

Annual Monitoring Report

2020 - 2021



WORTHING BOROUGH
COUNCIL

Contents

| | Title | Page |
|---|---|-------------|
| 1 | Introduction | 3 |
| 2 | Policy Framework | 4 |
| 3 | LDF Progress Review | 6 |
| 4 | Core Strategy Monitoring | 7 |
| 5 | Key Development Sites – West Durrington & Areas of Change | 8 |
| 6 | Strategic Objectives | 11 |

| | | |
|------------|---|----|
| Appendix 1 | Housing | 23 |
| Appendix 2 | S106 Monitoring & Community Infrastructure Levy (CIL) | 45 |
| Appendix 3 | Duty to Co-operate | 51 |
| Appendix 4 | Development Management Performance | 53 |

List of Tables

| Table | Title | Page |
|--------------|---|-------------|
| 1 | List of saved policies | 5 |
| 2 | Historic housing delivery | 23 |
| 3 | Sources of housing supply | 25 |
| 4 | Sites with extant planning permissions (5+ units) – deliverable | 27 |
| 5 | Strategic Housing Land Availability Assessment Review as at 01/04/21 | 30 |
| 6 | Housing trajectory 2020-21 (6A – 200 dw pa/6B – 230 dw pa/6C – 885 dw pa) | 33 |
| 7 | Annual housing projections to 2026 | 39 |
| 8 | Five year housing land supply measured against 200 dwellings per annum (Core Strategy target) with 5% buffer | 41 |
| 9 | Five year housing land supply measured against 230 dwellings per annum (Submission Draft Worthing Local Plan emerging target) with 20% buffer | 42 |
| 10 | Five year housing land supply measured against 885 dwellings per annum (SM/OAN) with 20% buffer | 43 |
| 11 | Breakdown of SHLAA sites | 44 |
| 12 | S106/ Planning Contributions Received | 45 |
| 13 | S106/Planning Contributions Spent | 45 |

| | | |
|----|---|----|
| 14 | S106/Planning Contributions Allocated | 46 |
| 15 | S106/Planning Contributions Available | 46 |
| 16 | New S106/Planning Agreements | 46 |
| 17 | CIL charging schedule rates from 1 st August 2021 | 47 |
| 18 | CIL reporting for financial year 2020/2021 | 47 |
| 19 | Amount of CIL received in Strategic Pot, by application and ward, in 2020/21 | 48 |
| 20 | Amount of CIL money available in the local proportion pot (15%) for each ward (at 31/03/2021) | 49 |
| 21 | Infrastructure projects to be funded from the CIL 'strategic pot' (2020-23) | 50 |
| 22 | Examples of cross boundary partnerships | 51 |
| 23 | Breakdown of appeal decisions | 53 |

List of Figures

| Figure | Title | Page |
|--------|---|------|
| 1 | Housing trajectory Chart 1 (6a) (200dwpa) | 34 |
| 2 | Housing trajectory Chart 2 (6b) (230dwpa) | 36 |
| 3 | Housing trajectory Chart 3 (6c) (885dwpa) | 38 |

1. Introduction

This Annual Monitoring Report (AMR), produced by Worthing Borough Council, covers the period 1st April 2020 to 31st March 2021. The key purpose of the document is to share performance data and achievements of the planning service with the local community. It is designed to show what planning is doing and the difference it is making. It does this by:

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

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

As set out in the current LDS (2021-2023) the Council has committed to review the adopted Core Strategy (2011) and advance a new Local Plan for the Borough. The LDS sets out an up-to-date work programme for the progression of the Worthing Local Plan to adoption. As reported in Section 2 the Council is making good progress on the new Local Plan.

Regulation 19 – Submission Draft consultation was carried out on the Worthing Local Plan in January 2021, followed by submission in June 2021. The Hearing Sessions of the Examination were held in November 2021 and the Inspector's findings set out in his report are expected in early 2022.

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 2020 and March 2021. 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 sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced. The NPPF was first published in 2012 and then revised in July 2018 and February 2019 before being further updated in July 2021. Planning Practice Guidance (PPG) has been updated in line with the new NPPF. The PPG provides guidance to Councils on how to assess their housing needs based on a new standard methodology.

The NPPF, which establishes a presumption in favour of sustainable development, aims to strengthen local decision-making. A key principle remains, that planning permission must be determined in accordance with the relevant Development Plan, unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

The NPPF includes the Housing Delivery Test (HDT) whereby Local Planning Authorities must measure net additional dwellings provided in its local authority area against the homes required, using national statistics and local authority data. The HDT assesses the number of homes built in local authority areas over the previous three years and compares these against local housing requirements. Local Planning Authorities that fail to meet delivery targets are required to take appropriate action to address under delivery. The Department for Levelling Up, Housing, and Communities published the first Housing Delivery Test results for each local authority in February 2019. Worthing Borough Council scored 93% with an under delivery of approximately 100 homes over the last three years. As a consequence of the HDT result, the Council was required to prepare an Action Plan which was published in August 2019. The second Housing Delivery Test was published in February 2020 and Worthing scored 54%, with an under delivery of approximately 950 homes over the last three years. The third HDT test was published in January 2021 with Worthing scoring 52%. As a consequence of the HDT result, the Council is required to add a 20% buffer to the five year housing land supply calculation. The Action Plans can be found on the Council's website:

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

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

Worthing Context

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

The Core Strategy was adopted in 2011 as the key document in Worthing's LDF. It sets out the overall vision and strategy for place-making and alongside the NPPF it provides the context for all subsequent Local Development Documents and their policies. It was written to be consistent with the prevailing national policy (now largely superseded) and regional policy (now revoked). In addition to the policies set out in the Core Strategy a number of Saved Policies from the Worthing Local Plan (2003) are still relevant (see Table 1 below).

Table 1 - List of Saved Policies

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

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.

Adur & Worthing Councils declared Climate Emergency in July 2019 and has pledged to be carbon neutral by 2030. In light of this, the Submission Draft Local Plan has been prepared to take account of updated evidence and best practice examples to maximise the robustness of policies to ensure they are as effective as possible in order to meet national policy requirements and the Councils Climate Emergency Pledge. The Council has also taken the approach to embed the United Nations Sustainable Development Goals within the Submission Draft Local Plan in order to enhance the sustainability credentials and to provide a more robust monitoring framework in accordance with the revised NPPF.

The Council undertook Regulation 19 public consultation on its Submission draft Worthing Local Plan 2020-2036 between January and March 2021. Following close of consultation, the Council formally submitted the Worthing Local Plan to the Secretary of State on 11 June 2021 for independent examination by a Government appointed Planning Inspector. Hearing sessions were conducted in November 2021. It is anticipated that the Local Plan will be adopted in spring 2022.

Duty to Co-operate

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

Neighbourhood Plans (NP)

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

Infrastructure Delivery Plan

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

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. The Hearing session was held on Thursday 28th January 2021 and the Inspector's Report was received on 27th May 2021. A revised CIL Charging Schedule - August 2021 was implemented on 1st August 2021.

3. LDF Progress Review

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

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

In order to respond to the revised NPPF and allow adequate time for evidence gathering and stages of consultation the timetable for the Local Plan has been reviewed firstly within an LDS covering the period 2017-19, followed by a second review covering the period 2019-2021. As explained below, good progress has been made on the new Local Plan and a number of the steps and targets set out in the former LDS have been met. However, due to the need to review some key evidence documents there was some slippage to the overall timetable. In addition, progress of the Plan was delayed in 2020 as a result of the Covid-19 pandemic when most of the Policy Team were redeployed to other services to assist in the Council's response to the crisis. As a result, this triggered the need to review and update the timeline and thus a revised LDS was published in January 2021. This set out that timetable to publish the Submission Draft (Regulation 19) version of the Local Plan for consultation at the end of January 2021 with submission in Q2 of 2021 and examination in Q3 of 2021 with all key milestones having been met. It also clarified the work programme beyond the adoption of the Local Plan which will confirm the prioritisation of Supplementary Planning Documents (updates and new SPDs).

Evidence Base

The new Local Plan must be informed by a robust evidence base. A number of background studies have been progressed to ensure that the Council's evidence base is up-to-date. The 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)
- Infrastructure Delivery Plan (January 2021)
- Whole Plan Viability Assessment (January 2021)
- CIL Review (Examination held in January 2021 with CIL Charging Schedule adopted in August 2021)
- Strategic Flood Risk Assessment (2020)
- Local Cycling and Walking Infrastructure Plan (2020)
- Housing Delivery Test Action Plan (August 2021)

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 examination of the revised CIL Charging Schedule (adopted outside of the monitoring period).

4. Core Strategy Monitoring

Despite the new Local Plan being well advanced and nearing adoption, the Core Strategy remains the most recently adopted Development Plan for the borough. As such, this AMR continues to monitor its performance.

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 nearing completion. 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 (A11) is included in the Worthing Local Plan Submission Draft (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 (A7) is included in the Worthing Local Plan Submission Draft (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 (A14) is included in the Worthing Local Plan Submission Draft (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). However, market conditions have meant that the 'approved' scheme was not likely to be implemented. As such, and to ensure that this key gateway area is developed, the Council has taken ownership of the site. Options for the site are being reconsidered and a new proposal is expected in 2022. In the meantime, 'meanwhile' uses for the site are being invited. The site (A12) is included in the Worthing Local Plan Submission Draft (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. |
| 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. |

| 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 and an application for development (200+ apartments) is due to be considered towards the end of 2021. The site (A9) is included in the Worthing Local Plan Submission Draft (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 are on-going to review the potential to deliver a quantum of employment floorspace. There may be scope for some residential development on 'the nib' but only if it can be demonstrated that this helps to secure the delivery of employment floorspace on the other parcels of land. The site (A10) is included in the Worthing Local Plan Submission Draft (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 | Following the adoption of the Core Strategy, the College announced its investment plan that sought to retain both sites for college use but with surplus land at both locations developed to help raise money to fund the necessary improvements. This has resulted in: <ul style="list-style-type: none"> • Durrington Campus Phase 1: 117 houses / car showroom / dementia unit – complete • Durrington Campus Phase 2: Lower Northbrook Farm - 38 dwellings – complete • Durrington Campus Phase 3: Removal of existing buildings & erection of 42 dwellings – complete • Broadwater New £18m Bohunt Education sponsored academy opened in September 2016. There is no need to take this site forward in the emerging Local Plan. |

