	
p	Surplus (o-j) (2209 – 1113)	1096	

This table demonstrates a 9.90 year supply of deliverable sites (2209 / 223)

If a 20% buffer was applied there would be an 8.69 year supply of deliverable sites.

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)

		Dwellings (net)	Annual Average
a	Objectively Assessed Need figure 2016-2036	17,700	885
B	Completed 2016-2020 (net)	1518	
c	Number of years left in plan period = 16		
D	Remaining requirement 2020-2036 (a-b)	16,182	1011
E	Five year target with no adjustment (885x5)	4425	
F	Shortfall of housing provision from 2016 (885x4years =3,540) minus completions (b - 1518)	3,524	
G	Five year target including shortfall (e+f)	7,949	
H	20% Buffer (7,949/100x20)	1,590	
i	Requirement for five years 2020-2025 with 20% buffer (g+h)	9,539	1908
	Supply:		
j	Commitments at 1 April 2020 (Incl West Durrington)	1143	
k	SHLAA sites at 1 April 2020 (excl Proposed Local Plan Allocations)	139	
l	Proposed Local Plan Allocations	793	
m	Windfall allowance (67 x 2 years)	134	
n	Total Commitments (j+k+l+m)	2209	
o	Shortfall (n-i) (2209-9,539)	-7330	

This table demonstrates a 1.15 year supply of deliverable sites (2209 / 1908)

If only a 5% buffer was applied then there would be a 1.32 year supply of deliverable sites.

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

Table 11. Breakdown of SHLAA Sites

SHLAA Status	Number of Sites	Percentage of Total
Potential Site	20	6%
Rejected Site – Monitor	7	2%
Rejected Site	139	44%
Committed Site	153	48%
Total	320	100%

Housing Summary

Monitor – The completion level of 396 dwellings for 2019/20 is above the annualised (Core Strategy) housing requirement of 200 dwellings a year. This should also be viewed in the context of housing delivery over a longer period of time and the projected increase in completion rates over the next few years. Despite this, the data demonstrates a significant shortfall when compared with the levels of housing need calculated using the new Standard Methodology (capped at 40% and using the 2014 ONS data set).

Plan – When considered against the requirements of the Core Strategy the housing land supply data shows a very strong position over both the 0-5 year period and the 5-10 year period. Projections are well in excess of the minimum housing delivery requirements set within the adopted Core Strategy as a number of significant development sites are expected to come on stream in the short term. However, it should be noted that despite this the forecast, delivery rates still fall significantly below the Objectively Assessed Housing need figure.

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

Manage – Given the position outlined above, against the requirements of the Core Strategy (considered in isolation), there would be no need to review the Council's current housing delivery strategy. However, as set out at the beginning of this section, the emergence of the NPPF has resulted in a significant change to how local planning authorities must consider their housing delivery requirements. Using the Standard Method set out in national policy Worthing's most up to date OAN indicates a 'Capped' housing need of 885 dwellings per annum.

Appendix 2—S106 Monitoring and CIL

Planning Contributions

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

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 online by 31 December 2020 and by the 31 December each year thereafter. **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. 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/

Money Collected

The table below details the planning contributions paid to WBC between 01/04/19 and 31/03/20.

Table 12: Contributions received

Planning Application	Amount Received	Purpose
WB/09/0732/FULL	£30,934.96	Open Space and Leisure
AWDM/1542/16	£25,000.00	Affordable Housing
AWDM/1075/17	£70,000.00	Affordable Housing

Money Spent

The table below details the planning contributions spent by WBC between 01/04/19 and 31/03/20. A total of £349,546.08 of planning contributions received by WBC was spent in the 2019/2020 financial year on infrastructure projects in Worthing. Included in this expenditure was £304,531.75 on Open Space and Leisure provision.

