

Annual Monitoring Report

2022 - 2023



WORTHING BOROUGH
COUNCIL

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1. Introduction

This Annual Monitoring Report (AMR), produced by Worthing Borough Council, covers the period 1st April 2022 to 31st March 2023. Given that the relevant development plan during that period was the Worthing Core Strategy, this AMR reports against the indicators and targets within that plan that has been used to assess the outcomes and policies set within it.

(However it should be noted that a new Local Plan for Worthing has now been adopted (28 March 2023) and therefore the next version of the AMR will be amended to reflect the strategies, policies, indicators and targets within this latest Plan).

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 had committed to review the adopted Core Strategy (2011) and advance a new Local Plan for the Borough. The LDS set out a work programme for the progression of the Worthing Local Plan to adoption. Since the publication of the LDS (2021-2023) the Worthing Local Plan has been through examination, been found 'sound' and was formally adopted on 28 March 2023. An up to date LDS will be produced and published in the near future which will set out the work programme following the adoption of the new Worthing Local Plan.

The Core Strategy identified a variety of issues facing the Borough and, through the adoption of a Vision and Strategic Objectives; it provided 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.

Strategic Environmental Assessment (SEA) is required by the Environmental Assessment of Plans and Programmes Regulations 2004, amended in 2020 (the 'SEA Regulations'), and Sustainability Appraisal (SA) is required by the Planning and Compulsory Purchase Act (2004), to ensure that sustainability considerations are integrated into the plan making process. It is a requirement of the SEA Directive that the significant effects of a plan or programme are monitored. The aim of SEA/SA monitoring is to check whether the plan is having the significant effects that were predicted in the SA, and to deal with any unforeseen problems. The AMR provides an important mechanism of providing this information in accordance with the Regulations. The findings of this ongoing monitoring reporting process will assist the council in measuring how well the Plan contributes towards sustainable development, and will also inform future reviews of the plans and policies contained within the Local Plan.

Adur and Worthing Councils produce facts and figures which include Ward profiles, neighbourhood statistics and 2021 Census data. This can be viewed using link below:

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

As stated above, the monitoring period is between April 2022 and March 2023. However, it should be noted that as this AMR is prepared each December, more recent updates are provided in some instances to give a more up to date picture of the current position.

2. Policy Framework

National Planning Policy Framework (NPPF)

The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced. The NPPF was first published in 2012 and then revised in July 2018 and February 2019 before being further updated in July 2021. Planning Practice Guidance (PPG) has been updated in line with the new NPPF. The PPG provides guidance to Councils on how to assess their housing needs based on a new standard methodology. In August 2022, the government published a comprehensive update to the Flood risk and coastal change section of the PPG (August 2022).

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

The NPPF includes the Housing Delivery Test (HDT) whereby Local Planning Authorities must measure net additional dwellings provided in its local authority area against the homes required, using national statistics and local authority data. The HDT assesses the number of homes built in local authority areas over the previous three years and compares these against local housing requirements. Local Planning Authorities that fail to meet delivery targets are required to take appropriate action to address under delivery. The Department for Levelling Up, Housing, and Communities published the first Housing Delivery Test results for each local authority in February 2019. Worthing Borough Council scored 93% with an under delivery of approximately 100 homes over the last three years. As a consequence of the HDT result, the Council was required to prepare an Action Plan which was published in August 2019. The second Housing Delivery Test was published in February 2020 and Worthing scored 54%, with an under delivery of approximately 950 homes over the last three years. The third HDT test was published in January 2021 with Worthing scoring 52%. As a consequence of the HDT result, the Council is required to add a 20% buffer to the five year housing land supply calculation. The fourth and latest HDT was published in January 2022 with Worthing scoring 35%. As a consequence, the presumption in favour of sustainable development applies; an Action Plan was produced, and in calculating the five-year housing land supply, a 20% buffer was added. The fifth HDT was published 19 December 2023 outside this AMR's monitoring period. In this latest test Worthing scored 33% and as a consequence the presumption in favour of sustainable development applies; an Action Plan will be produced, and in calculating the five-year housing land supply, a 20% buffer was added.

The last Action Plan (2022) and previous versions can be found on the Council's website:

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

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

Worthing Context

The Council's Local Development Framework (LDF) is a portfolio of documents which help to guide development. Collectively these documents set out the Council's planning policies for meeting the community's economic, environmental and social needs where this affects the development and use

of land. The LDF includes the Development Plan (Core Strategy / Local Plan), Supplementary Planning Documents (SPDs) and other associated documents.

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

Table 1 - List of Saved Policies

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

Duty to Co-operate

The Duty to Co-operate was introduced through the 2011 Localism Act. This places a requirement on local planning authorities as well as a number of other public bodies to work together on cross-boundary strategic issues. The Council has always consulted and engaged with relevant planning authorities and other public bodies on emerging policies at key stages.

Worthing Borough Council is a member of the West Sussex and Greater Brighton Strategic Planning Board which seeks to jointly address strategic planning and development issues. The constituent authorities have prepared a Local Strategic Statement (the second iteration is known as LSS2, and was updated in 2016) which sets out long term strategic objectives and spatial priorities for delivering these in the short to medium term. The Officer Group to the Board has been meeting throughout the monitoring period, and was is currently in the early stages of preparing the third revision to the LSS (LSS3) which would have explored options for meeting the area's unmet needs for housing, employment and infrastructure. However, the work on LSS3 was paused when the implications of water neutrality on the partnership were fully realised, in particular the non-delivery of housing sites across 3 local planning authorities within the partnership area. The introduction of a new planning system and the Planning White Paper and consultation draft of the NPPF suggesting that the duty to cooperate would be replaced has also impacted on the political momentum of the partnership. In this respect some Councils have decided to proceed with the preparation of Local Plan reviews under the new planning system.

The Partnership is currently preparing a Position Statement which will set out the current position across the partnership in terms of plan preparation, potential solutions to address water neutrality and how best to develop a longer term strategy for the sub-region over the period 2030-2050 given the

considerable constraints facing the area. It is still intended that LSS3 would be a non-statutory strategic planning framework to help guide the future location and delivery of development to be identified and allocated within the constituent Local Plans. In the meantime, duty to cooperate discussions continue between authorities in the course of plan preparation and between authorities within the defined housing market areas within the wider partnership.

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 its IDP to accompany the Submission Draft Worthing Local Plan. 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.

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. 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.

Regulation 19 – Submission Draft consultation was carried out on the Worthing Local Plan in January 2021, followed by submission in June 2021. The Hearing Sessions of the Examination were held in November 2021 and the Inspector's Report was issued to the Council on 14th October 2022 which found the Plan to be sound with the recommended main modifications. Worthing Borough Council formally adopted the Worthing Local Plan 2020-2036 at Full Council on 28th March 2023.

The adopted Worthing Local Plan 2020-2036 can be viewed here:

<https://www.adur-worthing.gov.uk/worthing-local-plan-2023/>

An up-to-date Development Scheme will be prepared which will outline the implementation of the Local Plan and associated documents such as Supplementary Planning Documents that need to be prepared. As the adoption implementation stage falls outside of the monitoring period, this AMR will continue to provide the mechanism through which the effectiveness of the Core Strategy (2011) can be monitored. It is intended that the next iteration of the AMR (that covers the reporting period 1st April 2023 – 31st March 2024) will start to assess the implementation and effectiveness of the Worthing Local Plan.

Adur & Worthing Councils declared a Climate Emergency in July 2019 and has pledged to be carbon neutral by 2030. In light of this, the new Worthing 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 Local Plan in order to enhance the sustainability credentials and to provide a more robust monitoring framework in accordance with the revised NPPF. At the submission stage, the Council submitted its proposed monitoring framework. The framework is a 'live' document and further indicators will be added to the framework as and when new indicators become available. The monitoring framework can be viewed here:

<https://www.adur-worthing.gov.uk/media/Media,160349,smxx.pdf>

The Planning Inspector sets out in his Report that he is satisfied that, when read as a whole, the Plan includes policies designed to secure that the development and use of land in the area contributes to the mitigation and adaptation to climate change.

Evidence Base

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

- Visitor and Accommodation Study (Dec 2013 & Update April 2016)
- Joint Sport, Leisure and Open Space Study (2020)
- Strategic Housing Market Assessment (March 2020)
- Worthing Housing Study (OAN) (June 2015)
- Strategic Housing Land Availability Assessment (SHLAA) – Published annually
- Gypsy & Traveller Study & Updates (April 2019)
- Employment Land Review (April 2016 and focused Update September 2020)
- Landscape & Biodiversity Study (Nov 2015 and updates 2017 / 2018 / 2019)
- Local Greenspace Assessments (June 2018)
- Retail & Town Centre Uses Study – August 2017 and Update March 2020
- Worthing Transport Study (August 2018) (and more recent updates)
- Infrastructure Delivery Plan (January 2021)
- Whole Plan Viability Assessment (January 2021)
- CIL Review (Examination held in January 2021 with CIL Charging Schedule adopted in August 2021)
- Strategic Flood Risk Assessment (2020)
- Local Cycling and Walking Infrastructure Plan (2020)
- Housing Delivery Test Action Plan (August 2022) **N/B the Government has just published a Housing Delivery Test result for 2022 and an updated Action Plan will now be prepared.**
- Conservation and Heritage Guide (May 2023)

Other Areas of Work

The progression the Worthing Local Plan has been the key priority of the Planning Policy Team over the monitoring period. However, it should be noted that the Policy Team is constantly involved with: monitoring (developments, infrastructure contributions etc); responding to Government consultations; interpreting changes to legislation / guidance; cross-boundary work through the duty to co-operate; the production of Supplementary Planning Documents (SPD's) (currently progressing an Affordable Housing SPD) and the provision of policy advice on development proposals to internal and external partners / stakeholders. The Policy team has also helped to take a lead on the consideration of governance arrangements for CIL and the application of the CIL Neighbourhood Funding pot.

4. Core Strategy Monitoring

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

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

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

5 Key Development Sites – West Durrington and Areas of Change

This section currently refers to the progress made / being made on the key development sites that were included in the Core Strategy (a number of which are now allocations in the recently adopted Worthing Local Plan) this 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). A number of these sites were reassessed as part of the Local Plan Review process and are now included as allocation in the recently adopted WLP.

Policy 1 – West Durrington	
Objectives / Opportunities	Represents the key strategic allocation for 700 dwellings and a mix of community uses within the Core Strategy.
Current Position	Consent for 700 dw & ancillary facilities granted in 2012 with reserved matters approved in 2014 & 2016. The site is virtually complete and occupied and as such this site is not included in the new Local Plan.

Area of Change 1 – Aquarena	
Objectives / Opportunities	Overarching aim was to secure replacement swimming facilities and deliver other mixed-use development (leisure, cultural, commercial, residential uses) to help regenerate the area.