| Area of Change 12 – Decoy Farm | |
|---------------------------------------|--|
| Objectives / Opportunities | Decoy Farm was identified in the Core Strategy as one of the few opportunities 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 14,000sqm+ of new employment floorspace. The site (A5) is included in the Worthing Local Plan Submission Draft (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 | Information on Worthing's areas of biodiversity importance is supplied by the Sussex Biodiversity Record Centre (SBRC). Within the monitoring period there were no approved planning applications within designated sites and habitats in Worthing Borough. |
| SO1-2 | Number of developments given planning permission contrary to Environment Agency advice on flood risk | Not to allow, contrary to EA advice, development in areas at risk from flooding, or which would threaten water quality | During 2020/2021 the EA objected to 4 planning applications in Worthing on flood risk AWDM/0731/20 AWDM/0529/20 AWDM/0166/20 AWDM/1618/20 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 All of the objections have been resolved and decisions made in line with Environment Agency advice. |
| SO1-3 | Renewable energy capacity installed by type (large) | Opportunities limited. Annual target not appropriate | The Renewable Energy Planning Database tracks the progress of UK renewable energy projects over 150KW. There were no new entries or updates for schemes in Worthing in 2020/2021 https://www.gov.uk/government/publications/renewable-energy-planning-database-monthly-extract The Regional Renewable Statistics are updated annually (in arrears and only covering electricity generating technologies). https://www.gov.uk/government/statistics/regional-renewable-statistics These show that in Worthing at the end of 2020 there were: 992 photovoltaic installations (increase from 973 at end of 2019), 1 offshore wind installation (no change from 2019), and 1 sewage gas installation (no change from 2019). |

| | | | |
|--------|--|---|--|
| SO1-4 | Percentage of new dwellings on previously developed land | Target of the total housing provision on PDL. | Records for gross dwelling completions indicate that out of a total of 122 (gross) dwellings delivered. Of which, 103 dwellings (84.4%) were located on brownfield (PDL) sites and 19 dwellings (15.6%) 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 80% of the 582 8m2 (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. | The website below provides a list of BREEAM certified buildings from 2008 onward. http://www.greenbooklive.com/search/scheme.jsp?id=202 There were no BREEAM certificates issued for developments in Worthing during the monitoring period. |
| SO1-7 | Amount of Green Infrastructure provided to link new development to existing green infrastructure corridors | To be determined through the Green Infrastructure Strategy | The Councils' Nature Restoration and Investment Group is currently preparing a joint green infrastructure strategy for Adur and Worthing. The overriding aim of the strategy is to deliver a network of green and blue spaces across the district and borough. The main strategy document will set out the aims, vision and objectives of the strategy. How it links with wider documents and emerging work on the Local Nature Recovery Strategy. The strategy will be accompanied by an action planning setting out identified actions. The third part of the strategy is a supplementary planning document that will specifically address green infrastructure requirements for planning. This will build upon the policies set out in the Worthing and Adur Local Plans. The Councils' expect to consult on the draft strategy, and accompanying action plan and supplementary planning document during spring 2022. These would then be adopted in autumn 2022. |

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 2020-2021 there was a total of 556m2 (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, as would be expected during the Covid 19 pandemic, that in 2020 Worthing witnessed an approximate 50% reduction in all trips from the previous year (2019) from 2,848.000 to 1,426.000 trips. There were 1,314.000 day trips a reduction of 52% from 2019. In terms of overnight/staying trips the sector has seen a 64% reduction from 112,000 from 2019 to 313,000 trips in 2020.</p> <p>The overall decrease in trips has resulted in a decrease of expenditure from day trips by 48.6% and 65.2% for overnight/staying trips.</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 <u>2020/21</u> monitoring period:</p> <p>Windsor Lawns – During Summer 2020, a public BBQ station was hired to try and increase public footfall to the area and detract from the street drinkers presence. In the winter months a pop-up coffee concession was sited at the lawns, although due to difficulties with the pandemic restrictions and a lack of toilet facilities nearby the concession operator was moved west for a while nearer to public toilets. The public nuisance issues from the street drinkers escalated during the winter months, and an internal working group was set-up to review what should happen to the shelter in summer 2021 to improve the situation.</p> |

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| | | <p>Colonnade House - In March 2020 we entered the first Covid lockdown. The galleries were closed, most studio members worked from home and staff were re-deployed. Gradual re-opening of the galleries began from mid-June with exhibitions re-scheduled from earlier in the year, and studio members gradually returned. Covid grants were an important source of financial support. Tenants were given a three-month rent-free period which helped to ensure that they continued with their tenancies despite the restrictions. Three tenants did end their tenancies during the year due to Covid, however these spaces were filled again so occupancy over the remained at around 90% on average. Discounts were also given to hirers from June - August. Photofringe booked the gallery for the month of October and we worked with them to plan additional outdoor exhibitions including use of the West Buildings Shelter, the Seafront Gallery and the windows of the Atrium. In addition Photoworks also enquired about use of empty shops as outdoor exhibition space and we secured a number of spaces around town for them to exhibit international photography. Closure of the galleries returned at the end of December through to March. Our professional development sessions went online, and we ran a series of 'windows only' exhibitions that were closed to the public. Adur & Worthing Trust had planned to run another round of Creative Commissions grants in 2020. Because of Covid these were held over and re-launched in January 2021 and nine projects were awarded grants in March 2021.</p> <p>Town Centre Public Realm Improvements – We were expecting a review of the fee structure from WSCC for pavement licensing in spring 2020. However plans were changed due to amendments in Licensing laws brought about by the pandemic, which encouraged use of outdoor seating spaces for restaurants, cafes and bars to help keep customers in the fresh air outside, rather than inside. Pavement licensing was returned to WBC and all licences continued to be offered free of charge to relevant businesses that were able to seat their customers outside.</p> <p>To assist with social distancing and outdoor seating, a number of key town centre areas were subject to temporary road closures in order that the highway could provide additional seating areas for food and drink businesses. A pop-up business space plan was implemented at Montague Place for local concessions to operate activities to complement the existing businesses. New planters and seating were installed to assist with activating the temporarily pedestrianised areas.</p> <p>Four parks in Worthing have been awarded the Green Flag for the highest environmental standards and beautiful maintenance. The Keep Britain Tidy charity gold standard was given to Beach House Park, Highdown Gardens, Field Place and Marine Gardens in July 2020.</p> <p>Worthing Beach was recognised as one of the best in the country after winning the coveted Seaside Award for the fourth year running in 2020. Overseen by Keep Britain Tidy, the honour identifies and</p> |
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| | | | <p>rewards beaches achieving the highest standards of beach management and water quality.</p> <p>Seafront Shelter Developments – Following the outbreak of the COVID-19 worldwide pandemic, there were further delays to the Seafront Shelter Development project. In July 2020, our Property Team secured a short term tenant for the Steyne shelter under a tenancy at will in order to help activate the space until further progress could be made to continue the redevelopment. The Two Faced Twins were selected via tender to use the shelter as a gallery space for their artwork through to the end of March 2021 when it would be reviewed.</p> <p>Similarly, the West Buildings Gallery was installed in July 2020 in order to activate the shelter whilst the redevelopment progress was stalled. A series of exhibitions were managed by the Place and Economy team throughout 2020 and will continue to be booked in until further notice.</p> <p>The vacant former toll kiosk was also let to a fruit smoothie concession in late 2020. The tenant, who was previously a summer concession licence holder, undertook renovations to transform the out of date kiosk in order to use it as a refreshments unit under a tenancy at will, with a view to a more formal lease agreement being drawn up in 2021.</p> <p>Seasonal Concessions – The summer season in 2020 was particularly challenging with the COVID restrictions that were in place and no traders were able to commence until mid-May/early June. Additional safety measures were introduced to manage the COVID restrictions and help to keep everyone safe. Due to the pandemic we did not see a rise in applications/enquiries until well into the summer season, when restrictions meant that local restaurants and cafes could not operate as usual. We therefore expanded our licensing to accommodate traders through the winter season too, and were able to licence more than ten operators for winter along the promenade and in other park locations. As COVID restrictions were tightened towards the end of 2020, the concessional refreshment businesses were welcomed by the public who were only able to meet friends and family outside whilst exercising.</p> <p>Income from concessions (in 2019) was used to improve the seafront area with the addition of a large decked seating area at the waterwise garden and playground. A new walkway/access path to the lifeboat memorial near Splash Point was installed and a new picnic area with four picnic sets and three BBQ stations was added to the east side of Beach House Grounds. A series of Gabions were installed west of The Lido as a permanent outdoor gallery space in October 2020 and a public art group will be set-up to manage future exhibitions at this gallery. For 2020/2021, the team at Colonnade House undertook arrangements for the exhibitions.</p> |
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SO3 – Deliver a Sustainable Economy

| Ref | Indicator | Target | Outcome |
|-------|--|-------------------------------------|--|
| SO3-1 | Total amount of additional employment floorspace by type | 2026 target (no annual target) | <p>This indicator uses a definition of 'employment' floorspace that includes: B1 –Office, Light Industrial and R+D; B2 – General Industry; B8 – Storage and Warehousing. During this monitoring period there was a total of 582m2 (gross and net) of completed (as opposed to permitted) 'employment' floorspace.</p> <p>(Note - For the purpose of this section the definition of employment includes the following uses: B1 – Office, Light Industrial and R+D / B2 – General Industry / B8- Storage and Warehousing).</p> |
| SO3-2 | Employment land available by type | Total amount of land to be reported | <p>The employment land commitments consist of planning permissions not yet completed and sites identified in the Core Strategy. The approach taken is one where 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 14,354.3(gross) (9,651.1 net) floorspace was identified as being available for employment use. The largest amount was for B1a Offices at 10,370m2 (gross) (6,117.8m2 net) 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 2020 – June 2021 there were 2,400 (model based) unemployed people in Worthing representing 4.1% (2019/20 2000 - 3.4%). This is the same as the regional rate (4.1%) but lower than the national rate of 5%.</p> <p>Universal Credit Claimant numbers in Worthing in November 2021 there were 2,740 (compared to 3,720 in October 2020 was 3,720 and 1,575 in November 2019). This equates to 4.1 % of the resident population aged 16-64 which is higher than the proportion across the rest of the South East (3.6%) but lower than the rest of Great Britain (4.6%). 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> |

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| 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 2021 indicates there were 3,820 (3,790 in 2020, (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 475 and in 2020 that figure was 485. Death rates were 410 in 2016 and 470 in 2017, 405 in 2018 and for 2019 it was 470 and in 2020 it was 445. In terms of survival of newly born enterprises the figure for Worthing was 87.6% between 2017-2018 (survival after one year) and 85.9% between 2018 and 2019 (i.e. 425 of the 495 businesses started in 2018 had survived after one year).For those 475 births in 2019 some 415 survived after one year so 87.4%. |
| SO3-7 | Total amount of employment floorspace on PDL | Total amount to be reported | 80% of the 582m2 (gross and net), of the completed employment, floorspace during this monitoring period was developed on Previously Developed Land. |