Table 13: Contributions spent

Planning Application	Amount Spent	Scheme
WB/06/1121/FULL	£20,000.00	Outdoor Fitness Equipment at West

		Park
WB/07/0916/FULL	£8,987.00	Easit Travel Discount Scheme
WB/09/0732/FULL	£7,052.00	Easit Travel Discount Scheme
	£9,887.00	New cycle hub
WB/10/0895/FULL	£15,545.00	Maintenance of local flood defences, CPW works
WB/11/0275/OUT	£3,543.37	Environmental Clerk of Works
	£250,813.00	Splashpoint Swimming Pool
AWDM/0055/13	£33,718.75	HLF External Funding Bid for Highdown Gardens

Money Allocated

The table below indicates the money from planning contributions that has been allocated, but not spent, by WBC between 01/04/19 and 31/03/20 for funding infrastructure. A summary of the infrastructure projects and amount of money allocated to it are set out in table 12 in the IFS. The s106 funded projects - Case Studies section of the IFS includes more information on some of the projects which have been allocated or received s106 funds.

Table 14: Contributions allocated

Category	Transport	Open Spaces	Affordable Housing	Flooding	Misc.
Money Allocated	£0	£30,934.96	£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 committed) by Worthing Borough Council at the end of the 2019/20 financial year:

Table 15: Contributions available

Category	Transport	Open Spaces	Affordable Housing	Flooding	Misc.
Money Available	£623,027.30	£52,499.23	£95,000.00	£0	£166,386.35

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 2019/2020, six planning applications contained a signed section 106 agreement (including one Deed of Variation). If implemented the following contributions (set out on table below) will be collected/implemented to support and mitigate the impacts of development.

Table 16: New agreements

Planning Application	Site Address	Date of s106	Amount of Contribution	Purpose of Contribution
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AWDM/1763/18	105 - 109 Montague Street	01/05/2019	Car Club	Club operated by a car rental company which provides at least one car club vehicle for use at any time by residents of the dwellings, with a car club parking space to be provided. Provide a Driving Credit (£25) for each Car Club membership.
			Travel Plan	To appoint a Travel Plan Co-ordinator.
AWDM/1480/18	Columbia House	23/05/2019	£300,000.00	Provision of affordable housing within council's administrative area.
			Up to £297,000.00 ¹	Provision of affordable housing within council's administrative area.
			5 affordable housing units	3 affordable rent units and 2 shared ownership units to be provided as part of the development.
			Car Club	Operated by car rental company which provides at least one vehicle, for a minimum period of 3 years, along with £50 credit for each Car Club membership.
			EV Charging Points	20% of all car parking spaces to provide operational charging equipment rated at least 7kW. The remaining 80% to be 'passive' (to be upgraded in the future).
			Management Company	Private management company to carry out a range of duties
	Travel Plan	Including a Travel Plan Coordinator responsible for the implementation, monitoring and review of the Travel Plan.		
AWDM/0303/19	32-36 South Street	20/06/2019	£8,085.00	Provision of affordable housing off-site within the Borough.
AWDM/1882/16	Land To The South And East And	18/12/2019	£30,000.00	Emissions Mitigation contribution - towards additional measures to improve

¹ Conditional contribution - dependent on owners profit reassessment

	West Of The Coach And Horses Arundel Road			local infrastructure.
			£4,000.00	Inspections of the elements of the Public Open Space Works during the course of their construction.
			72 affordable housing units	50 affordable rent and 22 shared ownership to be provided as part of the development.
			Play Area	Children's play space.
			Public Open Space	Open Space area for recreation use.

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/

The Borough's CIL Charging Schedule came into effect from 1 October 2015. The CIL charges (see below) apply to relevant development approved after this date. The charge allows the Council to raise funds from developers to pay for infrastructure that is needed as a result of development.

Use	Charging Schedule rate (£/m ²)	2020 indexed rate (£/m ²)
Residential (C3) - Zone 1	£100.00	£128.96
Residential (C3) - Zone 2	£0	£0
Retail (A1-A5), excluding ancillary car parking	£150.00	£193.44
All other uses	£0	£0

Given the need to keep the CIL charging schedule up-to-date and to reflect changing market conditions, Worthing Borough Council has been undertaking 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. Worthing Borough Council consulted on the revised CIL draft charging schedule between Tuesday 30th June and Tuesday 25th August 2020. This consultation is now closed. The Council submitted the revised CIL draft charging schedule in October 2020. More information can be found on the Worthing CIL webpage;

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

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 31/03/20, a total of £812,096.47 CIL had been collected.