Current Position	The new pool (Splashpoint) and associated facilities opened in 2013. Development of 141 dwellings together with some commercial space and public realm improvements is complete. As such, this site is not being taken forward in the new Local Plan.
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Area of Change 2 – Marine Parade Stagecoach site	
Objectives / Opportunities	Site operators (Stagecoach) have an aspiration to relocate providing that a suitable location can be identified. If this can be achieved, the objective for the site is to provide a mixed use development that is sensitive to the heritage of the surrounding area and helps to integrate and enhance the seafront and town centre.
Current Position	Bus operator is continuing to consider options for relocation but has not yet found an acceptable alternative site for their operations. The site included is now an allocation in the recently adopted Worthing Local Plan. A11 indicates a capacity for 60 residential units and 2000sqms of commercial floorspace, The key to unlocking this site remains the relocation of the existing Stagecoach bus station. The Council is working closely with them to help identify a suitable alternative site.

Area of Change 3 – Grafton	
Objectives / Opportunities	Multi-story car park and bowling alley that occupies a prominent location between the retail town centre and the historic seafront. The car park is coming to the end of its useful life. Although the Council owns some land there are a number of complex access / ownership issues.
Current Position	The comprehensive redevelopment of this site aims to deliver a mixed use scheme with homes and commercial uses – with potential to improve linkages between Montague Street and the seafront. The site is included as an allocation in the recently adopted Worthing Local Plan. Allocation A7 seeks to deliver 150 dwellings and 2500sqms of commercial floorspace. The Council has indicated that they intend to market the site early in 2024.

Area of Change 4 – Union Place South	
Objectives / Opportunities	The Core Strategy advocated a comprehensive development of the area. Redevelopment could act as a catalyst for change, help to revitalise the High Street and generating new leisure circuits.
Current Position	Site included in the Investment Prospectus and Town Centre Investment Strategy. Also the subject of various funding and delivery initiatives, including the Coast to Capital Local Growth Fund. Outline application for a mixed use scheme (residential / leisure) approved (2020). The Council has entered into a land pooling agreement with London and Continental Railways. A development strategy has been prepared and this could include direct delivery or selling the consented scheme to a developer. The site is allocated as A13 Union Place in the recently adopted Worthing Local Plan with an indicative capacity for 150 residential units and 700sqms of commercial floorspace. An application (AWDM/1618/23) has been submitted outside of the monitoring period of this AMR for a mixed use development including 216 new homes.

Area of Change 5 – Teville Gate	
Objectives / Opportunities	Major landmark site at the gateway to the town, located close to main road routes and railway station. Offers potential to create a new mixed-use neighbourhood comprising residential, retail, leisure and other commercial uses, and a new public space creating new pedestrian linkages.
Current Position	In 2018 the multi-storey car park was demolished. Latest proposal for 'Station Square' (378 dwellings, hotel, retail, gym, and restaurants) approved (subject to legal agreement). However, market conditions have meant that the 'approved' scheme was not likely to be implemented. As such, and to ensure that this key gateway area is developed, the Council has taken ownership of the site (from Mosaic Global Investment). Options for the site are being reconsidered and a new proposal is expected in 2022/23. The site has been allocated in the recently adopted Worthing Local Plan. Allocation A12 indicates site capacity for 250 residential dwellings and 4000sqm of

	commercial floorspace. The Council has indicated that there could be a possible sale to Homes England to help deliver the site.
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Area of Change 6 – Newland Street Superstore Site	
Objectives / Opportunities	Core Strategy aim was to enhance and intensify the use of prominent site which had become neglected in previous years. Objectives included improvements to accessibility and public realm.
Current Position	Most objectives have been delivered. Although there is still some potential for further improvement/intensification there are currently no proposals for this – as such, the site is not being taken forward within the new 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 sit former gasholder situated in this central location.
Current Position	Application (AWDM/1459/21) for development of 209 apartments was approved in Dec 2021 (subject to a legal agreement). The site is included as an allocation in the recently adopted Worthing Local Plan. Allocation A9 indicates capacity for 150 residential dwellings. Planning permission (AWDM/1459/21) has been granted (4/10/22) for the construction of 209 residential apartments.

Area of Change 8 – Martlets Way	
Objectives / Opportunities	The site, which is in three different ownerships, is currently vacant. Land to the west of the site was formerly used as sewerage treatment works; land to the east was the former British Gas holder; and to the south is an area of open land. Provided that access and land ownership issues can be overcome, the site presents an opportunity to deliver new employment land.
Current Position	Discussions between the respective landowners are on-going to review the potential to deliver a quantum of employment floorspace. There is scope for some residential development on ‘the nib’ but only if it can demonstrated that this helps to secure the delivery of employment floorspace on the other parcels of land. The site is an allocation in the adopted Worthing Local Plan to deliver a small amount of residential to enable the delivery of employment space.

Area of Change 9 – The Warren, Hill Barn Lane	
Objectives / Opportunities	The overarching aims established in the Core Strategy were to retain the site for employment generating uses whilst protecting the existing mature landscape
Current Position	Previous office use ceased in 2011 and site was marketed without success. A more flexible approach was needed and Worthing College moved to site in 2013. Residential development was accepted at the Bolsover Rd site (See AOC10) and on land to the north of The Warren to help fund the new college. No need to take this site forward within new Local Plan.

Area of Change 10 – The Strand	
Objectives / Opportunities	The Core Strategy explained how the two sites (Worthing College / Lloyds TSB Registrars) could significantly help to regenerate this area - providing a mix of housing, commercial and community uses. The key objective for the college site was to secure enabling development that would allow for reinvestment in the education facilities offered. The key objective for the Lloyds building was to bring it back into use through either a refurbishment or a mixed use scheme.
Current Position	Worthing College has now vacated the site and moved to The Warren (AOC9). This move was partly funded by the sale of the site and development of 265 units is now constructed. Under PD rights, the former Lloyds tower has been converted to 68 flats (with an additional 4 flats built on

	roof). Additional scheme for 74 flats and a doctors' surgery on the former site of the banking has been constructed. There is no need to take forward within the new Local Plan.
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Area of Change 11 – Northbrook College, Durrington and Broadwater sites	
Objectives / Opportunities	College occupies two sites (Broadwater / Durrington). The key objective was to ensure that development delivered the required investment in educational facilities. When the Core Strategy was adopted, the College hadn't announced its investment plans and, as such, the AOC was flexibly written to allow for options for each (or both) site(s).
Current Position	<p>Following the adoption of the Core Strategy, the College announced its investment plan that sought to retain both sites for college use but with surplus land at both locations developed to help raise money to fund the necessary improvements. This has resulted in:</p> <ul style="list-style-type: none"> • Durrington Campus Phase 1: 117 houses / car showroom / dementia unit – complete • Durrington Campus Phase 2: Lower Northbrook Farm - 38 dwellings – complete • Durrington Campus Phase 3: Removal of buildings & erection of 42dw – complete • Broadwater New £18m Bohunt Education sponsored academy opened in Sept 2016. <p>There is no need to take this site forward in the new Local Plan.</p>

Area of Change 12 – Decoy Farm	
Objectives / Opportunities	Decoy Farm was identified in the Core Strategy as one of the few opportunities to bring forward new employment floor-space. Site was previously used for landfill and so significant environmental mitigation works will be required. A transport study would also be required. This site offers the potential for the relocation of some existing local businesses.
Current Position	Delivery of the site, which is supported by Coast to Capital LEP (LGF) Funding, will deliver over 14,000sqm+ of new employment floorspace. Remediation now completed and in-depth design work for planning underway and a planning application is expected in 2022. The site is allocated in the recently adopted local plan to deliver 14,000sqft of employment land. An application has been submitted but not yet decided for a new industrial estate,

6 Strategic Objectives

Note: the new Worthing Local Plan has been adopted (28 March 2023) and the next iteration of the AMR will be updated to reflect the policies and targets set in that Plan.

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 51 applications were approved in Worthing covering 9.36ha. Of these no applications were within or abutting a designated site or reserve. In addition no applications were within or abutting habitat.
SO1-2	Number of developments given planning permission contrary to Environment Agency advice on flood risk	Not to allow, contrary to EA advice, development in areas at risk from flooding, or which would threaten water quality	<p>During 2022/2023 the EA objected to 3 planning applications in Worthing on flood risk:</p> <ul style="list-style-type: none"> • AWDM/1919/22 refused in line with EA advice • AWDM/1722/22 EA objection resolved • AWDM/1884/22 EA objection resolved <p>Details of these applications can be found here: https://www.gov.uk/government/publications/environment-agency-objections-to-planning-on-the-basis-of-flood-risk</p>
SO1-3	Renewable energy capacity installed by type (large)	Opportunities limited. Annual target not appropriate	<p>The Renewable Energy Planning Database tracks the progress of UK renewable energy projects over 150KW. There were two entries or updates for schemes in Worthing in 2022/2023.</p> <ul style="list-style-type: none"> • Dominion Way – solar photovoltaics with a capacity of 0.44 MWelec (planning permission granted July 2022) • Chartwell Road – solar panels with a capacity of 0.35 MWelec (planning permission granted September 2022) <p>https://www.gov.uk/government/publications/renewable-energy-planning-database-monthly-extract</p> <p>The Regional Renewable Statistics are updated annually (in arrears and only covering electricity generating technologies). https://www.gov.uk/government/statistics/regional-renewable-statistics These show that in Worthing at the end of 2022 there were: 1,367 photovoltaic installations (increase from 1,137 at end of 2021), 1 offshore wind installation (no change from 2021), and 1 sewage gas installation (no change from 2021).</p>

SO1-4	Percentage of new dwellings on previously developed land	Target of the total housing provision on PDL.	A total of 302 (gross) dwellings were completed over the monitoring period – of these, 166 (gross) dwellings were located on brownfield (PDL) sites.
SO1-5	Amount of employment floorspace on previously developed land	Total amount to be reported	This indicator uses a definition of ‘employment’ floorspace that includes: B1 – Office; Light Industrial and R+D; B2 – General Industry; B8 – Storage and Warehousing. During this period 100% 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	Initial work on developing a joint green infrastructure and nature positive strategy for Adur and Worthing is currently being undertaken. This will act as a framework for actions and more detailed plans across various council services, including the green infrastructure SPD. The council anticipates consultation on a draft document during the second quarter of 2024.