SO4 – Meet Worthing’s Housing Needs

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

| Ref | Indicator | Target | Outcome |
|-------|--|--|---|
| SO4-1 | Net additional homes provided | Minimum of 200 homes per year as set out in the Core Strategy & South East Plan | A total of 122 (gross) and 107 (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 11 (net) affordable housing units were completed during this monitoring period according the data collected by WSCC. |
| SO4-3 | Net additional gypsy and traveller pitches | Needs to be addressed within a sub-regional context. A joint strategy to be progressed by ‘Coastal West Sussex’ which is a partnership of local authorities and other organisations. | A new Gypsies and Travellers Accommodation Needs Assessment (GTAA) was commissioned by Adur, Worthing, Arun and Chichester Councils. Work commenced (November 2017) and has now been completed (October 2018 – outside of this monitoring period). The GTAA takes account of the new definition of Gypsies and Travellers in assessing the need for new pitches. The study did not identify any need in Worthing. |
| SO4-4 | Estimated dwelling losses | Delivery outcome to be reported | Through the redevelopment of sites (predominantly new residential) or intensification of sites a total of 14 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 | Officers are continuing to working with colleagues in the Development Management Team to establish the most appropriate mechanism for recording this information. However, data compiled by WSCC indicates that : |

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| | | records | Of 122 Gross completions 38.5% (47) were 1 bed units, 45.9% (56) were 2 bed units, 6.5% (8) were 3 bed units and 9% (11) were 4 bed units. Of the 122 gross completions 80% (98) were flats and 20 % (24) 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 £437,375 (Year 10 payments) this compares to £67,152 (Year 9 payments) 2019/2020 , £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>3.3% of all completions (gross) were built at densities of 0-30dph, with an average density of 20.0 dph. 11.5 % of all completions (gross) were built at densities of 30–50 dph, with an average density of 44.2 dph. 85.5% of all completions (gross) were built at densities of 50 dph plus, with average density of 129.8dph.</p> <p>Gross dwelling completions by site density:</p> <ul style="list-style-type: none"> • Sites of up to 9 units = 36 units averaging 66.7 dph, however, 66.7% of these size sites were built at densities of 50dph plus. • Sites of 10+ units = 86 units averaging 110.5dph. • All sites = 122 units averaging 92.6 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 122 (gross) dwellings delivered. Of which, 103 dwellings (84.4%) were located on PDL sites. |
| S04-9 | Self-Build Register - PPG requires local authorities to keep a self-build and custom housebuilding register. | To monitor the number of individuals and associations wishing to acquire serviced plots of land to build their own home. | <p>There were 10 new entries during this monitoring period with 9 entries eligible for Part 1 of the register and 1 for Part 2.</p> <p>There were 2 applications granted self build relief from CIL which were approved between 31st October 2020 and 30th October 2021. They were:</p> |

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| | | | <p>AWDM/1047/21 - 198 Ringmer Road</p> <p>AWDM/1061/20 - Stanhope Yard, Arundel Road (Plot 4)</p> <p>However, looking more generally at the CIL database (which only includes those applications which are likely to be CIL liable), there are a further 5 applications which are plots suitable for self and custom build.</p> |
|--|--|--|---|

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

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

SO6 – Deliver High Quality Distinctive Places

| Ref | Indicator | Target | Outcome |
|-------|--|--|---|
| SO6-1 | Developments achieving Distinction in Building Design Award | Outcome to be reported (Awards presented every 2 years) | These awards are designed to encourage good design and give recognition to excellence in building. No schemes have been given an award during this monitoring period as the Scheme has not been run during the last year due to a lack of resources. |
| SO6-2 | Number of listed buildings demolished | None | No statutory listed buildings have been demolished during the monitoring period. |
| SO6-3 | Number of buildings in Worthing on the English Heritage 'Heritage at Risk' | Ideally to reduce / minimise number of buildings at risk | As at Dec 2021 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. |

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| | Register | | 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 is pending on the Union Place site which includes a proposed cinema extension to the existing Connaught Theatre. It is reported outside of the monitoring period that planning permission is soon to be issued following the completion of the legal agreement. There are no other live applications or permissions relating to cultural facilities during the monitoring period. |

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 2021 Adur & Worthing Air Quality Annual Status Report summarises the situation for 2020 – https://www.adur-worthing.gov.uk/environmental-health/pollution/air-quality-and-pollution/what-is-air-pollution/</p> <p>Monitoring showed a decrease in measured levels of NO₂ in 2020 (with the caveat that the pandemic led to reduced traffic volumes). The continuous monitoring site recorded another decrease in the annual mean to 26µg/m³, a reduction of 7µg/m³ from 2019. The hourly mean objective of 200µg/m³ was not exceeded at any time during 2020. Monitoring adjacent to Grove Lodge Cottages again exceeded the annual mean objective of 40µg/m³ during 2020. The measured level of PM_{2.5} was 8µg/m³, below the Limit Value of 25µg/m³.</p> |

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| SO7-2 | Number of cycle route projects or cycle facilities implemented | 2 per year | <p>During 2020/21 WSCC successfully applied to the Department for Transport's Active Travel Fund for funding to construct Phase 1 of the Findon Valley to Washington route (Findon Valley to Findon Village). The scheme was the subject of a consultation exercise in 2021/22 and construction is expected in 2022/23.</p> <p>A Strategic Outline Business Case has been prepared for the Goring Seafront scheme (George V Avenue to Sea Lane Café). This proposal has been paused as it is not supported by the local County Councillor. Whilst this primary route features in the Worthing LCWIP it is not a high scoring priority for an Active Travel Fund bid.</p> <p>Worthing Borough Council's LCWIP was adopted in June 2020, however due to the emergency response to the Covid-19 pandemic WSCC was unable to undertake a public consultation on the draft West Sussex LCWIP. The draft West Sussex LCWIP was subsequently reviewed in late 2021 and will be the subject of a public consultation exercise in 2022 after the new West Sussex Transport Plan has been adopted. The West Sussex LCWIP is a long term strategy that will support future bids for Government funding for high quality prioritised walking and cycling improvements. It focusses on longer distance routes that connect communities. Two of the six routes contained within the plan connect with Worthing: A24 Findon Valley to Washington (an extension of the existing Worthing to Findon Valley route) and Littlehampton to Worthing. The West Sussex Walking and Cycling Strategy 2016-2026 will also be reviewed and will be the subject of a simultaneous public consultation.</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 proposed housing set out in the Submission Draft Worthing Local Plan 2020 (SDWLP). The Regulation 19 SDWLP was consulted on in January 2021, followed by submission in June 2021. The Hearing Sessions of the Examination were held in November 2021 and the Inspector's findings set out in his report are expected in early 2022. Until such time that the new Worthing Local Plan is in place, the AMR will continue to provide the mechanism through which the effectiveness of the Core Strategy (2011) can be monitored.

Worthing's current level of identified housing need is a much higher level of housing delivery than the borough has previously planned for or delivered. To put this into context, the Core Strategy set a housing requirement of 200 dwellings per annum and the average annual delivery rate since 2006 has been 295 dwellings (which includes a significant level of housing delivered on a large Greenfield site at West Durrington).

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

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

Housing Completions

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

Table 2 - Historic Housing Delivery

| Year | Net Additional Dwellings |
|-------------|--------------------------|
| 2006 – 2007 | 266 |
| 2007 – 2008 | 260 |
| 2008 – 2009 | 380 |
| 2009 – 2010 | 252 |

| | |
|--------------------------|--------------|
| 2010 – 2011 | 241 |
| 2011 – 2012 | 143 |
| 2012 – 2013 | 172 |
| 2013 – 2014 | 245 |
| 2014 – 2015 | 351 |
| 2015 – 2016 | 484 |
| 2016 – 2017 | 347 |
| 2017 – 2018 | 482 |
| 2018 – 2019 | 293 |
| 2019 - 2020 | 396 |
| 2020 - 2021 | 107 |
| Total 2006 – 2021 | 4,419 |

A total of **107** (net) new dwellings were completed in Worthing in the monitoring period 2020/2021. This represents a shortfall of **93** against the annualised housing requirement (Core Strategy) of 200 dwellings per annum and a decrease on the previous year's figure of 396 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 **4,419** dwellings which against the Core Strategy target, provides a 'surplus' of 1,419 over the last 15 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 and the Submission Draft Worthing Local Plan proposes a target of 230 dwellings per annum.

Deliverable Housing Land

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

The NPPF states that to be considered '**deliverable**' sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

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 2021 -31st March 2026:

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 2021, 4,419 net dwellings have been completed.</p> <p>Submission Draft Worthing Local Plan (SDWLP) and SM (OAN) Since 1 April 2020 of the SDWLP and 31st March 2020 a total 107 (net) (122 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 2021 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 872 (net) (886 (gross)) new dwellings between the monitoring periods 2021/22 to and 2025/26 which are also the remaining 5 years of the Core Strategy.</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 2021-2026. This is based on past evidence of completion rates and provides an additional 114 dwellings.</p> |
| Strategic Housing Land Availability Assessment sites (excluding Proposed SDWLP Allocations SHLAA sites) | A Strategic Housing Land Availability Assessment was updated 2020. This identified a number of sites on previously developed land that are expected to deliver 79 dwellings all with delivery anticipated within the first 5 years between monitoring years 2021/22 to 2025/26. |
| Proposed SDWLP Allocations | <p>The emerging SDWLP Local Plan expects to deliver a total of 1753 new dwellings through site allocations by 2036 (proposed end date of SDWLP).</p> <p>It is expected that 758 of these dwellings will be delivered by the end date of the Core Strategy (2026) which is 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 6 new dwellings (site total was 700), all of which are expected to be delivered in 2021/22. |