The CIL Regulations were amended in 2019 and now state that a charging authority must report on the Community Infrastructure Levy (CIL) for financial year 2019/2020 in an Infrastructure Funding Statement (IFS), which can be found online; www.adur-worthing.gov.uk/planning-policy/worthing/worthing-developer-contributions/developer-contributions-data-worthing/

Table 17: CIL reporting for financial year 2019/2020

Description	Amount/Description
The total CIL receipts for the reported year	£374,358.31
The total CIL expenditure for the reported year	£18,717.92

Summary details of CIL expenditure during the reported year including the items of infrastructure to which CIL has been applied	£0
Summary details of CIL expenditure during the reported year including the amount of CIL expenditure on each item	£0
Summary details of CIL expenditure during the reported year including the amount of CIL applied to repay money borrowed, including interest, with details of the infrastructure items which that money was used to provide	£0
Summary details of CIL expenditure during the reported year including the amount of CIL applied to administrative expenses and that amount expressed as a percentage of CIL collected in that year	£18,717.92 (5%)
The total amount of CIL receipts retained at the end of the reported year	£771,491.65

The Council recently adopted their 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; www.adur-worthing.gov.uk/media/Media,155253,smxx.pdf

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

CIL (Strategic Pot – 80%)	Date Received	Total Received
AWDM/1719/15 96 Durrington Lane, Worthing, BN13 2QJ	22.6.16	£5,840.00
AWDM/1314/16 5 Eirene Avenue, Worthing, BN12 4DL	20.6.17	£10,480
AWDM/0083/16 62 Rackham Road, Worthing, BN13 1LW	28.6.17	£6,600.80
AWDM/1522/16 Land north of Highdown Court, Durrington Lane	24.8.17	£95,600
AWDM/0042/16 22 Sea Place, Worthing	21.9.17	£6,400
AWDM/1542/16 112-114 Chapel Rd, Worthing	7.12.17	£90,102.53
AWDM/1075/17 Irene House, 1 Parkfield Rd, Worthing	19.1.18	£46,040
AWDM/1289 1 Tamar Avenue, Worthing	24.1.18	£6,291.20
AWDM/0919/17 78 Montague Street, Worthing	26.3.18	£5,760

AWDM/1861/15 Providence Works, 27-33 Lyndhurst Road	30.8.18	£35,280
AWDM/0964/17 149 Alinora Crescent	20.9.18	£5,480
AWDM/0764/17 Kingsway Hotel	21.1.19	£7,720
AWDM/0194/17 5A Fulbeck Avenue	11.2.19	£6,880
AWDM/0532/18 89 Poulterers Lane	12.2.19	£960
AWDM/0887/17 314 Goring Road	19.2.19	£9,424
AWDM/1321/16 Garage South Of 68 To 70 Newlands Road	6.3.19	£4,360
AWDM/0834/17 156 Ringmer Road	12.3.19	£6,972
AWDM/1409/17 Angel Apartments 49A Chapel Road	14.6.19	£22,320
AWDM/0556/18 Bedford House, 5 Mill Road	11.9.19	£13,665.30
AWDM/1909/16 12 Chapel Road	7.10.19	£5,991.82
AWDM/0418/16 32A Vale Avenue	8.10.19	£8,760
AWDM/0827/15 Anchor Court, Marine Crescent	15.10.19	£11,952.93
AWDM/0038/18 Land East of 1-6 Walton Lodge, Walton Close	18.10.19	£20,671.99
AWDM/1176/17 133 Park Road	29.10.19	£9,877.10
AWDM/1174/16 44 South Street	4.11.19	£8,704
AWDM/1520/17 26 Clifton Road	13.11.19	£7,237.38
AWDM/1042/18 59 Warren Road	14.11.19	£22,523
AWDM/0870/17 15 Bedford Row	2.12.19	£4,400
AWDM/1351/19 65 Wallace Avenue	20.2.20	£12,519.63
AWDM/1633/16 The Aquarena, Brighton Road	27.3.20	£150,863.49
	TOTAL	£649,677.18

Local Proportion

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

Table 19: Amount of CIL money available in the local proportion pot (15%) for each ward²