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 2022-2023 there was a total of 70m2 (gross) (0 m2 net) of town centre use (retail, office and leisure) floorspace completed.
SO2-2	Tourism visitor numbers by staying trips and day visitors (Source WBC and TSE)	No net decrease	<p>The most recent data indicates, that in 2022 the overall number of trips had increased with a 43% increase in day trips and a 48% increase in overnight trips compared to figures in 2021. However, they are still not back up to the levels seen in pre-Covid 2019. There were 2,409,000 day trips in 2022, compared to 1,688,000 day trips in 2021, 1,314,000 in 2020 and 2,736,000 in 2019. In terms of overnight trips the figures were: 278,000 in 2022 with 188,000 in 2021, 112,000 in 2020 and 313,000 in 2019.</p> <p>In terms of the value of trips to the local economy there has been 37% increase in the value of day trips from 2021 to 2022 however, this still represents a -9% on the pre-pandemic levels of 2019. Over the same periods the value of overnight trips had increased by 80% on the previous year and a 1% increase on pre pandemic 2019 levels.</p>
SO2-3	Number of major sites / AOCs being developed	Delivery outcome to be reported	Areas of Change are identified sites that will provide the greatest opportunity to deliver the mix of identified uses needed for the Borough. Section 5 sets out an update of progress made on all Areas of Change and provides an indication as to whether the sites that are not yet developed and what sites have now been allocated in the recently adopted Local Plan.
SO2-4	Number of smaller Masterplan projects being implemented by topic area.	Delivery outcome to be reported	<p>Town Centre Public Realm Improvements –</p> <ul style="list-style-type: none"> • Portland Road – this pedestrianisation scheme which included the instalment of free ultrafast public WiFi, better lighting, comfortable seating areas, cycle racks and landscape planting, which were designed to encourage more people to visit and shop in the area has been completed. • Montague Place – public consultation has been held to seek views on the best designs for the area. <p>Seafront Shelter Developments – Following the delays stemming from the previous year, the Two</p>

			<p>Faced Twins continued to occupy the shelter, making use of the unit as a gallery space for their artwork through to the end of March 2023 when it would be reviewed.</p> <p>Similarly the West Buildings Gallery, which was first installed in July 2020 in order to activate the shelter whilst the redevelopment progress was stalled, continued to host exhibitions managed by the team at Colonnade House. These are to continue to be booked in until further notice.</p> <p>The former toll kiosk remained let to 'Son of a Peach' fruit smoothie concession. Marketing of the kiosk was undertaken in winter to appoint a new operator in time for Summer '23, from which 'Magnificent Pies', a local pie maker, was awarded the tenancy.</p> <ul style="list-style-type: none"> <p>Seasonal Concessions – In summer 22, we continued to allocate concessions in clusters of up to three pitches at locations along the seafront to ensure a spread of vendors and activities. Although we had a good level of applications and take up of licences, traders reported that the season was very poor particularly in terms of footfall to the seafront. This was put down to a combination of people getting back to their usual routine after the COVID lockdowns, and people being careful due to the cost of living crisis. In the summer months we had 24 licences in operation, and 9 licences through the winter season. However, the decrease in customers using the pop-up traders did mean that quite a few licence fees fell into arrears. Many concessions were not open regularly as they were trading elsewhere or had taken other employment to cover their own costs. A small number ended their agreements early (5) and two further were terminated by the Council for breach of licence conditions.</p> <p>Income from concessions in this financial year was all banked into Council's central budget, leaving limited opportunities for any needed improvements or developments. After issues in summer 21 with the use of generators, we had hoped to expand the minimal electricity hook-up points on the promenade using capital funding but were not able to progress this in 2022. Work continued to work up this project over winter 2022 though, with a view to getting everything ready to start works in 2023 or 2024, depending on funding.</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 374.6m2 gross (264.6m2 net) of completed (as opposed to permitted) 'employment' floorspace.</p> <p>(Note - For the purpose of this section the definition of employment includes the following uses: B1 – Office, Light Industrial and R+D / B2 – General Industry / B8- Storage and Warehousing).</p>
SO3-2	Employment land available by type	Total amount of land to be reported	<p>The employment land commitments consist of planning permissions not yet completed and sites identified in the Core Strategy. The approach taken is one where AOCs have been identified which are considered to be areas where there is the best opportunity to deliver the mix of development needed. During this AMR monitoring period a total 6742.8 m2 (gross) (6580.5m2 net) floorspace was identified as being available for employment use.</p>
SO3-3	Proportion of people being unemployed (Source: Nomis)	No increase	<p>During July 2022 – June 2023 there were 2,100 (model based) unemployed people in Worthing representing 4.1% (3.6% 2021/22) of the economically active population. This is higher than the regional rate (3.4%) and the national rate of 3.8%. (Numbers and % are for those aged 16 and over. % is a proportion of economically active).</p> <p>The Council also produce more detailed local information - Local Insight profile for Worthing Borough area the latest version June 2023 can be found on the Councils website here:</p> <p>https://www.adur-worthing.gov.uk/about-the-councils/facts-and-figures/our-communities/</p>

SO3-4	Percentage change in total number of VAT registered businesses in the area	To increase (Source: UK Business Counts, Nomis)	The latest figures produced by ONS for 2023 indicates there were 3,905 enterprises in Worthing (3,945 in 2022) VAT and/or PAYE based enterprises in Worthing.
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. The Council produce more detailed local information - Local Insight profile for Worthing Borough area the latest version June 2023 can be found on the Councils website here: https://www.adur-worthing.gov.uk/about-the-councils/facts-and-figures/our-communities/
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 rising to 520 in 2021 and down to 470 in 2022. Death rates were 410 in 2016 and 470 in 2017, 405 in 2018 and for 2019 it was 470 and in 2020 it was 445 and 420 in 2021 rising to 480 in 2022. In terms of survival of newly born enterprises the figure for Worthing was 87.6% between 2017-2018 (survival after one year) and 85.9% between 2018 and 2019 (i.e. 425 of the 495 businesses started in 2018 had survived after one year).For those 475 births in 2019 some 415 survived after one year so 87.4%. The figure for 2020 indicates that 95.7 % of business born in 2020 had survived after 1 year. The latest figures indicate that of the 520 businesses born in 2021 some 490 had survived after 1 year which represents 94.2%.
SO3-7	Total amount of employment floorspace on PDL	Total amount to be reported	100% of the completed 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 302(gross) and 269 (net) dwellings were completed over the monitoring period (see housing trajectory 1 and associated commentary in Appendix 1 for further information).
SO4-2	Affordable homes delivered (WSCC and A&W monitoring)	Total number of gross housing completions	A total of 40 (net) affordable housing units were completed during this monitoring period.
SO4-3	Net additional gypsy and traveller pitches	Needs to be addressed within a sub-regional context. A joint strategy to be progressed by 'Coastal West Sussex'.	A Gypsies and Travellers Accommodation Needs Assessment (GTAA) was commissioned by Adur, Worthing, Arun and Chichester Councils. It was published in October 2018. The GTAA takes account of the new definition of Gypsies and Travellers in assessing the need for new pitches. The study did not identify any need in Worthing.
SO4-4	Estimated dwelling losses	Delivery outcome to be reported	Through the redevelopment of sites (predominantly new residential) or intensification of sites a total of 33 dwellings have been lost during this monitoring period.
SO4-5	Percentage of homes built by type and size		Data compiled by WSCC indicates that: of 302 Gross completions 48% (144) were 1 bed units, 37% (111) were 2 bed units, 11% (33) were 3 bed units and 4% (14) were 4 bed units. Of the 302 gross completions 69% (208) were flats and 31 % (94) were houses.
SO4-6	Amount of New Home Bonus achieved	Level of funding to be reported.	The New Homes Bonus, established in 2011, aims to ensure that the economic benefits of housing growth are returned to the Councils and communities where that growth takes place. For every new home built and occupied, the respective Council will receive six years of grant from the Government. In Worthing, the New Homes Bonus has been used to help fund a range of planning projects and initiatives. The total Year 12 payment received for 2022/23 was £88,522 (as reported on the DCLG website).
SO4-7	Density of development	To deliver a minimum of 30 dwellings / ha	3.5.4% of all completions (gross) were built at densities of 0-30dph, with an average density of 23.4dph. 3.6% of all completions (gross) were built at densities of 30–50 dph, with an average density of 39.3 dph. 60.6% of all completions (gross) were built at densities of 50 dph plus, with average density of 99.8dph.

			<p>Gross dwelling completions by site density:</p> <ul style="list-style-type: none"> • Sites of up to 9 units = 56 units averaging 47.5dph, however, 60.7% of these size sites were built at densities of 50dph plus. • Sites of 10+ units = 246 units averaging 44.3 dph. • All sites = 302 units averaging 44.9 dph.
SO4-8	Percentage of new dwellings on previously developed land	To maximise the delivery of housing on PDL.	Records for gross dwelling completions indicate that out of a total of 302 (gross) dwellings delivered some 166 (gross) dwellings (55%) 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 5 new entries during this monitoring period for Worthing all of which were eligible for Part 1 of the register.</p> <p><i>There were 3 applications granted self-build relief from CIL which were approved between 1st April 2022 and 31st March 2023:</i></p> <p><i>AWDM/1404/19 - 156 Montague Street</i> <i>AWDM/0925/22 - 7 Greenland Road</i> <i>AWDM/0976/22 - Land Between 66 And 68, Ladydell Road</i></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	Data and information about our communities can be found on the Councils website ; https://www.adur-worthing.gov.uk/about-the-councils/facts-and-figures/our-communities/

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 this monitoring period due to a lack of resources.
SO6-2	Number of listed buildings demolished	None	No statutory listed buildings have been demolished during the monitoring period.
SO6-3	Number of buildings on the English Heritage 'Heritage at Risk' Register	Ideally to reduce / minimise number of buildings at risk	As at Dec 2023 there is 1 building in Worthing 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. Castle Goring - is also still on the register in the Worthing Borough, but is located in 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 adopted this year. Work was commissioned at the end of 2022 to review 2 existing Conservation Areas (Steyne Gardens and Goring Hall) and also consider the potential for a new Conservation Area (Marine Gardens and Environs). Following the review, public consultation was carried out in October 2023 on proposed boundary amendments to Steyne Gardens, an up-to-date Character Appraisal for Goring Hall and the creation of a new conservation area at Marine Gardens.
SO6-5	Amount of new cultural facilities delivered and / or enhanced	Outcome to be reported	None reported in this monitoring period.

S07 – 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 and is currently being revised alongside a new Detailed Assessment. Completion of this assessment is anticipated in February 2024. The 2023 Adur & Worthing Air Quality Annual Status Report summarises the situation for 2022 –</p> <p>https://www.adur-worthing.gov.uk/environmental-health/pollution/air-quality-and-pollution/what-is-air-pollution/</p> <p>Monitoring during 2022 showed an increase in annual means for NO₂ in and around the AQMA. The continuous monitoring site recorded a small drop to 25.4µg/m³ with the hourly mean objective of 200µg/m³ not exceeded at any time. Monitoring adjacent to Grove Lodge Cottages again exceeded the annual mean objective of 40µg/m³ with a v.small increase. The measured annual mean for PM_{2.5} was 8.5µg/m³, similar to 2021 levels. The new target for PM_{2.5} is 10µg/m³ to be achieved by 2040.</p>
S07-2	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 (section relating A24 Findon Valley to Findon Village) began in August 2022 and was completed in February 2023.</p> <p>WSCC are currently working towards achieving level 1 capability status with Active Travel England (ATE) having been assessed as level 0 last year. WSCC have agreed an action plan with ATE. WSCC are hopeful that when ATE reassesses local authorities, the county will achieve level 1 and be invited to bid for future rounds of the Active Travel Fund capital monies.</p> <p>Outside of the monitoring period, WSCC consulted on their draft Active Travel Strategy and Local Cycling & Walking Infrastructure Plan which took place between September – November 2023. It is intended that these documents will be adopted in spring 2024.</p>
S07-3	Number of car club parking bays and electric car	Annual increase	<p>There were no new car club parking bays installed during the monitoring period. There were no new public electric vehicle charging points installed in this monitoring period.</p> <p>Adur & Worthing Councils is working with West Sussex County Council and Connected Kerb on the</p>

	charging bays		<p>installation of charging points in a £1.8 million project. The cost is being met by funds from the Department for Transport and Connected Kerb, one of the UK's leading providers of electric vehicle charging equipment. The county-wide scheme has seen more than 170 charge points being installed in the county, with works on an additional 250 charge points in progress on residential streets and in car parks.</p> <p>In Worthing the proposed locations are Crescent Road (Amelia House), St Botolph's Road (Aspen Court), Brighton Road, Downview Road, Elm Grove, Galsworthy Road, Grand Avenue, Wordsworth Road (Grasmere Court), Gratwicke Road, Ham Road, Lyndhurst Road, Manor Court, Nelson Road, Park Road, Queen Street, Richmond Road, Ripley Road, St George's Road, Sandwich Road, Tennyson Road (Sonnet Court), Stoke Abbott Road, West Parade and Westbrooke, as well as two locations in each of Bath Road, Lansdowne Road and Goring Road, which would also have three charge points at each potential site.</p> <p>Full details, including detailed plans showing the location of the proposed bays, can be viewed at https://www.connectedkerb.com/charge-your-car/community-pages/west-sussex-chargepoint-network-residents/</p>
SO7-4	Transport contributions – 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 this iteration of the AMR to measure Worthing's housing delivery against the 200 dpa target in the adopted Core Strategy.