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| Windfall Allowance | <p>A windfall allowance takes account of housing development on sites which it is not possible to identify in advance (e.g. conversions, changes of use etc.). Historic small sites housing delivery data 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 134 new dwellings are expected to be delivered by the end of the Core Strategy plan period (804 by 2036 proposed end date of SDWLP). An allowance of 134 dwellings has been made for the last two years of the five year supply.</p> |
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Table 4 - Sites with Extant Planning Permission (5+ units) considered deliverable as at 1 April 2021

| Planning Ref* | SHLAA Ref | Address | Site Total (Gross)/ Remaining To be delivered | Time Frame (Years) | | | Losses | Site Total (net) (remaining to be delivered) | Achievability |
|---------------------------------|-----------|--|---|--------------------|-------|--------|--------|--|--|
| | | | | 0-5* | 6-10* | 11-15* | | | |
| | | Selden Ward | | | | | | | |
| AWDM/0876/20 | | Land West Of 5 Ham Way | 6 | 6 | 0 | 0 | 0 | 6 | Planning permission granted. |
| NOTICE/0003/21 | | 14 - 16 Farncombe Road | 21 | 21 | 0 | 0 | 0 | 21 | Prior Notification Granted. |
| | | Marine Ward | | | | | | | |
| AWDM/1713/16 | | Land South Of 6 Grand Avenue | 29 | 29 | 0 | 0 | 5 | 24 | Planning permission granted. ICE. |
| AWDM/1827/19 | | Roshni 19 Reigate Road | 6 | 6 | 0 | 0 | 0 | 6 | Planning permission granted. ICE. |
| | | Central Ward | | | | | | | |
| WB/0447/09 | WB13041 | 37-39 Chesswood Road | 9 | 9 | 0 | 0 | 2 | 7 | Planning permission. |
| AWDM/1018/20 | | Development Site At 31 To 35 Montague Street | 14 | 14 | 0 | 0 | 0 | 14 | Planning permission. |
| | | 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. ICE. |
| AWDM/1633/16 | | The Aquarena Brighton Road | 141 (102 remaining) | 102 | 0 | 0 | 0 | 102 | Under construction. WSCC data indicates 39 completed). |
| 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. ICE. |
| AWDM/0063/17 | | 7 The Steyne | 10 | 10 | 0 | 0 | 1 | 9 | Planning permission granted |
| AWDM/1529/18 | | 19-23 South Street | 45 | 45 | 0 | 0 | 0 | 45 | Planning permission granted. ICE. |
| AWDM/1202/18 + and AWDM/1023/19 | | 32-36 South Street | 10 | 10 | 0 | 0 | 0 | 10 | Planning permission granted. ICE. |

| | | | | | | | | | |
|----------------|---------|--|---------|-----|---|---|---|-----|--|
| NOTICE/0001/20 | | First Floor 1-2 Liverpool Buildings Liverpool Road | 2 | 2 | 0 | 0 | 0 | 2 | Notice application approved. ICE. |
| AWDM/1763/18 | | 105 - 109 Montague Street | 26 | 26 | 0 | 0 | 0 | 26 | Planning permission granted. ICE. |
| AWDM/0240/20 | | 42 - 46 Teville Road | 9 | 9 | 0 | 0 | 0 | 9 | Planning permission granted. |
| AWDM/0905/20 | | Dev Site East Of 11 Liverpool Blgs And West Of 5 Bank Passage | 14 | 14 | 0 | 0 | 0 | 14 | Planning permission granted |
| AWDM/0427/20 | | The Wheatsheaf 24 Richmond Road | 8 | 8 | 0 | 0 | 0 | 8 | Planning permission granted. |
| NOTICE/0013/20 | | Dev Site West Of 19 To 23 South St And East Of 11 And 12 Liverpool Blds Liverpool Rd | 2 | 2 | 0 | 0 | 0 | 2 | Planning permission granted. ICE. |
| AWDM/0759/19 | | 8 Liverpool Terrace | 7 | 7 | 0 | 0 | 0 | 7 | Planning permission granted. |
| AWDM/1502/20 | | Heslington House 56 Richmond Road | 8 | 8 | 0 | 0 | 0 | 8 | Planning permission granted. |
| NOTICE/0013/20 | | Dev Site At 2 To 2C Ann Street And 7 Warwick Street | 7 | 7 | 0 | 0 | 0 | 7 | Planning permission granted. |
| | | <u>Gaisford Ward</u> | | | | | | | |
| AWDM/1950/19 | | Southdown Inn 38 Northcourt Road | 7 | 7 | 0 | 0 | 1 | 6 | Planning permission granted. |
| | | <u>Castle Ward</u> | | | | | | | |
| NOTICE/0007/20 | | NHS West Sussex The Causeway | 48 | 48 | 0 | 0 | 0 | 48 | Prior Notification Approved. |
| | | <u>Durrington Ward</u> | | | | | | | |
| Notice/0018/16 | WB08111 | Columbia House Columbia Drive | 104 | 104 | 0 | 0 | 0 | 104 | Prior Notification Approved. ICE WSCC site visit. |
| 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 | 240 | 0 | 0 | 0 | 240 | Planning permission granted. Developers confirmed start. |
| WB/0275/11 | WB08037 | West Durrington Strategic (CS1) | 700 (6) | 6 | 0 | 0 | 0 | 6 | Under Construction. Last 6 units to be completed. |
| | | <u>Heene Ward</u> | | | | | | | |

| | | | | | | | | | |
|--------------|--|--|------------|------------|----------|----------|-----------|------------|---|
| AWDM/0764/17 | | The Kingsway Hotel 117-119 Marine Parade | 16 | 16 | 0 | 0 | 0 | 16 | Under Construction Near completion. |
| AWDM/1021/19 | | Downview, Downview Road | 8 | 8 | 0 | 0 | 0 | 8 | Under Construction. Near completion. |
| AWDM/0848/19 | | 151 Rowlands Road | 19 | 19 | 0 | 0 | 0 | 19 | Planning permission granted. Under construction. |
| AWDM/0480/20 | | Jupps Garage Queens Road | 5 | 5 | 0 | 0 | 0 | 5 | Planning permission granted. ICE WSCC site visit. |
| AWDM/0762/19 | | 19 Manor Road | 10 | 10 | 0 | 0 | 1 | 9 | Planning permission granted. |
| | | <u>Offington Ward</u> | | | | | | | |
| AWDM/1042/18 | | 59 Warren Road | 5 | 5 | 0 | 0 | 1 | 4 | Under construction. Near completion. |
| AWDM/0294/18 | | 7-11 Ardsheal Road | 5 | 5 | 0 | 0 | 0 | 5 | Under construction. Near completion. |
| 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 | 891 | 891 | 0 | 0 | 14 | 877 | |

***Years 0-5 = 1/4/21-31/03/2026, Years 6-10 = 1/4/2026-31/03/2031, Years 11-15 = 1/04/2031-31/03/2036**

Table 5: Strategic Housing Land Availability Assessment Review as at 01/04/21

| Ref | Site | Site Total (Gross) | 0-5 yrs | 6-10 yrs | 11-15 yrs | Losses | Site Total (net) | Comments |
|---|-----------------------|--------------------|---------|----------|-----------|--------|------------------|---|
| Proposed Local Plan Allocations 2020 | | | | | | | | |
| WB08176 | Beeches Avenue (A1) | 90 | 20 | 70 | 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) | 152 | 152 | 0 | 0 | 0 | 152 | Council owned site and proposed allocation in the Emerging Local Plan. |
| WB08180 | Grafton Site (A7) | 150 | 0 | 150 | 0 | 0 | 150 | Council owned site, existing AOC (See Section 5 AOC 3) and proposed allocation in the Emerging Local Plan. |
| | HMRC (A8) | 250 | 150 | 100 | 0 | 0 | 250 | New allocation for Local Plan- Site has Prior notification approval (NOTICE/0020/19) and Outline Planning Permission (AWDM/1979/19) approved 30/04/21. |
| WB08048 | Lyndhurst Road (A9) | 150 | 150 | 0 | 0 | 0 | 150 | Existing CS AOC (See Section 5 AOC 7) and New Allocation for Emerging Local Plan. Full Planning Application recently submitted (AWDM/1459/21). |
| | Martlets (A10) | 28 | 28 | 0 | 0 | 0 | 28 | Existing AOC and proposed allocation now includes 28 residential units. |
| WB08046 | Stagecoach Site (A11) | 60 | 0 | 60 | 0 | 0 | 60 | Existing CS AOC (See Section 5 AOC 2) and proposed allocation in the Emerging Local Plan. |
| WB08039 | Teville Gate (A12) | 250 | 60 | 190 | 0 | 0 | 250 | Existing CS AOC (See Section 5 AOC 5) and proposed allocation in the Emerging Local Plan. Planning Application (AWDM/0325/19) submitted. The Council recently acquired this site. |

| | | | | | | | | |
|---|--|--------------|------------|-------------|----------|----------|--------------|--|
| WB08042 | Union Place (A14) | 150 | 75 | 75 | 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 | | 1,753 | 758 | 995 | 0 | 0 | 1,753 | |
| SHLAA Sites Excluding Proposed Local Plan Allocations | | | | | | | | |
| WB08168 | 22 Lyndhurst road | 30 | 30 | 0 | 0 | 0 | 30 | An application (AWDM/0130/21) has been approved (30/07/2021) but outside the monitoring period. |
| WB18008 | Jubilee Hall & 10 Greenland Road | 14 | 14 | 0 | 0 | 0 | 14 | Planning permission approved but legal agreement pending. |
| WB20009 | Former Canteen, Northbrook College | 20 | 0 | 20 | 0 | 0 | 20 | Planning application (AWDM/0632/20) refused outside monitoring period but the site is considered suitable for residential use. |
| | 100-108 Montague Street | 8 | 8 | 0 | 0 | 0 | 8 | Planning Application (AWDM/1752/20) approved (08/04/2021) outside of monitoring period. |
| | 22 Clifton Road | 13 | 13 | 0 | 0 | 1 | 12 | Planning Application (AWDM/0072/21) site is considered suitable and achievable. |
| | Garage site south of Heene school | 6 | 6 | 0 | 0 | 0 | 6 | Planning Application submitted (AWDM/0550/21). |
| | 1 - 3 Wincelsea Gardens | 8 | 8 | 0 | 0 | 4 | 4 | Planning Application (AWDM/0255/21) approved (22/07/2021) outside of monitoring period. |
| Totals for SHLAA Sites (Excluding Proposed Local Plan Allocations) | | 99 | 79 | 20 | 0 | 5 | 94 | |
| | Total for Allocations and SHLAA sites | 1,852 | 837 | 1015 | 0 | 5 | 1,847 | |

The information included within the Council's housing trajectory table (overleaf Table 8) illustrates the past and projected completion rates for the Borough and provides an overview and understanding of the Council's housing land supply position and how current and forecast delivery rates relate to the plan, monitor and manage approach.

The first columns of the trajectory (blue) illustrate the housing delivery rates. The purple columns that follow provide projected annual completion rates which include: SHLAA sites (including Areas of Change); the strategic allocation at West Durrington; and non-allocated sites which are made up of large and small sites with extant planning permission (with some allowance discounted for likely non-implementation). In line with guidance and good practice, a windfall allowance has also now been included within the trajectory. This is calculated based on historic small site housing delivery and is calculated as 67 dwelling per year. The West Sussex Residential Land Availability Survey provides the source for much of this information.