Ward	Balance Available
Central	£64,668.06
Durrington	£20,199.60
Goring	£5,035.67
Heene	£4,009.74
Marine	£5,512.43
Northbrook	£1,290.00
Offington	£6,045.56
Salvington	£3,876.00
Tarring	£11,177.40

Administration

The introduction of CIL and the day-to-day discharge of the Council's duties as the 'Charging Authority' is resource intensive and recognised by the Government as an additional burden on local authorities. As such, in line with regulations, the Council will utilise up to 5% of total CIL receipts each year to finance levy administration expenses. In the monitoring year 2019/20 a total of £18,717.92 was collected within the 'Admin pot' and this balance was used on costs relating to CIL administration, staff costs and setting up a governance structure.

Governance Arrangements

As set out above, the money collected through CIL is starting to grow. It is therefore the right time for the Council to establish a clear governance structure to oversee the auditing and spending of CIL monies. A Joint Officer and Member Board for CIL governance have been established and 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.

² Note that currently, four wards (Broadwater, Castle, Gaisford & Selden) have a £0 residential CIL charge

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. It is also agreed that the minimum bid for funding from the strategic pot is set at £50,000.

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 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 the next 3 years:

	2020/2021	2021/2022	2022/2023
1 st April b/fwd	£753,000	£364,200	£271,400
Income			
Estimated CIL income	£711,200	£907,200	£2,571,800
Funds available	£1,464,200	£1,271,400	£2,843,200
Expenditure			
IIP001 – Public Realm Enhancements Railway Station to the Town Centre: I) Railway Approach II) South Street III) Portland Road	£650,000	£1,000,000	£2,000,000
IP002 - Public Wi-Fi for Town Centre(s)/ Seafront	£300,000		

IIP003 – Brooklands Masterplan	£150,000		
Total Expenditure	£1,100,000	£1,000,000	£2,000,000
31st March c/fwd	£364,200	£271,400	£843,200

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

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

Appendix 3 —Duty to Co-operate

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

Table 20 - Examples of Key Cross Boundary Partnerships

Partnership / Group	Description
PPOG (Planning Policy Officers Group)	Officer level grouping covering WSCC and Districts and Boroughs within WSCC
CPOG (Chief Planners Officer Group)	Managerial level grouping covering WSCC and Districts and Boroughs within WSCC
Officer Working Groups	Established across the sub-region to cover the following topic areas: <ul style="list-style-type: none"> - CIL - Affordable Housing - Monitoring - Gypsy & travellers - Renewable energy
Local Enterprise Partnership (Capital to Coast)	Partnership between local authorities and businesses 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 and to request planning work as required. A Local Strategic Statement (and update LLS2) has been agreed and work is progressing on LSS3.
Greater Brighton City Deal	Partnership between Worthing BC, Adur DC, Lewes DC, MSDC and Brighton & Hove CC supporting growth and helping the area fulfil its economic potential.
Joint Planning Board	Acts as a political forum to discuss and coordinate joint planning issues and working arrangements (including a MOU).

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

Key Studies and Local Strategic Statement

The key strategic issues affecting the borough are considered to be housing, transport, flood risk, employment land and gypsy & travellers. A variety of studies that cover a number of authority areas have been undertaken to address these.

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 LLS3 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.

Conclusion

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

To support the publication of the Draft Worthing Local Plan the Council has published an interim Duty to Co-operate Statement. This will be updated and republished in January 2021 prior to the Regulation 19 version of the Local Plan being published for consultation.

Appendix 4 – Development Management Performance

Applications

In the monitoring year 2019/2020, **736** applications were determined. The percentage of applications determined within the prescribed timescale by application type is as follows:

- Major applications – 89%
- Minors – 84%
- Others – 94%

Appeals

In 2019/2020, there were 33 appeals determined. The outcomes are reported below:

Table 21 - Breakdown of Appeal Decisions

Decision Type	Number
Allowed	5
Withdrawn	2
Dismissed	25
Split Decision	0
Turned Away	0
Enforcement Notice Quashed	1
Enforcement Notice Temp	0
Enforcement Notice Upheld	0
Enforcement Notice Split Decision	0