However, of more relevance is the NPPF requirement that local planning authorities meet their full need for both market and affordable housing as far as is consistent with other policies in the Framework. Therefore, this AMR also 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 and as contained within the SDWLP when submitted to the Inspectorate for examination in June 2021). In addition, it also reports against the now adopted housing requirement figure set out in the Worthing Local Plan. The Regulation 19 SDWLP was consulted on in January 2021, followed by submission in June 2021. The Hearing Sessions of the Examination were held in November 2021 and the Inspector's findings set out in his report of October 2022 and the Plan was adopted on 28 March 2023. As explained elsewhere for consistency this AMR reports against the CS (with updates and references to the new local plan). The next iteration of the AMR will provide the mechanism through which the effectiveness of the recently adopted Worthing Local Plan will be monitored.

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

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

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

Housing Completions

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

Table 2 - Historic Housing Delivery

Year	Net Additional Dwellings
2006 – 2007	266
2007 – 2008	260
2008 – 2009	380

2009 – 2010	252
2010 – 2011	241
2011 – 2012	143
2012 – 2013	172
2013 – 2014	245
2014 – 2015	351
2015 – 2016	484
2016 – 2017	347
2017 – 2018	482
2018 – 2019	293
2019 - 2020	396
2020 - 2021	107
2021 - 2022	247
2022 - 2023	269
Total 2006 – 2023	4935

A total of **269** (net) new dwellings were completed in Worthing in the monitoring period 2022/2023. This represents a surplus of **69** against the annualised housing requirement (Core Strategy) of 200 dwellings per annum and a slight increase on the previous year's figure. It should be noted that the new adopted Worthing Local Plan has now been adopted (28 March 2023) and the new target is 230 dpa .

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) when measured against the target set in the Core Strategy. In fact, the level of housing completions since 2006 is **4,935** dwellings which against the Core Strategy target, provides a 'surplus' of 1,535 over the last 17 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 in the introduction and in more detail in the Housing Trajectory section below, changes to the planning system meant that the Council has had to reconsider this existing target in light of more recent evidence and the recently adopted Worthing Local Plan sets a target of 230 dwellings per annum.

Deliverable Housing Land

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

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

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

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it

should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

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

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

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

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

The following sources of housing supply have been assessed against the above criteria and only those sites considered deliverable are included in the projected housing supply for the period 1st April 2023 -31st March 2028:

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 2023, 4,935 net dwellings have been completed.</p> <p>The Adopted Worthing Local Plan (WLP adopted 28 ,March 2023)) and SM (OAN) Since 1 April 2020 of the WLP and 31st March 2023 a total 623 (net) dwellings have been completed.</p>
Commitments (Excluding Strategic Allocation at West Durrington) – Sites that currently have planning permission	<p>The sites identified as commitments at 1st April 2023 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 782(net) (803 gross) new dwellings between the monitoring periods 2023/24 to 2025/26 which is the end of the Core Strategy plan period (2026).</p> <p>For the WLP the timeline covers 2020 to 2036. Over that period from 2023 to the end of these large sites are expected to deliver 1089 (net) (1110(gross)).</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 2023-2028. This is</p>

	based on past evidence of completion rates and provides an additional 117 dwellings (110 over remaining Core Strategy Plan period) .
Strategic Housing Land Availability Assessment sites (excluding Allocations in newly adopted WLP SHLAA Potential sites)	A Strategic Housing Land Availability Assessment identifies a number of sites on previously developed land that are expected to deliver 304 (net) dwellings within the first 5 years between monitoring years 2023/24 to 2027/28 (and 193 net dwellings by the end of Core Strategy Plan Period).
Adopted WLP Allocations	<p>The newly adopted WLP Local Plan expected a total of 1753 new dwellings through site allocations by 2036 (end date of WLP).</p> <p>Three of these sites HMRC Site A8, Fulbeck Site A6 and Lyndhurst A9 now have planning permission (and A6 and A9 have commenced) and are included under commitments.</p> <p>The remaining allocations based on an updated review are expected to deliver some 50 dwellings by the end date of the Core Strategy (2026) and 450 delivered in the next five years.</p>
Strategic Allocation at West Durrington	This is the only Strategic Allocation within the Core Strategy. Planning Permission has been granted and works have commenced. The site will deliver the last dwelling (site total was 700) in 2023/24.
Windfall Allowance	A windfall allowance takes account of housing development on sites which it is not possible to identify in advance (e.g. conversions, changes of use etc.). Historic small sites housing delivery data since the base date of the Core Strategy has been used to calculate a windfall allowance of 62 dwellings per year. So a total of 0 new dwellings are expected to be delivered by the end of the Core Strategy plan period (620 by 2036 proposed end date of Adopted WLP). An allowance of 124 dwellings has been made for the last two years of the five year supply.

Table 4 - Sites with Extant Planning Permission (5+ units) considered deliverable as at 1 April 2023(including updates to December 2023)

Planning Ref*	SHLAA Ref	Address	Site Total (Gross) Remaining To be delivered	Time Frame (Years)			Losses	Site Total (net) (remaining to be delivered)	Achievability at 1 April 2023 (including updates to December 2023)
				0-5*	6-10*	11-15*			
		<u>Selden Ward</u>							
AWDM/0876/20		Land West Of 5 Ham Way	6	6	0	0	0	6	Planning permission granted 17/08/2020. WSCC site visit indicates site - Under Construction.
AWDM/0130/21		22 Lyndhurst Road	30	30	0	0	7	23	Planning permission granted 30/7/2021.WSCC site visit indicates site 'Commenced'. Delivery timescales agreed with developer.
		<u>Marine Ward</u>							
AWDM/1713/16		Land South Of 6 Grand Avenue	29	29	0	0	5	24	Planning permission granted. WSCC site visit indicates site 'Under Construction' and very close to completion.
		<u>Central Ward</u>							
AWDM/1018/20		Development Site At 31 To 35 (Above H&M) Montague Street	14	14	0	0	0	14	Planning permission granted 16/09/2021. WSCC site visit indicate site has commenced – well underway. Since then a further application AWDM/0856/23 has been approved after the monitoring period (24/11/23) that allows for two additional floors to provide 5 additional residential dwellings. So the site will deliver a total of 19 units.

AWDM/0297/20 (Supersedes AWDM/0941/16)		40 - 42 South Street	9	9	0	0	0	9	Planning permission granted. Information from West Sussex County Council (WSSCC) data services indicated that the site had commenced in 2022. It is noted that demolition of rear buildings have been undertaken. Since monitoring period not much progress but new application submitted and withdrawn AWDM/0469/22. Site is suitable and achievable.
(AWDM/0156/21- NOTICE/0001/20 - AWDM/0901/20 - AWDM/0905/20 - AWDM/1529/18 - AWDM/0906/20 (13 built under this app) total to build 54 so minus 13 =41		Former Beales Site	54(41)	41	0	0	0	41	There are a number of approved applications on this complex site but in total those units that are to be completed total 54 with 13 complete and the relevant permissions have been implemented.
AWDM/0427/20		The Wheatsheaf 24 Richmond Road	8	8	0	0	0	8	Planning permission granted. WSSCC site visit indicated underway. Since then the site is near completion.
AWDM/1502/20		Heslington House 56 Richmond Road	8	8	0	0	0	8	Planning permission granted. WSSCC site visit indicate works started on site.
NOTICE/0013/20 and NOTICE/0015/21		Dev Site At 2 To 2C Ann Street And 7 Warwick Street	9	9	0	0	0	9	Planning permission granted. WSSCC site visit indicates works started on site.
AWDM/0550/21		Garage Site South Of Heene C Of E Primary School Norfolk Street	6	6	0	0	0	6	Planning permission granted.
AWDM/1752/20		100 - 108 Montague Street	8	8	0	0	0	8	Planning permission granted. WSSCC site indicates site has

									commenced. Since then a new application AWDM/0732/23 has been approved after the monitoring period (28/09/23) for an additional dwelling which would bring the site total to 9.
AWDM/1500/22		21 - 23 Montague Street	9	9	0	0	0	9	Planning permission granted and WSCC site visit indicate site is well underway.
AWDM/0282/22		Avila House 60 Gratwicke Road	20	20	0	0	6	14	Planning permission granted WSCC site visit indicates the site is underway.
AWDM/1169/22		34 - 36 Montague Street	9	9	0	0	0	9	Planning permission granted.
AWDM/1459/21		Lyndhurst Road –Gas holder (A9 –WLP)	209	209	0	0	0	209	Existing CS AOC (See Section 5 AOC 7) and an allocation in WLP. Planning Application AWDM/1459/21 approved 4/10/22 for 209 dwellings. Pre-application discussions and new application for 19 additional flats to be submitted Jan 2024. Discussions with developer indicate work to start on site later this year.
		<u>Gaisford Ward</u>							
AWDM/1950/19		Southdown Inn 38 Northcourt Road	7	7	0	0	1	6	Planning permission granted. A revised application AWDM/1073/23 has been permitted outside of the monitoring period which is for the same number of units. And since then works have commenced.
		<u>Castle Ward</u>							
NOTICE/0007/20		NHS West Sussex The Causeway	48	48	0	0	0	48	Prior Notification Approved. WSCC site visit in 2022 indicated that the site has commenced and still underway on more recent site