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

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

As explained previously, this AMR also reports against the proposed target in the Submission Draft Worthing Local Plan 2020 (230 dw pa –Table 9). 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 2020-2021

| | Actual Completions | | | | | | | | | | | | | | | | | | | | Totals |
|---|--------------------|------------|------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| | 2006/07 | 2007/08 | 2008/09 | 2009/10 | 2010/11 | 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 | 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | |
| Total Past Completions (Gross) | 309 | 322 | 446 | 278 | 271 | 152 | 185 | 259 | 428 | 504 | 359 | 491 | 301 | 408 | 122 | 0 | 0 | 0 | 0 | 0 | 4847 |
| West Durrington | | | | | | | | | | | | | | | | 6 | 0 | 0 | 0 | 0 | 6 |
| Commitments (large and small sites) | | | | | | | | | | | | | | | | 183 | 235 | 493 | 57 | 18 | 986 |
| SHLAA Sites (All SHLAA sites) | | | | | | | | | | | | | | | | 0 | 63 | 122 | 272 | 380 | 837 |
| Windfall Allowance | | | | | | | | | | | | | | | | 0 | 0 | 0 | 67 | 67 | 134 |
| Total Projected Completions | | | | | | | | | | | | | | | | 190 | 298 | 627 | 396 | 465 | 1976 |
| Estimated losses* | 43 | 62 | 66 | 26 | 30 | 9 | 13 | 14 | 77 | 19 | 12 | 9 | 8 | 12 | 14 | 1 | 0 | 13 | 0 | 0 | 428 |
| Total Past net completions | 266 | 260 | 380 | 252 | 241 | 143 | 172 | 245 | 351 | 485 | 347 | 482 | 293 | 396 | 107 | | | | | | 4419 |
| Projected net completions | | | | | | | | | | | | | | | | 189 | 297 | 611 | 396 | 465 | 1958 |
| Cumulative net completions | 266 | 526 | 906 | 1158 | 1399 | 1542 | 1714 | 1959 | 2310 | 2795 | 3142 | 3624 | 3917 | 4313 | 4420 | 4609 | 4906 | 5517 | 5913 | 6378 | |
| Plan. Annualised net strategic allocation | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 4000 |
| Monitor. Position above/below zero indicates how many dwellings above or below the cumulative allocation at any point in time | 66 | 126 | 306 | 358 | 399 | 342 | 314 | 359 | 510 | 795 | 942 | 1224 | 1317 | 1513 | 1420 | 1409 | 1506 | 1917 | 2113 | 2378 | |
| Manage. Annual requirement taking into account past/projected completions | 200 | 197 | 193 | 182 | 178 | 173 | 176 | 176 | 170 | 154 | 121 | 95 | 47 | 12 | -52 | -84 | -152 | -302 | -759 | -957 | |

Notes

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

Housing Trajectory for Worthing

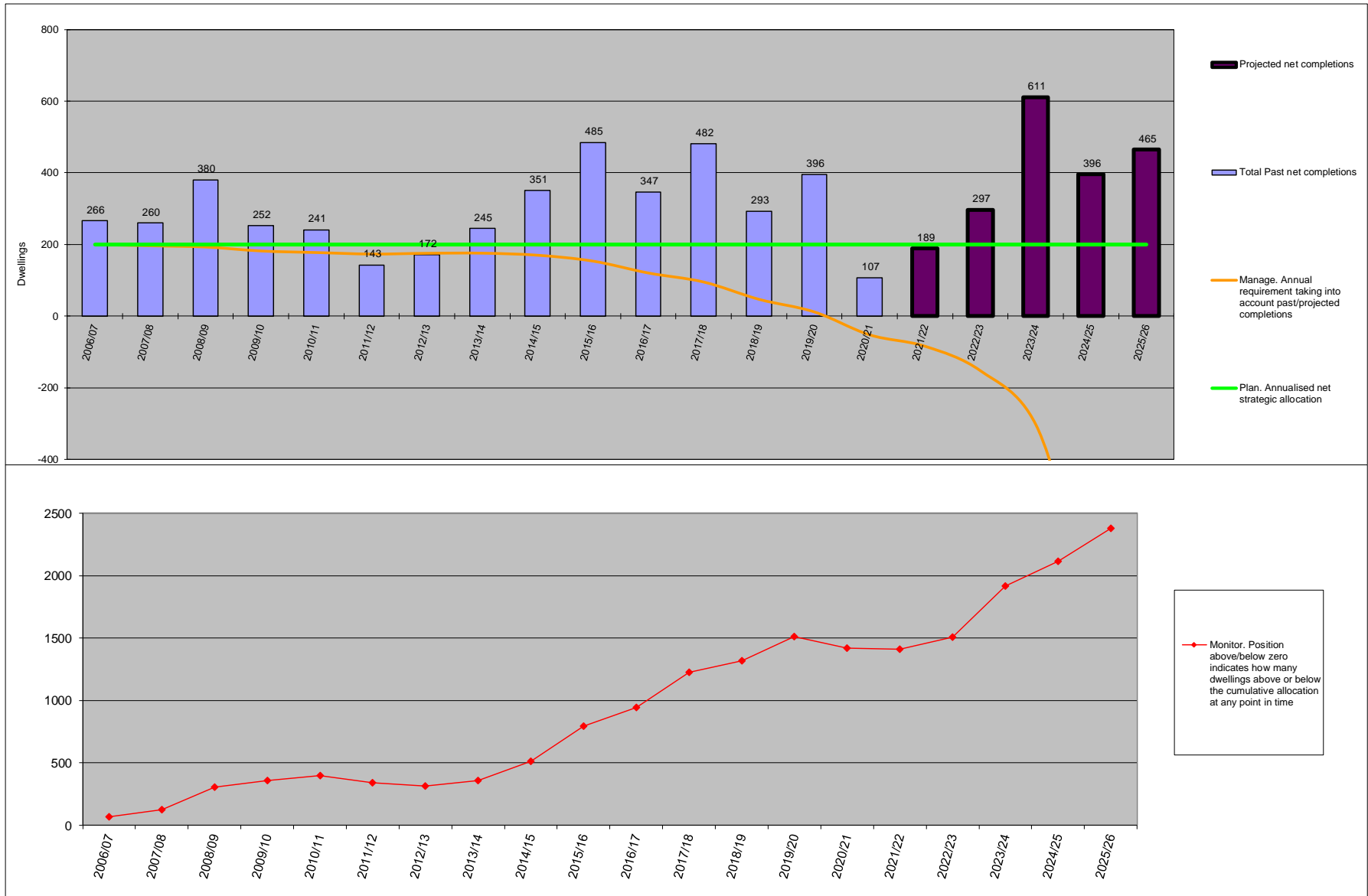


Table 6 B – DWLP 230dw pa

Worthing Trajectory Draft Worthing Local Plan Target 230 dw pa 2020 - 2036 as at 1/04/2021

| | Projected Completions | | | | | | | | | | | | | | | | Totals |
|---|-----------------------|------------|------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| | 2020/2021 | 2021/2022 | 2022/2023 | 2023/2024 | 2024/2025 | 2025/2026 | 2026/2027 | 2027/2028 | 2028/2029 | 2029/2030 | 2030/2031 | 2031/2032 | 2032/2033 | 2033/2034 | 2034/2035 | 2035/2036 | |
| Gross Completions at 1 April 2021 (large and small sites) | 122 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 122 |
| Commitments at 1 April 2021 (large and small sites with planning permission)(net) | 0 | 189 | 235 | 493 | 57 | 18 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 992 |
| Allowance for small windfall sites | 0 | 0 | 0 | 0 | 67 | 67 | 67 | 67 | 67 | 67 | 67 | 67 | 67 | 67 | 67 | 67 | 804 |
| A1 - Beeches Avenue | 0 | 0 | 0 | 0 | 0 | 20 | 30 | 40 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 90 |
| A2 - Caravan Club | 0 | 0 | 0 | 0 | 0 | 0 | 25 | 35 | 40 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 100 |
| A3 - Centenary House | 0 | 0 | 0 | 0 | 0 | 0 | 50 | 50 | 75 | 75 | 0 | 0 | 0 | 0 | 0 | 0 | 250 |
| A6 - Fulbeck Avenue | 0 | 0 | 50 | 50 | 52 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 152 |
| A7 - Grafton Site | 0 | 0 | 0 | 0 | 0 | 0 | 150 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 150 |
| A8 - HMRC | 0 | 0 | 0 | 50 | 50 | 50 | 50 | 50 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 250 |
| A9 - Lyndhurst Road | 0 | 0 | 0 | 0 | 75 | 75 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 150 |
| A10 - Martlets | 0 | 0 | 0 | 0 | 28 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 28 |
| A11 - Stagecoach Site | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 60 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 60 |
| A12 - Teville Gate | 0 | 0 | 0 | 0 | 0 | 60 | 90 | 100 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 250 |
| A13 - Union Place | 0 | 0 | 0 | 0 | 0 | 75 | 75 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 150 |
| A14 - Upper Brighton Road | 0 | 0 | 0 | 0 | 53 | 70 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 123 |
| Other SHLAA sites(excludes proposed allocations) at 1st April 2020 (net) | 0 | 0 | 12 | 18 | 14 | 30 | 0 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 94 |
| Proposed Local Plan Allocations | 0 | 0 | 50 | 100 | 258 | 350 | 470 | 335 | 115 | 75 | 0 | 0 | 0 | 0 | 0 | 0 | 1753 |
| Total Projected Completions/Commitments | 0 | 190 | 297 | 624 | 396 | 465 | 537 | 422 | 182 | 142 | 67 | 67 | 67 | 67 | 67 | 67 | 3657 |
| Losses | 14 | 1 | 0 | 13 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 14 |
| Past net completions | 107 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 107 |
| Projected net completions | | 189 | 297 | 611 | 396 | 465 | 537 | 422 | 182 | 142 | 67 | 67 | 67 | 67 | 67 | 67 | 3643 |
| Cumulative net completions | 107 | 296 | 593 | 1204 | 1600 | 2065 | 2602 | 3024 | 3206 | 3348 | 3415 | 3482 | 3549 | 3616 | 3683 | 3750 | |
| Annualised housing target | 230 | 230 | 230 | 230 | 230 | 230 | 230 | 230 | 230 | 230 | 230 | 230 | 230 | 230 | 230 | 230 | 3680 |
| | -123 | -164 | -97 | 284 | 450 | 685 | 992 | 1184 | 1136 | 1048 | 885 | 722 | 559 | 396 | 233 | 70 | |
| Manage. Annual requirement taking into account past/projected completions | #REF! | 223 | 226 | 221 | 190 | 173 | 147 | 108 | 73 | 59 | 47 | 44 | 40 | 33 | 21 | -2 | |