									visit.
		<u>Durrington Ward</u>							
AWDM/1480/18		Columbia House Columbia Drive	10	10	0	0	0	10	Planning permission granted for 56 units, 10 via upward extension to existing converted office block and 46 as part of a new block. Start on upward extensions the 10 units are near completion. The 46 units are not likely to be delivered as new application for 78 units in a new block has been submitted and approved subject to S106 after the monitoring period see SHLAA site WB23001.
AWDM/1882/16		Land South And East And West Of The Coach And Horses Arundel Road	240(143)	143	0	0	0	143	Planning permission granted (Main application AWDM/1882/16). Under Construction.
WB/0275/11	WB08037	West Durrington Strategic (CS1)	700 (1)	1	0	0	0	1	Under Construction. Last unit to be completed.
AWDM/0166/20		Land Site West Of Fulbeck Avenue (WLP Site A6)	152 (120)	120	0	0	0	120	Planning permission granted. Under Construction. Allocation in recently adopted Local Plan.
		<u>Goring Ward</u>							
AWDM/1979/19		HMRC – Barrington Road (WLP Site A8)	287	260	27	0	0	287	Outline Planning Permission and Reserved Matters submitted and approved. Allocation in WLP. Commenced.
AWDM/0833/21		Horton Buildings Goring Street	35	35	0	0	0	35	Planning permission granted WSCC site visit indicate works commenced.
		<u>Heene Ward</u>							
AWDM/0601/21		Kingswood Home 140 Heene Road	8	8	0	0	0	8	Planning permission granted. WSCC site visit indicate site commenced. Since then

									information indicates that a number of dwellings are complete.
AWDM/0762/19		19 Manor Road Worthing	10	10	0	0	1	9	AWDM/0762/19 WSCC data indicates this permission has lapsed after the monitoring period (30/11/23). There had been a more recent application AWDM/1554/21 which sought to vary condition 1 of AWDM/0762/19. This was recommended for approval subject to a S106 but was withdrawn before committee decision made. The principle of residential development has been established. A further review will be undertaken in the next AMR.
AWDM/0480/20		Jupps Garage	5	5	0	0	0	5	Planning permission granted. WSCC site visit indicates site cleared.
		<u>Salvington Ward</u>							
AWDM/1566/13		The drive, Mill lane	4	4	0	0	1	3	Planning permission granted, Under Construction.
NOTICE/0011/22		Carlton House Littlehampton Road	8	8	0	0	0	8	Planning permission granted.
		<u>Tarring Ward</u>							
NOTICE/0017/20		St Andrews Gardens, Church Road	9	9	0	0	0	9	Prior Notification Approved.
		Total	1110	1083 (1062 net)	27	0	21	1089	

Includes those Allocations in WLP where permission has now been granted.

*Years 0-5 = 1/4/23-31/03/2028, Years 6-10 = 1/4/2028-31/03/2033, Years 11-15 = 1/04/2033-31/03/2038

Table 5: Strategic Housing Land Availability Assessment Review (including WLP allocations) as at 01/04/23 including updates to December 2023

Ref	Site	Site Total (Gross)	0-5 yrs	6-10 yrs	11-15 yrs	Losses	Site Total (net)	Comments and updates as of December 2023
Proposed SDWLP Local Plan Allocations 2020 (excludes those with planning permission)								
WB08176	Beeches Avenue (A1)	90	40	50	0	0	90	Allocation in Worthing Local Plan (WLP). An Outline application (AWDM/0693/23) has been submitted outside of monitoring period and approved subject to a S106. As at 1/4/23 delivery was expected to be 40 dwellings in first 5 years and 50 6+ years. However, with planning permission now granted and further discussions with the developers and officers, it is expected this site will deliver all completions within 5 years.
WB08138	Caravan Club (A2)	100	25	75	0	0	100	Council owned site and an allocation in WLP. Council is actively marketing the entire site for development. Disposal expected in next couple of months. The wider site is expected to deliver a minimum of 100 units. More recent discussions with officers indicate that more completions are likely to come forward in the next 5 years.
WB16006	Centenary House (A3)	250	50	200	0	0	250	WSSC and Sussex Police owned site and an allocation in WLP. Proactive discussions ongoing and an application after base date seeks to enable the site to be split allowing the release of the WSSC land for residential purposes. Discussion with officers and site owners agree delivery timescales.
WB08180	Grafton Site (A7)	150	0	150	0	0	150	Council owned site, existing Area Of Change (AOC) in the Core Strategy (CS) (See Section 5 AOC 3) and an allocation (A7) in WLP. Proactive work underway to find developer. Discussions with officers agree delivery timescales.

	Martlets (A10)	28	0	28	0	0	28	Existing CS AOC and an allocation WLP which includes 28 residential units. Ongoing discussions with developer. Planning application submitted for 28 dwellings and 6,500 sqm E(g)(iii) B19c) and B8 (AWDM/0131/23).
WB08046	Stagecoach Site (A11)	60	0	60	0	0	60	Existing CS AOC (See Section 5 AOC 2) and an allocation in the WLP.
WB08039	Teville Gate (A12)	250	60	190	0	0	250	Existing CS AOC (See Section 5 AOC 5) and an allocation in the WLP. Planning Application (AWDM/0325/19) submitted. In view of the years of market failure the Council purchased the site and has been actively discussing a disposal to Homes England to bring forward a more realistic development scheme. Given that the site is now cleared of all buildings and is in a highly sustainable location a limited level of development towards the end of the 5 year monitoring period is reasonable.
WB08042	Union Place (A14)	200	200	0	0	0	200	Existing CS AOC (See Section 5 AOC 4) and an allocation in the WLP for a minimum of 150 units. Council acquired the site and entered into a land-pool agreement with government owned regeneration specialist LCR. Significant public consultation undertaken for a development with at least 200 dwellings therefore it is considered appropriate to reflect this uplift. Since the base date an application (AWDM/1618/23) including 216 residential units has been submitted outside of this monitoring period. Discussions with officers indicate confidence in delivering the site within proposed timescales.
WB08163	Upper Brighton Road (A14)	123	75	48	0	0	123	Allocation for WLP. Discussions with land owners and officers indicates that this site is deliverable within proposed timelines.
Total		1251	450	801	0	0	1251	

SHLAA Sites Excluding Proposed Local Plan Allocations

Ref	Site	Site Total (Gross)	0-5 yrs	6-10 yrs	11-15 yrs	Losses	Site Total (net)	Comments
WB18008	Jubilee Hall & 10 Greenland Road	14	14	0	0	1	13	Assessed as deliverable at 1/4/23. Planning permission approved but legal agreement pending. Active discussions with the land owner indicate clear intention to develop the site. Discussion with officers indicate confidence in delivering this site within 5 years.
WB20009	Former Canteen, Northbrook College	20	20	0	0	0	20	Assessed as deliverable at 1/4/23. Planning application (AWDM/0632/20) refused outside monitoring period but the site is considered suitable for residential use. Positive discussions with officers, land owners and agents indicate that this site is deliverable.
WB21002	22 Clifton Road	13	13	0	0	1	12	Assessed as deliverable at 1/4/23. Planning Application (AWDM/0072/21) approved subject to S106. The S106 has been signed outside the monitoring period. This is a social housing site and work has commenced. Discussion with officers and developers to agree delivery timescales.
WB17014	Skywaves	21	21	0	0	0	21	Assessed as deliverable at 1/4/23. Planning application approved (AWDM/0207/22) subject to 106 and signed outside of monitoring period. Discussions with developers agree delivery timelines. This is a social housing site and work has commenced.
WB17010	ATC Headquarters, Victoria Road	11	11	0	0	0	11	Assessed as deliverable at 1/4/23. Planning permission AWDM/0119/23 granted 21/04/23 (outside of monitoring period) for 11 residential units. Social Housing site. Officers agree delivery timeline and site is now cleared.

WB23007	148 - 152 Montague St	9	9	0	0	0	9	Assessed as deliverable at 1/4/23. NOTICE/0011/23 Change of use -Prior Approval Required and Granted outside of monitoring period. Social housing – Councils Opening Doors scheme. Officers agree delivery timescales. There is likely to be a new application which will increase the site total to 12 units.
WB23003	The Montague Centre Liverpool Road	42	42	0	0	0	42	Assessed as deliverable at 1/4/23. The site now has Planning permission AWDM/1624/22 approved after monitoring period. Developers have confirmed delivery timescales.
WB23004	Development Site At 2 To 14 Goring Road	9	9	0	0	0	9	Assessed as deliverable at 1/4/23. The site now has Planning permission AWDM/1721/22 approved outside of monitoring period.
WB23005	10 - 20 Marine Place	9	9	0	0	0	9	Assessed as deliverable at 1/4/23.This site has Planning permission AWDM/1884/22 approved outside the monitoring period.
WB23006	Former Debenhams	80	80	0	0	0	80	Assessed as deliverable at 1/4/23.The site now has Planning permission AWDM/1906/22 approved outside of the monitoring period. Developers indicate delivery within 5 years. Preparatory works are underway.
WB23001	Columbia House, Romany Road	78	78	0	0	0	78	Assessed as deliverable at 1/4/23. The site has an agreement to grant planning permission AWDM/0711/22 subject to completion of s106 (12/07/2023) outside the monitoring period.
Totals for SHLAA Sites (Excluding Proposed Local Plan Allocations)		306	306	0	0	2	304	
Total for Allocations and SHLAA sites		1,557	756 (754 net)	801	0	2	1,555	

***Years 0-5 = 1/4/23-31/03/2028, Years 6-10 = 1/4/2028-31/03/2033, Years 11-15 = 1/04/2033-31/03/2038**

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 (which reflects the CS) 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 62 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 (now superseded by the adoption of the WLP in March 2023). The orange 'manage' line then shows the annual number of completions needed to meet this 200 dw.pa total over the plan period (Core Strategy), 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.

As explained previously, this AMR also reports against the target (average annual housing requirement figure) in the now adopted Worthing Local Plan 230 dw pa –Table 9) (adopted 28 March 2023) and against the most recent objectively assessed housing need (Table 10) (based on the standard method as set out in national planning guidance and the 2014 household projections, published 2016). The figure used is the 'Capped' figure (40%) Standard Methodology – minimum annual housing need figure, which for Worthing was 885 which was the figure at the time the new local plan was submitted to the Planning Inspectorate for examination (formally submitted 11 June 2021) and which can be relied upon for a period of two years from that date. (Trajectories for both can be found below).

Figure 1 - Housing trajectory Chart 1 (6a) (200dwp)

Table 6 A – Core Strategy 200dw pa

Housing Trajectory for Worthing Borough Council 2022-2023

	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	503	359	491	301	408	121	266	302	0	0	0	5401
West Durrington																		1	0	0	1
Commitments (large and small sites)																		534	179	200	913
SHLAA Sites (All SHLAA sites)																		0	73	171	244
Windfall Allowance																		0	0	0	0
Total Projected Completions																		535	252	371	1158
Estimated losses*	43	62	66	26	30	9	13	14	77	19	12	9	8	12	14	19	33	20	1	1	488
Total Past net completions	266	260	380	252	241	143	172	245	351	484	347	482	293	396	107	247	269				4935
Projected net completions																		515	251	370	1136
Cumulative net completions	266	526	906	1158	1399	1542	1714	1959	2310	2794	3141	3623	3916	4312	4419	4666	4935	5450	5701	6071	
Plan. Annualised net strategic allocation	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	4000
Monitor. Position above/below zero indicates how many dwellings above or below the cumulative allocation at any point in time	66	126	306	358	399	342	314	359	510	794	941	1223	1316	1512	1419	1466	1535	1850	1901	2071	
Manage. Annual requirement taking into account past/projected completions	200	197	193	182	178	173	176	176	170	154	121	95	47	12	-52	-84	-167	-312	-725	-851	

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

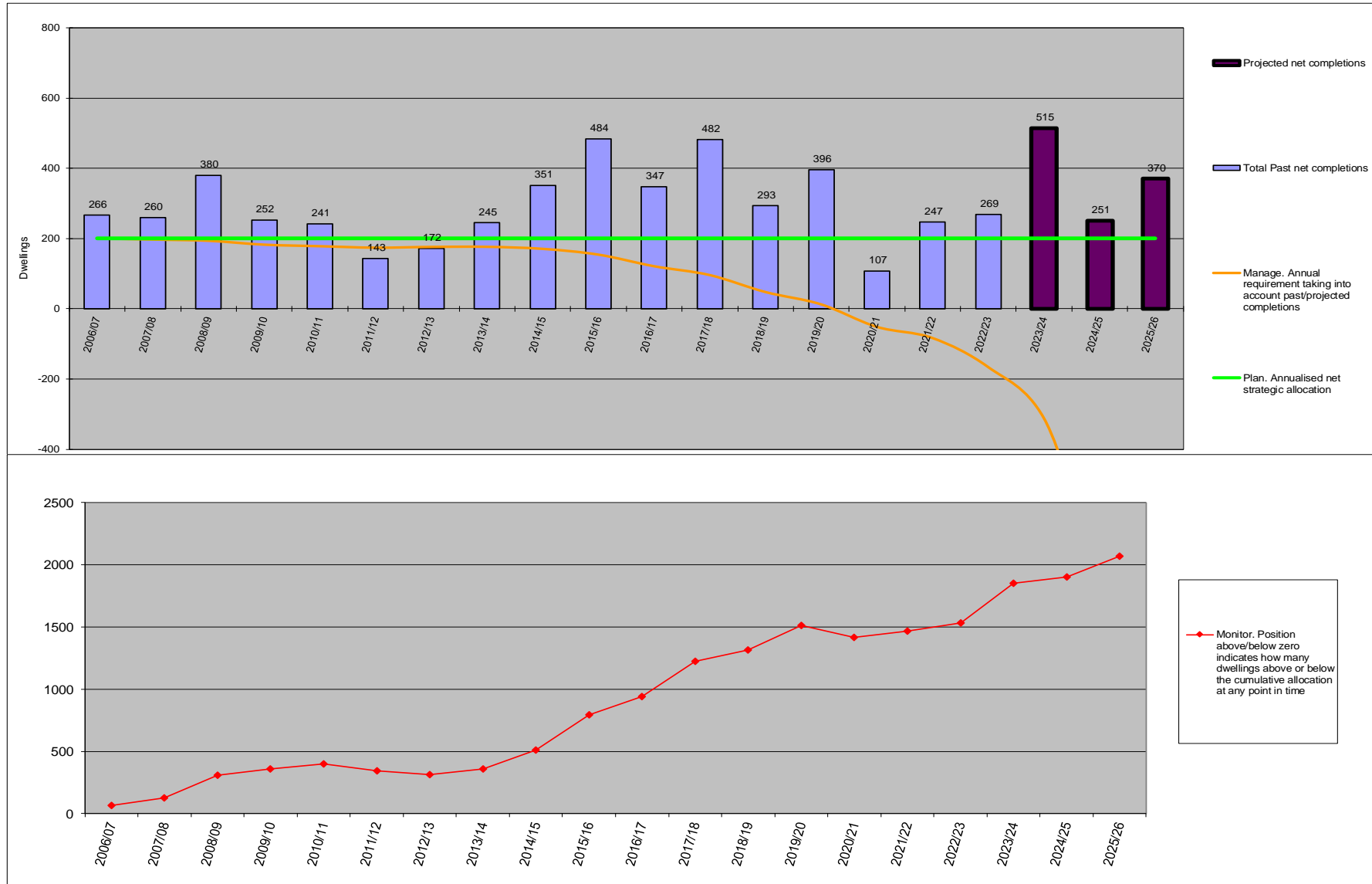


Figure 2 - Housing trajectory Chart 2 (6b) (230dwp)

Table 6 B – WLP 230dw pa

Worthing Trajectory Draft Worthing Local Plan Target 230 dw pa 2020 - 2036 as at 1/04/2023

	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 2023(large and small sites)	122	266	302	0	0	0	0	0	0	0	0	0	0	0	0	0	690
Commitments at 1 April 2023 (large and small sites with planning permission)(Excl allocations with permission)	0	0	0	415	99	90	7	0	0	0	0	0	0	0	0	0	611
Allowance for small windfall sites	0	0	0	0	0	0	62	62	62	62	62	62	62	62	62	62	620
A1 - Beeches Avenue	0	0	0	0	0	0	0	40	50	0	0	0	0	0	0	0	90
A2 - Caravan Club	0	0	0	0	0	0	0	25	35	40	0	0	0	0	0	0	100
A3 - Centenary House	0	0	0	0	0	0	0	50	50	75	75	0	0	0	0	0	250
A6 - Fulbeck Avenue (PP granted and UC)	0	0	0	120	0	0	0	0	0	0	0	0	0	0	0	0	120
A7 - Grafton Site	0	0	0	0	0	0	0	0	75	75	0	0	0	0	0	0	150
A8 - HMRC (PP granted for 287 units and UC)	0	0	0	0	80	60	60	60	27	0	0	0	0	0	0	0	287
A9 - Lyndhurst Road (PP granted)	0	0	0	0	0	50	80	79	0	0	0	0	0	0	0	0	209
A10 - Martlets	0	0	0	0	0	0	0	0	28	0	0	0	0	0	0	0	28
A11 - Stagecoach Site	0	0	0	0	0	0	0	0	60	0	0	0	0	0	0	0	60
A12 - Teville Gate	0	0	0	0	0	0	0	60	90	100	0	0	0	0	0	0	250
A13 - Union Place	0	0	0	0	0	50	75	75	0	0	0	0	0	0	0	0	200
A14 - Upper Brighton Road	0	0	0	0	0	0	25	50	48	0	0	0	0	0	0	0	123
Other SHLAA sites(excludes proposed allocations) at 1st April 2023(net)	0	0	0	0	72	121	78	33	0	0	0	0	0	0	0	0	304
Total Local Plan Allocations)incl those with PP)	0	0	0	120	80	160	240	439	463	290	75	0	0	0	0	0	1867
Total Projected Completions/Commitments	0	0	0	535	251	371	387	534	525	352	137	62	62	62	62	62	3402
Projected Losses				20	0	1	0	0	0	0	0	0	0	0	0	0	21
Past net completions	107	247	269	0	0	0	0	0	0	0	0	0	0	0	0	0	623
Total Projected net completions				515	251	370	387	534	525	352	137	62	62	62	62	62	3381
Cumulative net completions	107	354	623	1138	1389	1759	2146	2680	3205	3557	3694	3756	3818	3880	3942	4004	
Annualised housing target	230	230	230	230	230	230	230	230	230	230	230	230	230	230	230	230	3680
Monitor. Position above/below zero indicates how many dwellings above or below the cumulative allocation at any point in time	-123	-106	-67	218	239	379	536	840	1135	1257	1164	996	828	660	492	324	
Manage. Annual requirement taking into account past/projected completions	#REF!	223	222	218	196	191	175	153	111	59	18	-2	-15	-35	-67	-131	

Notes

Source: Residential Land Availability Survey, WSCC. To view source date 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

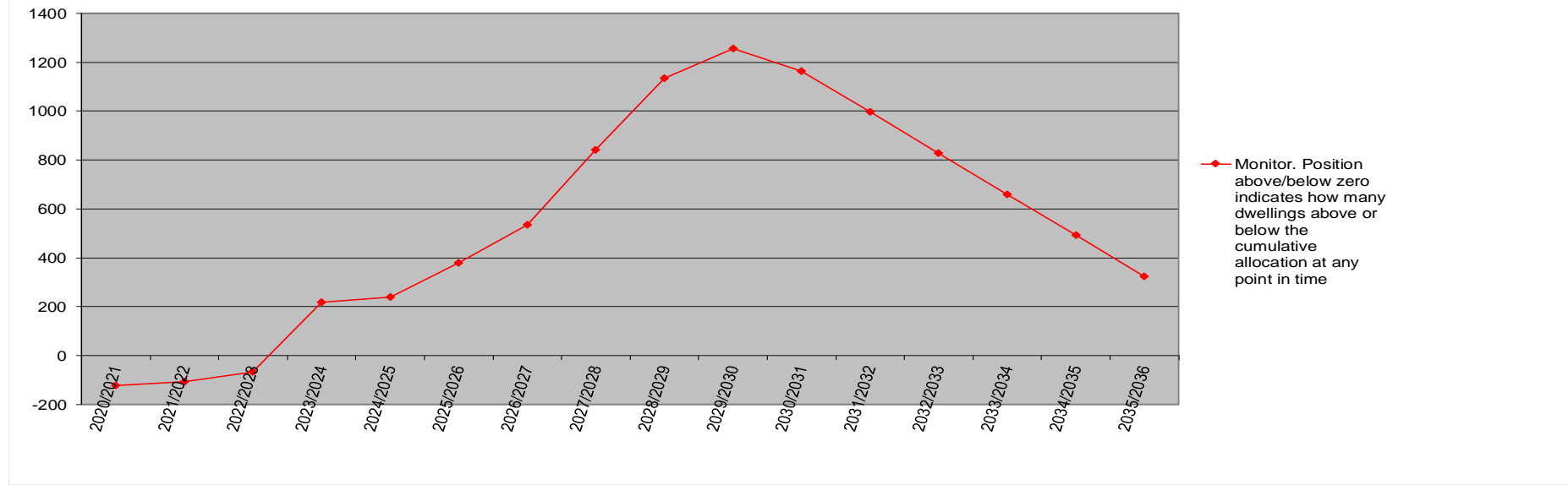
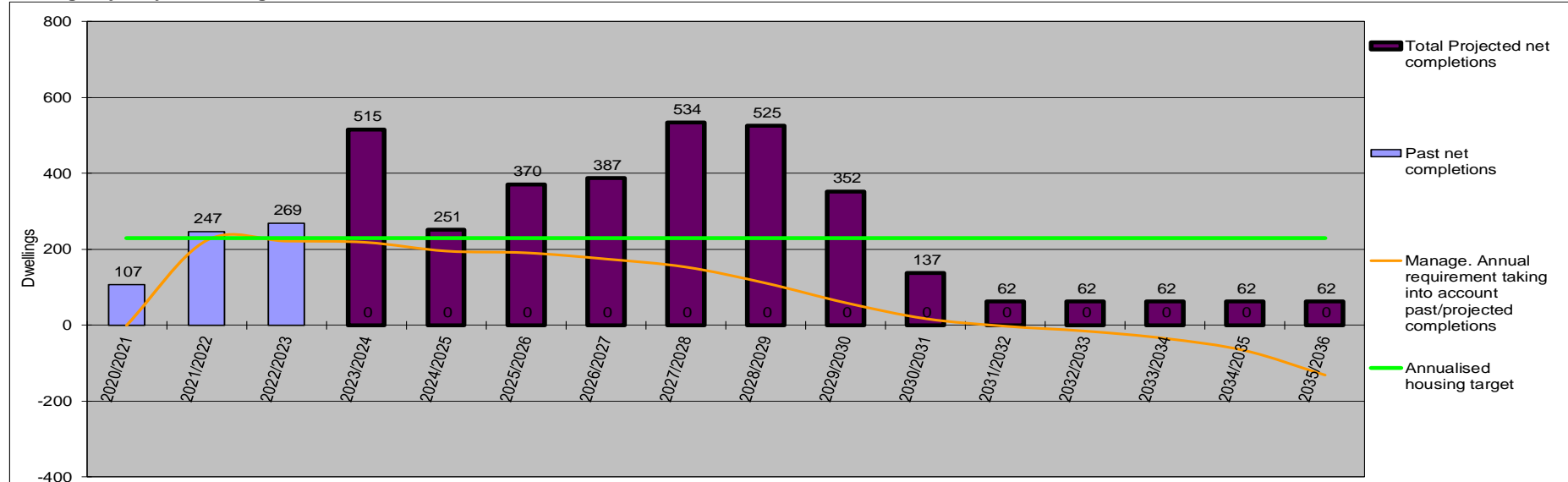