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

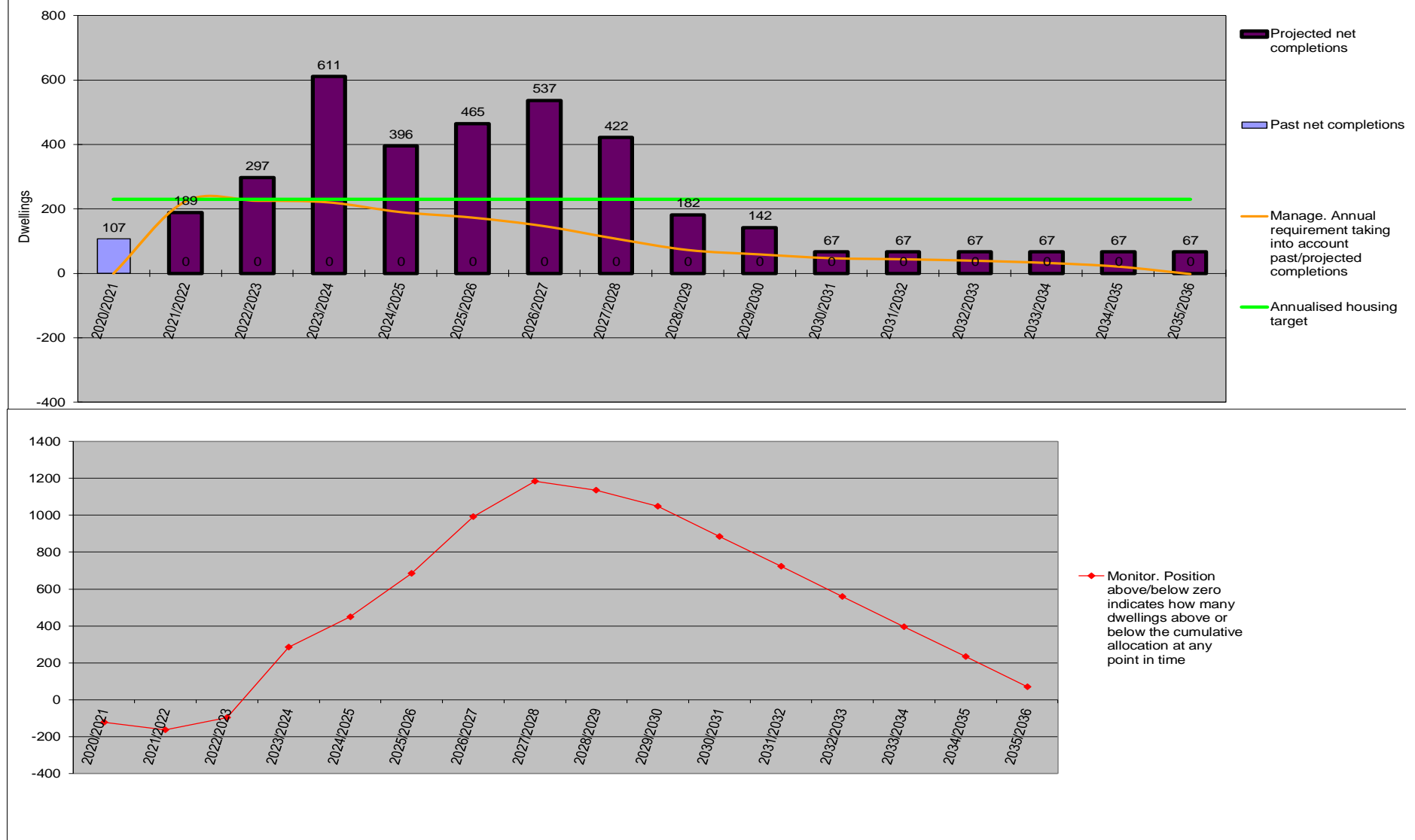


Table 6C – OAN 885 dw pa

Worthing Trajectory SM 885 dw pa 2020 - 2036 as at 01/04/2021

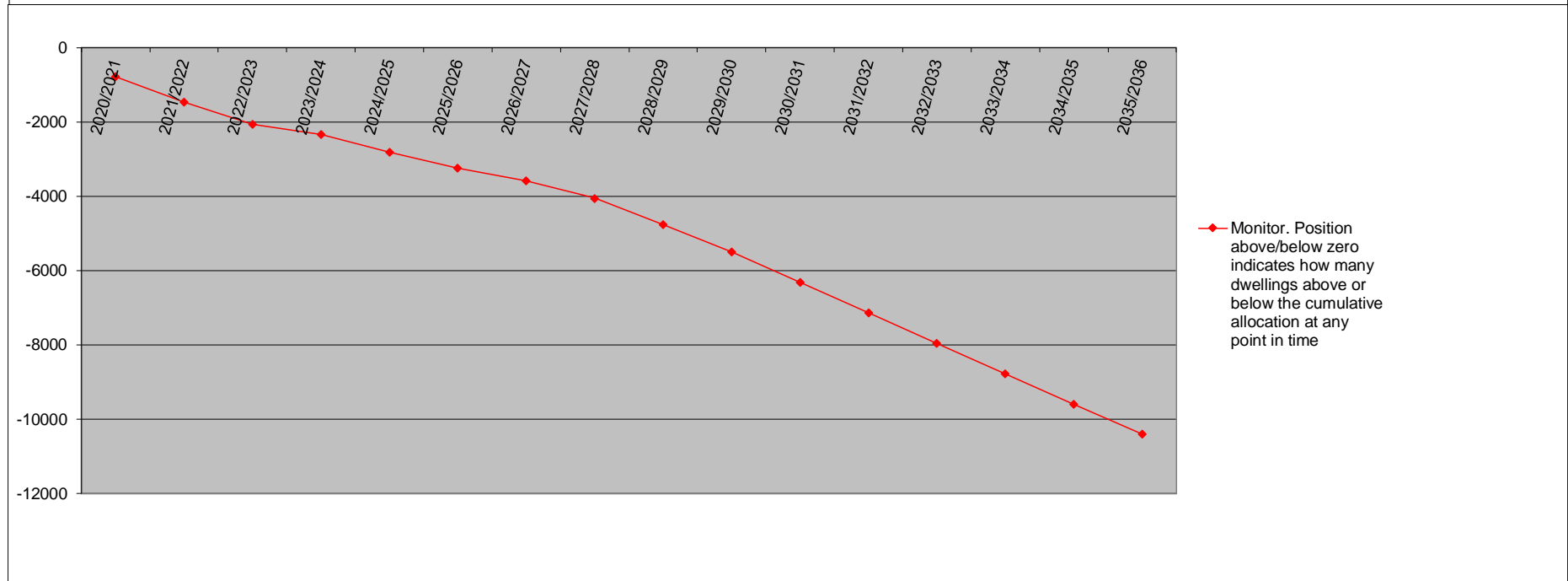
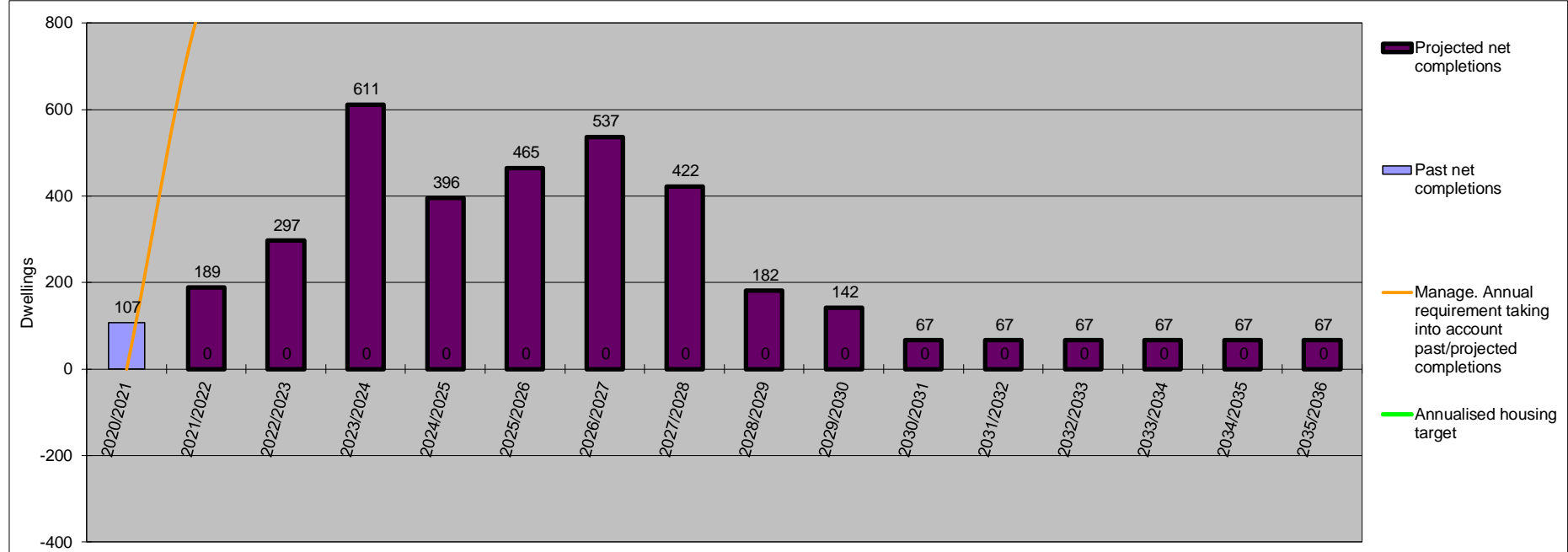
| | Projected Completions | | | | | | | | | | | | | | | | Totals |
|---|-----------------------|------------|------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| | 2020/2021 | 2021/2022 | 2022/2023 | 2023/2024 | 2024/2025 | 2025/2026 | 2026/2027 | 2027/2028 | 2028/2029 | 2029/2030 | 2030/2031 | 2031/2032 | 2032/2033 | 2033/2034 | 2034/2035 | 2035/2036 | |
| Gross Completions at 1 April 2021 (large and small sites) | 122 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 122 |
| Commitments at 1 April 2021 (large and small sites with planning permission) | 0 | 190 | 235 | 493 | 57 | 18 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 992 |
| Allowance for small windfall sites | 0 | 0 | 0 | 0 | 67 | 67 | 67 | 67 | 67 | 67 | 67 | 67 | 67 | 67 | 67 | 67 | 804 |
| Other SHLAA sites(excludes proposed allocations) at 1st April 2021 | 0 | 0 | 12 | 18 | 14 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 94 |
| Proposed Local Plan Allocations (SHLAA) | 0 | 0 | 50 | 100 | 258 | 350 | 470 | 335 | 115 | 75 | 0 | 0 | 0 | 0 | 0 | 0 | 1753 |
| Total Projected Completions/Commitments | 122 | 190 | 297 | 611 | 396 | 465 | 537 | 422 | 182 | 142 | 67 | 67 | 67 | 67 | 67 | 67 | 3657 |
| Losses | 14 | 1 | 0 | 13 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 14 |
| Past net completions | 107 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 107 |
| Projected net completions | | 189 | 297 | 611 | 396 | 465 | 537 | 422 | 182 | 142 | 67 | 67 | 67 | 67 | 67 | 67 | 3643 |
| Cumulative net completions | 107 | 296 | 593 | 1204 | 1600 | 2065 | 2602 | 3024 | 3206 | 3348 | 3415 | 3482 | 3549 | 3616 | 3683 | 3750 | |
| Annualised housing target | 885 | 885 | 885 | 885 | 885 | 885 | 885 | 885 | 885 | 885 | 885 | 885 | 885 | 885 | 885 | 885 | 14160 |
| Monitor. Position above/below zero indicates how many dwellings above or below the cumulative allocation at any point in time | -778 | -1474 | -2062 | -2336 | -2825 | -3245 | -3593 | -4056 | -4759 | -5502 | -6320 | -7138 | -7956 | -8774 | -9592 | -10410 | |
| Manage. Annual requirement taking into account past/projected completions | #REF! | 878 | 924 | 969 | 997 | 1047 | 1100 | 1156 | 1237 | 1369 | 1545 | 1791 | 2136 | 2653 | 3515 | 5239 | |