Figure 3 - Housing trajectory Chart 3 (6c) (885dwpa)

Table 6C – OAN 885 dw pa

Worthing Trajectory SM 885 dw pa 2020 - 2036 as at 01/04/2023

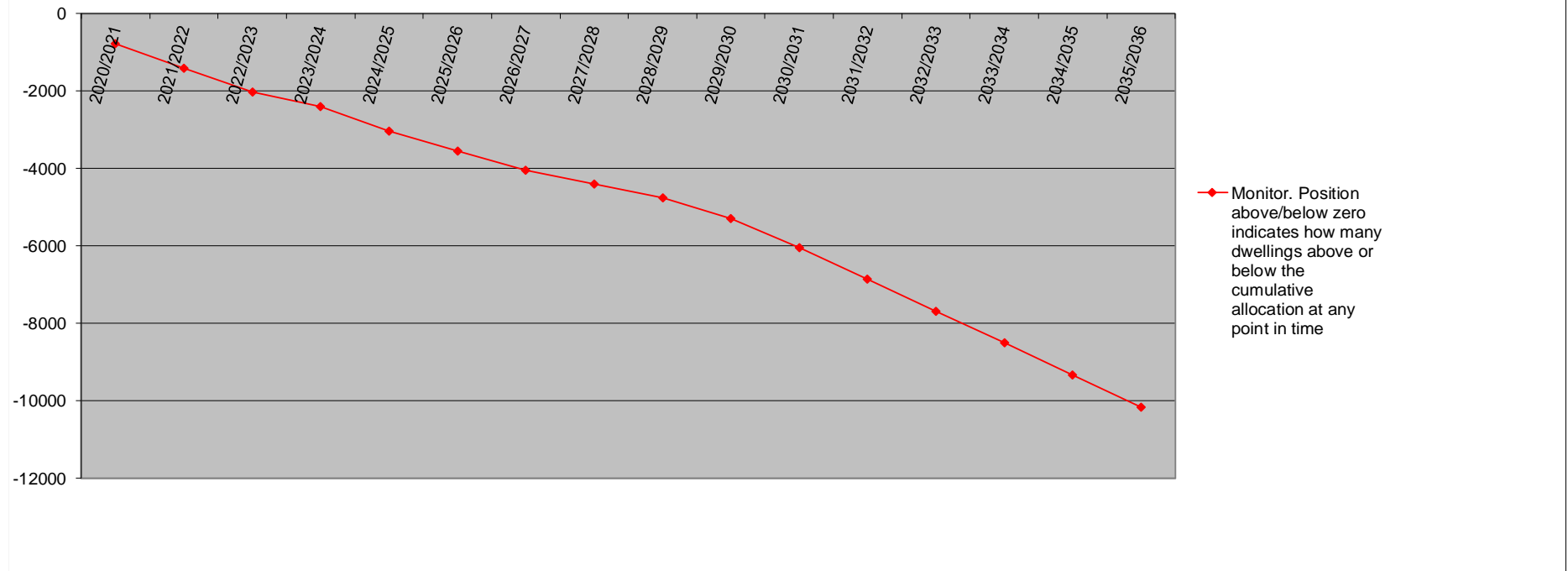
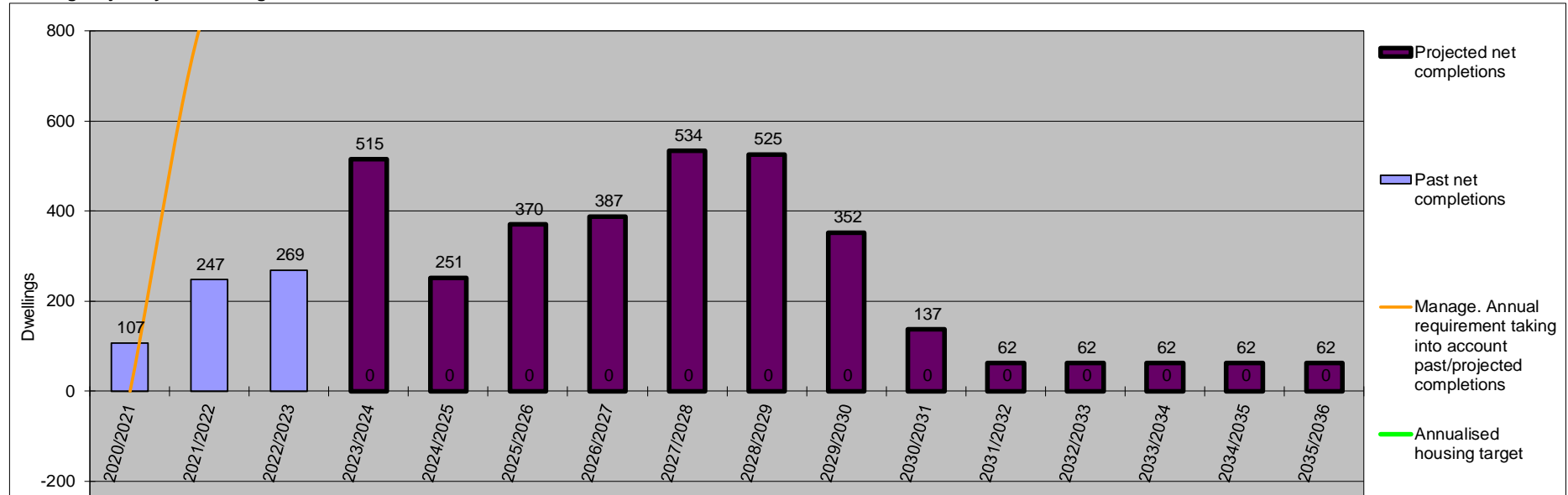
	Projected Completions																Totals
	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	2034/2035	2035/2036	
Gross Completions at 1 April 2023 (large and small sites)	122	266	302	0	0	0	0	0	0	0	0	0	0	0	0	0	690
Commitments at 1 April 2023 (large and small sites with planning permission)(Incl allocations with PP)	0	0	0	535	179	200	147	139	27	0	0	0	0	0	0	0	1227
Allowance for small windfall sites	0	0	0	0	0	0	62	62	62	62	62	62	62	62	62	62	620
Other SHLAA sites(excludes proposed allocations) at 1st April 2023 (net)	0	0	0	0	72	121	78	33	0	0	0	0	0	0	0	0	304
Proposed Local Plan Allocations (SHLAA)(Excl those with PP)	0	0	0	0	0	50	100	300	436	290	75	0	0	0	0	0	1251
Total Projected Completions/Commitments				535	251	371	387	534	525	352	137	62	62	62	62	62	3402
Losses				20	0	1	0	0	0	0	0	0	0	0	0	0	21
Past net completions	107	247	269	0	0	0	0	0	0	0	0	0	0	0	0	0	623
Projected net completions				515	251	370	387	534	525	352	137	62	62	62	62	62	3381
Cumulative net completions	107	354	623	1138	1389	1759	2146	2680	3205	3557	3694	3756	3818	3880	3942	4004	
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	-1416	-2032	-2402	-3036	-3551	-4049	-4400	-4760	-5293	-6041	-6864	-7687	-8510	-9333	-10156	
Manage. Annual requirement taking into account past/projected completions	#REF!	878	920	967	1002	1064	1127	1201	1276	1369	1515	1744	2081	2586	3427	5109	

Notes

Source: Residential Land Availability Survey, WSCC. To view source date 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 2028

Monitoring Period	Projected additional dwellings (Gross)	Projected additional dwellings (Net)
2023-2024	535	515
2024-2025	252	251
2025-2026	371	370
2026-2027	387	387
2027-2028	535	534
Total 2023-2028	2080	2057

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

Five Year Housing Land Supply

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

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

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

Housing Delivery Test

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

Worthing Housing Delivery Test results for the First HDT Test:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The fifth Housing Delivery Test published December 2023 covers the three monitoring periods 2019 – 2022. For test years 1 (2019/20) a figure of 805 is used - this is the annual requirement figure adjusted by the DLUHC to reflect circumstances resulting from the Covid-19 pandemic. For test year 2 (2020/2021) a figure of 589 has been used, again adjusted as a result of the pandemic. The final year, test year 3 (2020/2021), a figure of 853 has been used which is the Minimum Local Housing need figure.

Year	Delivery Figure (net)	Annual Housing Target
2019/2020	396	805
2020/2021	88*	589
2021/2022	249*	853
Total over 3 years	732	2,248

*There may be slight differences between the HDT delivery (net) figure when compared to the Historic Completions Table 3 this is due to the adjustments made for communal accommodation within that year in accordance with HDT Technical Note calculations.

A new Action Plan will now be prepared to respond to the latest HDT.

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.

Worthing Local Plan

The new Worthing Local Plan has recently been adopted (28 March 2023) and includes an annual housing target of 230 dpa. The SDWLP was submitted in June of this year for examination and the examination hearings were held in November. The Inspectors report found the Plan sound and the Plan is now adopted.

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

Standard Methodology

Standard Methodology (SM) calculation was used to calculate the OAHN at the submission stage of the Worthing Local Plan. The calculated figure was 885 dw pa (capped at 40%) (calculated using the 2014 ONS data set, published 2016). This figure was submitted at the Submission of Worthing Local Plan to the Planning Inspectorate in June 2021 for examination..

Table 10 shows the five year housing land supply position against the SM 885 dw pa.

Five Year Housing Land Supply Positions 2023-2028

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 new WLP target and the SM (capped standard methodology figure) 885 figure, which covers the period 1st April 2023 to 31st March 2028.