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



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) |
|------------------------|--|--------------------------------------|
| 2021-2022 | 190 | 189 |
| 2022-2023 | 297 | 297 |
| 2023-2024 | 624 | 611 |
| 2024-2025 | 396 | 396 |
| 2025-2026 | 465 | 465 |
| Total 2020-2026 | 1972 | 1958 |

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

Five Year Housing Land Supply

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

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

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

Housing Delivery Test

The revised NPPF (2018) has introduced the Housing Delivery Test against which housing delivery will now be measured.

For Worthing, the first HDT published 19 February 2019 (2018 measurement, covering the 3 monitoring periods from 2015 to 2018) housing delivery was measured against the adopted Worthing Core Strategy (CS) 2011 target of 200 homes per annum for Test Year 1 (being within the

last 5 years). Given the Local Plan Adoption date, the calculation for Test Year 2 fell between the CS adopted target figure and the Minimum Local Housing Need Figure. For Test Year 3 the Minimum Local Housing Need Figure was used.

Worthing Housing Delivery Test results for the First HDT Test:

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

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

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

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

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

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

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

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

The Action Plan was published in August 2021 in line with Government requirements and can be found on the Council's website here: <https://www.adur-worthing.gov.uk/planning-policy/joint-aw/hdt-action-plan/>

Worthing Trajectories

Core Strategy

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

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

Submission Draft Worthing Local Plan

Submission Draft Worthing Local Plan 2020 has a proposed target of 230 dpa. The SDWLP was submitted in June of this year for examination and the examination hearings were held in November. The Council is awaiting the Inspectors report.

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

Standard Methodology

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

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

Five Year Housing Land Supply Positions 2021-2026

The information above has been used to produce the following five year housing land supply tables, showing a 5% buffer for the adopted Core Strategy target. In light of the latest HDT results a 20% buffer figure has been produced for both the SDWLP target and the OAN (capped standard methodology figure - untested) figure, which covers the period 1st April 2021 to 31st March 2026.

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 2006-2021 net | 4,419 | |
| c | Number of years left in plan period = 5 | | |
| d | Remaining requirement 2021-2026 (a (4000) minus b (4419)) | 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 2021-2026 with 5% buffer (e+f) | 1050 | 210 |
| h | Five year target with adjustment (0x5) | 0 | |
| i | 5% Buffer (0/100X5) | 0 | |

| | | | |
|---|---|-------------|---|
| j | Requirement for five years 2020-2025 adjusted with 5% buffer | 0 | 0 |
| | Supply: | | |
| k | Commitments (large and small) at 1 April 2021 (net) (including West Durrington) | 992 | |
| l | All SHLAA sites (includes proposed allocations) (net figure) | 832 | |
| m | Windfall allowance (67x2 years) | 134 | |
| n | Total Commitments (k+l+m) | 1958 | |
| o | Surplus (n-j) (1958 - 0) = 1958 surplus | 1958 | |

When assessed against the Core Strategy, with only 5 years of the plan remaining, there would be a 1958 dwelling surplus delivered in the next 5 years against the whole plan minimum requirement of 4000 dwellings.

As stated elsewhere the Local Plan has been reviewed and submitted for examination. The Core Strategy is still the adopted plan and the Council are awaiting the Inspectors report and therefore, it is still considered appropriate to include the Core Strategy's five year housing land supply position and housing trajectory for completeness.

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

| | Submission Draft Worthing Local Plan | Dwellings (net) | Annual Average |
|---|---|------------------------|-----------------------|
| a | Submission Draft Worthing Local Plan target 2020-2036 | 3672 | 230 |
| b | Completed 2020 - 2021 | 107 | |
| c | Number of years in plan period = 15 | | |
| d | Requirement 2021-2036 (a (3672) minus b (107)) | 3565 | 238 |
| e | Five year target with no adjustment (230 x 5) | 1150 | |
| f | Shortfall of housing provision from 2020 (230 x 1 year = 230) minus completions (b) | 123 | |
| g | Five year target including shortfall (e +f) | 1273 | |
| h | 20% Buffer (1273/100 x 20) | 255 | |
| i | Requirement for five years 2021 – 2026 with 20% buffer (g + h) | 1528 | 305 |
| | Supply: | | |
| j | Commitments (large and small) at 1 April 2021 (net) | 992 | |
| k | All SHLAA sites (includes proposed allocations) (net figure) | 832 | |
| l | Windfall allowance (67x2 years) | 134 | |

| | | | |
|---|--|------|--|
| m | Total Commitments (j+k+l) (992+1297+134) | 1958 | |
| n | Surplus (n-j) (1958-1528) | | |

This table demonstrates a 6.4 year supply of deliverable sites (1958 / 305)

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

| | Submission Draft Worthing Local Plan | Dwellings (net) | Annual Average |
|---|---|-----------------|----------------|
| a | Standard Methodology 2020-2036 | 14,160 | 885 |
| b | Completed 2020 - 2021 | 107 | |
| c | Number of years in plan period = 15 (2021-2036) | | |
| d | Requirement 2021-2036 (a (14,160) minus b (107)) | 14,053 | 936.8 (937) |
| e | Five year target with no adjustment (885 x 5) | 4,425 | |
| f | Shortfall of housing provision from 2020 (885 x 1 year = 885) minus completions (b) | 778 | |
| g | Five year target including shortfall (e +f) | 5,203 | |
| h | 20% Buffer (5,203/100 x 20) | 1,041 | |
| i | Requirement for five years 2021 – 2026 with 20% buffer (g + h)(5,203 +1,041) | 6,244 | 1,249 |
| | Supply: | | |
| j | Commitments (large and small) at 1 April 2021 (net) | 992 | |
| k | All SHLAA sites (includes proposed allocations) (net figure) | 832 | |
| l | Windfall allowance (67x2 years) | 134 | |
| m | Total Commitments (j+k+l) (992+1297+134) | 1958 | |
| n | Shortfall (n-j) (1958 - 6,244) | -4286 | |

This table demonstrates a 1.6 year supply of deliverable sites (1958/1249)

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 | 19 | 6% |
| Rejected Site – Monitor | 6 | 2% |
| Rejected Site | 140 | 44% |
| Committed Site | 153 | 48% |
| Total | 320 | 100% |

Housing Summary

Monitor – The completion level of 107 dwellings for 2020/21 is below the annualised (Core Strategy) housing requirement of 200 dwellings a year. This should also be viewed in the context of the current Covid pandemic and the level of housing delivery over a longer period of time as well as the projected increase in completion rates over the next few years. Despite this, the data demonstrates a significant shortfall when compared with the levels of housing need calculated using the new Standard Methodology (capped at 40% and using the 2014 ONS data set).

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

The SDWLP proposes a target that is 15 % higher than the CS target. This was arrived at after a robust assessment of all potentially suitable sites across the borough and taking into account the constraints the borough faces. This target is currently being scrutinised by the Planning Inspector and the Council expects to revive his report early in 2022.

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

Appendix 2—S106 Monitoring and CIL

Planning Contributions (s106)

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

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

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

Most planning contributions are paid to Worthing Borough Council. However education, libraries, fire and some transport contributions are paid to and are spent by West Sussex County Council (WSCC). This information can be found in the WSCC Infrastructure Funding Statement at:

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

Money Collected

The table below details the planning contributions paid to WBC between 01/04/20 and 31/03/21.

Table 12: Contributions received

| Planning Application | Amount Received | Purpose |
|----------------------|-----------------|----------|
| AWDM/0393/19 | £60,000.00 | Highways |

Money Spent

The table below details the planning contributions spent by WBC between 01/04/20 and 31/03/21. A total of £296,508.52 planning contributions received by WBC was spent in the 2020/2021 financial year on infrastructure projects in Worthing. Included in this expenditure was £135,272.34 on Affordable Housing provision.

Table 13: Contributions spent

| Planning Application | Amount Spent | Scheme |
|----------------------|--------------|---|
| WB/06/1121/FULL | £9,310.00 | Highdown Gardens |
| WB/07/1495/FULL | £40,000.00 | Provision of the recently completed cycle path at Northbrook Recreation Ground/Titnore Lane Cycle Path (WSCC) |
| WB/09/1055/FULL | £11,355.00 | Brooklands Park Redevelopment |
| AWDM/0821/11 | £40,272.34 | Rowlands Road Housing Development |
| AWDM/0055/13 | £30,929.58 | HLF External Funding Bid for Highdown Gardens |
| AWDM/1727/14 | £9,641.60 | Brooklands Park Redevelopment |
| AWDM/1542/16 | £25,000.00 | Downview Housing Development |
| AWDM/1075/17 | £70,000.00 | Downview Housing Development |

| | | |
|--------------|------------|-------------------------------------|
| AWDM/0393/19 | £60,000.00 | Transferred to WSCC - spent 2020/21 |
|--------------|------------|-------------------------------------|

Money Allocated

The table below indicates the money from planning contributions that has been allocated, but not spent, by WBC between 01/04/20 and 31/03/21 for funding infrastructure. A summary of the infrastructure projects and amount of money allocated to it are set out in table 13 in the IFS.

Table 14: Contributions allocated

| Category | Transport | Open Spaces | Affordable Housing | Flooding | Misc. |
|-----------------|-----------|-------------|--------------------|----------|-------|
| Money Allocated | £0 | £1,438.00 | £0 | £0 | £0 |

Money Available to Spend

The table below indicates the money from planning contributions that was available to spend (i.e. has been received but not allocated) by Worthing Borough Council at the end of the 2020/21 financial year:

Table 15: Contributions available

| Category | Transport | Open Spaces | Affordable Housing | Flooding | Misc. |
|-----------------|-------------|-------------|--------------------|----------|-------------|
| Money Available | £509,624.30 | £48,713.05 | £0 | £0 | £166,603.35 |

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 2020/2021, three planning applications contained a signed section 106 (of these, two did not contain either a financial nor non-financial contribution). 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 |
|----------------------|---------------|--------------|------------------------|--|
| AWDM/0762/19 | 19 Manor Road | 27/11/2020 | £45,375.00 | Provision of Affordable Housing off-site within the Borough. |

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

Further information about the applications above can be viewed on the Adur and Worthing website by entering the planning application into the search function at the following link:

<https://planning.adur-worthing.gov.uk/online-applications/>

Community Infrastructure Levy (CIL)

Regulation 121A of the CIL Regulations (as amended) now requires Worthing Borough Council to produce an annual Infrastructure Funding Statement (IFS). The purpose of the IFS is to provide information on the infrastructure projects the Council intends may be wholly or partly funded by CIL,

to report on CIL in relation to the previous financial year, and to report on planning obligations, in relation to the previous financial year. **From December 2020, the CIL collecting authority is required to publish the IFS on the Council's website here;**

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

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

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

Table 17: CIL charging schedule rates from 1st August 2021

| Type of infrastructure | Development Type | Levy (£/m ²) |
|---|--|--------------------------|
| Residential: including retirement/sheltered housing | 10 dwellings or fewer (all dwelling types) | £125 |
| | More than 10 dwellings (excluding flatted development) | £125 |
| | Flatted development of more than 10 dwellings | £25 |
| | Extra Care Housing | £0 |
| | Greenfield housing development (greenfield land shown on map) | £200 |
| Retail | Food store / supermarket / retail warehousing development (greater than 280 square metres) | £150 |
| | Other forms of retail | £0 |
| Other | All other development | £0 |

Given that CIL charges only become due from the date that a chargeable development is commenced it was inevitable that there would be a time lag between the date that CIL was implemented and any CIL receipts being received. As a consequence, there was very little CIL collected between 2015 and 2018 but, as shown in the table below, significant sums of money are now starting to be collected. As at 31/03/21, a total of £1,282,722.86 CIL had been collected.

Table 18: CIL reporting for financial year 2020/2021

| Description | Amount/Description |
|---|--------------------|
| The total CIL receipts for the reported year | £470,626.40 |
| The total CIL expenditure for the reported year | £23,531.32 |
| 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 | £0 |

| | |
|--|-----------------|
| amount of CIL applied to repay money borrowed, including interest, with details of the infrastructure items which that money was used to provide | |
| 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 | £23,531.32 (5%) |
| The total amount of CIL receipts retained at the end of the reported year | £1,218,586.83 |

The Council has adopted an Infrastructure Investment Plan (2020-2023) which details the items of infrastructure which have been prioritised funding from the CIL Strategic Pot (80%) over the next 3 years. This can be found on the Council's website;
www.adur-worthing.gov.uk/media/Media,160798,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 19: Amount of CIL received in Strategic Pot, by application and ward, in 2020/21

| Ward | Planning Ref | Address | Amount received |
|--------------|--------------|--|--------------------|
| Central | AWDM/1633/16 | The Aquarena, Brighton Road | £188,579.36 |
| | AWDM/1801/18 | Fourth Worthing Scouts, Scouts Hall, Anglesea Street | £7,109.92 |
| | AWDM/1944/19 | 127 - 129 Clifton Road | £3,212.71 |
| | AWDM/1019/20 | 114 Chapel Road | £30,305.60 |
| | AWDM/1717/20 | 18 Cobden Road | £2,579.20 |
| | AWDM/0821/20 | 32 - 36 South Street | £40,959.10 |
| Durrington | AWDM/1417/19 | 2 Montreal Way | £7,058.49 |
| Goring | AWDM/0582/20 | 106 Sea Lane | £24,907.33 |
| Marine | AWDM/1347/18 | Former 28, Sea Place | £26,999.70 |
| | AWDM/0002/19 | 23 Eirene Road | £30,213.95 |
| Offington | AWDM/0108/20 | Nursery Cottage, 12 Hurston Close | £14,185.00 |
| | AWDM/1042/18 | 59 Warren Road | £28,153.75 |
| | AWDM/0945/18 | 30 Poulterers Lane | £21,010.53 |
| Salvington | AWDM/0025/18 | 8 The Plantation | £25,755.00 |
| | AWDM/0759/20 | Dacha, 45 Mill Lane | £19,596.76 |
| Total | | | £470,626.40 |

Local Proportion

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

Table 20: Amount of CIL money available in the local proportion pot (15%) for each ward (at 31/03/2021) ¹

¹ Note that under the old CIL charging schedule, four wards (Broadwater, Castle, Gaisford & Selden) had a £0 residential CIL charge

| Ward | Balance Available |
|------------|-------------------|
| Broadwater | £0 |
| Castle | £0 |
| Central | £105,579.94 |
| Durrington | £21,258.37 |
| Gaisford | £0 |
| Goring | £8,771.77 |
| Heene | £4,009.74 |
| Marine | £14,094.48 |
| Northbrook | £1,290.00 |
| Offington | £15,547.95 |
| Salvington | £10,678.76 |
| Selden | £0 |
| Tarring | £11,177.40 |

No items of infrastructure have been allocated or spent CIL receipts from the Neighbourhood Pot. However, the Council opened the first round of bids for the wards which have reached £10,000 on 2nd August 2021. The closing date for applications was 27th September 2021. It is hoped that the Council will soon be able to announce with infrastructure projects have been allocated funds from the CIL Neighbourhood Fund in 2021.

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 2020/21 a total of £23,531.32 was collected within the 'Admin pot' and this balance was used on costs relating to CIL administration, staff costs and purchasing of monitoring software.

Governance Arrangements

As set out above, the money collected through CIL is starting to grow. It is therefore the right time for the Council to establish a clear governance structure to oversee the auditing and spending of CIL monies. A Joint Officer and Member Board for CIL governance have been established and an Infrastructure Investment Plan (IIP) has been agreed for the prioritisation of projects for CIL funding. The IIP prioritises infrastructure via a three year rolling programme and the IIP programme is updated each year to reflect the most up-to-date housing trajectory and infrastructure requirements across the plan area.

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

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

Table 21: Infrastructure projects to be funded from the CIL 'strategic pot' (2020-23)

| | 2020/2021 | 2021/2022 | 2022/2023 |
|--|-------------------|-------------------|-------------------|
| 1 st April b/fwd | £790,000 | £993,475 | £397,675 |
| Income | | | |
| Estimated CIL income | £266,000 | £1,404,200 | £3,098,200 |
| Funds available | £1,056,000 | £2,397,675 | £3,495,875 |
| Expenditure | | | |
| IIP001 – Public Realm Enhancements Railway Station to the Town Centre: I) Railway Approach II) South Street III) Portland Road IV) Montague Place | | £1,650,000 | £2,000,000 |
| IP002 - Public Wi-Fi for Town Centre(s)/ Seafront | | £300,000 | |
| IIP003 – Brooklands Masterplan | £62,525 | | |
| IIP004 – Somerset Lakes | | £50,000 | |
| Total Expenditure | £62,525 | £2,000,000 | £2,000,000 |
| | | | |
| 31st March c/fwd | £993,475 | £397,675 | £1,495,875 |

More information on Worthing CIL can be found on the Council's website:
www.adur-worthing.gov.uk/worthing-cil/

Appendix 3 —Duty to Co-operate

The need to work closely with neighbouring authorities and other key partners has always been embedded in Plan-making across the sub-region. Whilst this remains the case, a Duty to Co-operate (DTC) 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 22 - 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 have been set out in a DTC log (see below) which has been used to support the new Local Plan.

Key Studies and Local Strategic Statement

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

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

A refresh of the original LSS was undertaken to reflect the progression of local plans, the Greater Brighton City Deal, and the fact that the strategic geography covered had been extended. LLS2, which was approved in January 2016, added new spatial priorities, placed a greater emphasis on implementation and included a new monitoring / delivery framework. Despite having LLS2 in place, there is recognition that a full review is required to address longer term issues and work has commenced to prepare LLS3. In particular, this work will need to robustly address the continuing gap between housing needs and housing delivery in the sub-region and the continuing challenges around supporting sustainable economic growth and infrastructure investment. To inform the preparation of LSS3 a study was commissioned to provide a detailed review of the Housing Market Areas (HMAs) and Functional Economic Market Areas (FEMAs) operating within and across the Strategic Planning Board authorities. Statements of Common Ground between the respective parties are currently being prepared.

DTC – 'Local' Evidence

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

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

All documents listed above can be viewed here:

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

Conclusion

The Duty to Co-operate is an ongoing process. Co-operation through existing governance structures as well as through regular meetings continues to take place. Whilst a number of joint measures to help housing and employment delivery are on-going via the WS&GB Strategic Planning Board and the Economic Board, longer term housing and employment needs can only be addressed via a full review of the LSS and through Local Plan reviews.

Appendix 4 – Development Management Performance

Applications

In the monitoring year 2020/2021, **747** applications were determined. The percentage of applications determined within the prescribed timescale by application type is as follows:

- Major applications – 73%
- Minors –87%
- Others – 91%

Appeals

In 2020/2021, there were 23 appeals determined. The outcomes are reported below:

Table 23 - Breakdown of Appeal Decisions

| Decision Type | Number |
|-----------------------------------|--------|
| Allowed | 8 |
| Withdrawn | 0 |
| Dismissed | 14 |
| Split Decision | 0 |
| Turned Away | 0 |
| Enforcement Notice Quashed | 0 |
| Enforcement Notice Temp | 0 |
| Enforcement Notice Upheld | 1 |
| Enforcement Notice Split Decision | 0 |