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 2006-2023 net	4,935	
c	Number of years left in plan period = 3		
d	Remaining requirement 2023-2026 (a (4000) minus b (4935))	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 2023-2028 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 2023-2028 adjusted with 5% buffer	0	0
	Supply:		
k	Commitments (large and small) at 1 April 2023 (net) (including West Durrington)	1179	
l	All SHLAA sites (includes WLP allocations without PP) (net figure)	756	
m	Windfall allowance (62x2 years)	124	
n	Total Commitments (k+l+m)	2059	
o	Surplus (n-j) (2059 - 0) = 2059 surplus	2059	

When assessed against the Core Strategy, with only 3 years of the plan remaining, there would be a 2059 dwelling surplus delivered in the last 3 years against the whole plan minimum requirement of 4000 dwellings.

As stated elsewhere the Local Plan has been reviewed was subject to examination and is now adopted (28 March 2023). The Core Strategy was the adopted plan during majority of this AMR's monitoring period which is between 1/04/22 to 31/03/23 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 the newly adopted WLP (28 March 2023) figure of 230 dwellings per annum (with 20% buffer)

	Worthing Local Plan	Dwellings (net)	Annual Average
a	Worthing Local Plan target 2020-2036	3672	230
b	Completed 2020 - 2023	623	
c	Number of years in plan period = 13		
d	Requirement 2023-2036 (a (3672) minus b (623))	3049	235
e	Five year target with no adjustment (230 x 5)	1150	
f	Shortfall of housing provision from 2020 (230 x 3 year = 690) minus completions (b)	67	
g	Five year target including shortfall (e +f)	1217	
h	20% Buffer (1217/100 x 20)	243	
i	Requirement for five years 2023 – 2028 with 20% buffer (g + h)	1460	292
	Supply:		
j	Commitments (large and small) at 1 April 2023 (net) (5 years)	1179	
k	All SHLAA sites (includes proposed allocations) (net figure)(5 years)	756	
l	Windfall allowance (62x2 years)	124	
m	Total Commitments (j+k+l) (1179+756+124)	2059	
n	Surplus (m-i) (2059-1460)	599	

This table demonstrates a 7 year supply of deliverable sites (2059 / 292).

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)

	Worthing Local Plan (885 at submission stage June 2021)	Dwellings (net)	Annual Average
a	Standard Methodology 2020-2036	14,160	885
b	Completed 2020 - 2023	623	
c	Number of years in plan period = 13 (2023-2036)		
d	Requirement 2023-2036 (a (14,160) minus b (623))	13,537	1041
e	Five year target with no adjustment (885 x 5)	4,425	
f	Shortfall of housing provision from 2020 (885 x 3 year = 2655) minus completions (b)	2032	
g	Five year target including shortfall (e +f)	6,457	
h	20% Buffer (6457/100 x 20)	1,291	
i	Requirement for five years 2023 – 2028 with 20% buffer (g + h)(5,203 +1,041)	7748	1550
	Supply:		
j	Commitments (large and small) at 1 April 2023 (net)	1179	
k	All SHLAA sites (includes proposed allocations) (net figure)	756	
l	Windfall allowance (62x2 years)	124	
m	Total Commitments (j+k+l) (1179+756+124)	2059	
n	Shortfall (m-i) (2059 - 7748)	-5689	

This table demonstrates a 1.3 year supply of deliverable sites (2059/1550)

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

Housing Summary

Monitor – The completion of 269 (net) dwellings for 22/23 is above the annualised (Core Strategy and recently adopted WLP 2020) housing requirement. The completions in the previous year (21/22) was 247(net) dwellings which was also above the annualised (Core Strategy) housing requirement of 200 dwellings a year and the now adopted WLP. However, 2020/21 saw a particularly low level of completions with only 107 (net) dwellings completed. However this needs to be viewed in the context of the 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 Standard Methodology 885 (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 recently adopted WLP sets a target that is 15% higher than the CS target. This was arrived at after a robust assessment of all potentially suitable sites across the borough and taking into account the constraints the borough faces. This target has been scrutinised by the Planning Inspector and the Plan has been found sound (14th October 2022) and adopted 28 March 2023.

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 resulted in a significant change to how local planning authorities had to consider their housing delivery requirements. This review resulted in the now adopted WLP and a new minimum annualised target of 230. As explained elsewhere in this report the Standard Method 885 dwellings per annum (capped) as referred to in the WLP and as submitted when the WLP was submitted for examination in June 2021 has also been used to assess 5YR HLS and trajectories for completeness.

Appendix 2—S106 Monitoring and CIL

Planning Obligations (s106)

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

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

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

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

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

Money Collected

The table below details the planning contributions paid to WBC between 01/04/22 and 31/03/23.

Table 11: Contributions received

Planning Application	Amount Received	Purpose
11/0275/OUT	£121,675.43	Open Space & Leisure
	£42,944.27	Open Space & Leisure
	£42,944.27	Open Space & Leisure
AWDM/1979/19	£92,650.82	Health
	£57,906.76	Open Space & Leisure
	£23,162.71	Transport & Travel
AWDM/0166/20	£3,852.20	Transport & Travel

Money Spent

The table below details the planning contributions spent by WBC between 01/04/22 and 31/03/23. A total of £108,133.95 planning contributions received by WBC was spent in the 2022/2023 financial year on infrastructure projects in Worthing. Included in this expenditure was £60,217.75 on Open Space & Leisure provision. An additional £3,852.20 was transferred across to WSCC to be spent.

Table 12: Contributions spent

Planning Application	Amount Spent	Scheme
WB/06/1121/FULL	£2,633.00	Windsor Lawns Outdoor Fitness Equipment
	£5,000.00	Palatine Park Play Area Improvements
WB/09/0732/FULL	£2,411.00	Windsor Lawns Outdoor Fitness Equipment
WB/09/1055/FULL	£14,758.00	Windsor Lawns Outdoor Fitness Equipment
AWDM/0521/12	£20,936.04	Play equipment at Bourne Close and Northbrook Rec
AWDM/1633/16	£44,064.00	Rowlands Road Affordable Housing Development – to cover the amount repaid to the developer under AWDM/0063/17
AWDM/0166/20	£3,852.20	Transferred to WSCC
	£14,479.71	Play equipment at Bourne Close and Northbrook Rec

Money Allocated

The table below indicates the money from planning contributions that has been allocated, but not spent, by WBC between 01/04/22 and 31/03/23 for funding infrastructure. A summary of the infrastructure projects and amount of money allocated to it are set out in table 14 of the IFS.

Table 13: Contributions allocated

Category	Transport	Open Spaces	Affordable Housing	Flooding	Misc.
Money Allocated	£0	£128,832.81	£0	£0	£6,000.00

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 2022/23 financial year:

Table 14: Contributions available

Category	Transport	Open Spaces	Affordable Housing	Flooding	Misc.
Money Available	£716,547.00	£426,150.99	£1,904,204.16	£0	£274,520.98

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 2022/2023, seven planning applications contained a signed section 106 (of these, one was a deed of variation). If implemented the following contributions (set out on table below) will be collected/implemented to support and mitigate the impacts of development.

Table 15: New agreements signed in 2022/23

Planning Application	Site Address	Date of s106	Amount of Contribution	Purpose of Contribution
AWDM/0833/21	Horton Buildings, Goring Street	09/06/2022	£371,057.00	Affordable Housing in lieu payment
			Conditional Contribution	Affordable Housing in lieu payment
AWDM/1459/21	Land At Former Gas Works Site, Park Road	13/09/2022	£400,000.00	Affordable Housing in lieu payment
			Conditional Contribution	Affordable Housing in lieu payment
			£65,000.00	Open space provision at either Homefield Park or Beach House Park
			£12,000.00	Mitigate impacts of the Development on air quality
			Conditional Contribution	Remediation Consultant Contribution
			Sustainable Travel Vouchers	For each household
			Conditional Contribution	Sustainable Travel Vouchers
			Footpath	Footpath through the site
			Car Club	2 car club spaces and cost of membership for households for at least two years
			EV Charging Points	Cabled EV network serving all car parking spaces in the Development
			Heat Network	Potential connection to the District Heating Network
Employment and Skills Opportunities	During the Construction of the Development			
AWDM/0333/22	Land At South West Corner Of Car Park, Downlands Retail Park, Lyons Way	06/12/2022	£30,903.00	Off-site air quality mitigation activities

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 found on the Council's website;

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

Given that CIL charges only become due from the date that a chargeable development is commenced it was inevitable that there would be a time lag between the date that CIL was implemented and any CIL receipts being received. As a consequence, there was very little CIL collected between 2015 and 2018 but, as shown in the table below, significant sums of money are now starting to be collected. As at 31/03/23, a total of £4,891,154.04 CIL had been collected.

Table 16: CIL reporting for financial year 2022/2023

Description	Amount/Description
The total CIL receipts for the reported year	£1,869,535.70
The total CIL expenditure for the reported year	£291,915.97
Summary details of CIL expenditure from the Strategic Pot (80%) during the reported year including the items of infrastructure to which CIL has been applied	£146,605.15 on Public WiFi & £62,799.56 on Public Realm Enhancements Montague Place
Summary details of CIL expenditure from the Neighbourhood Pot (15%) during the reported year including the amount of CIL expenditure on each item	£5,000 to Worthing Allotments Management, £9,450 to Creative Waves Community Arts, £724.73 to Victoria Dog Walkers and Volunteers, £6,574.01 to 2nd Durrington Sea Scout Group, £8,499.86 to Guild Care & £4,179.24 to Friends of Denton Gardens
Summary details of CIL expenditure during the reported year including the amount of CIL applied to repay money borrowed, including interest, with details of the infrastructure items which that money was used to provide	£0
Summary details of CIL expenditure during the reported year including the amount of CIL applied to administrative expenses	£48,083.42 (2.57%)

and that amount expressed as a percentage of CIL collected in that year	
The total amount of CIL receipts retained at the end of the reported year	£4,283,834.98

The Council has adopted an Infrastructure Investment Plan (2020-2023) which details the items of infrastructure which have been prioritised funding from the CIL Strategic Pot (80%) over the next 3 years. This can be found on the Council's website;
<https://www.adur-worthing.gov.uk/worthing-cil/spending-cil/>

Strategic Pot

As set out below, the CIL funds received are broken down into 4 'pots' – Strategic Pot (70%) / Local Proportion (15%) / 'Other Agencies' (10%) / Admin (5%).

Table 17: Amount of CIL received in Strategic Pot, by application and ward, in 2022/23

Ward	Planning Ref	Address	Amount received
Broadwater	AWDM/1548/21	146 Dominion Road	£4,226.64
Central	AWDM/0659/20	123 - 125 Montague Street	£12,406.98
	AWDM/0966/21	2 Bath Place	£7,542.08
	AWDM/1018/20	Development Site At 31 To 35 Montague Street	£8,732.50
	AWDM/1173/21	Development Site At 31 To 33 Warwick Street	£2,791.59
	AWDM/1502/20	Heslington House, 56 Richmond Road	£48,476.06
	AWDM/1752/20	100 - 108 Montague Street	£28,899.00
	AWDM/1865/19	The Wheatsheaf, 24 Richmond Road	£49,499.45
	AWDM/1914/19	35 - 39 South Street	£3,288.85
Durrington	AWDM/1144/21	80 Greenland Road	£21,351.75
Gaisford	AWDM/2028/21	92 Broadwater Road	£1,148.92
Goring	AWDM/0099/22	24 Jupps Lane	£8,130.51
	AWDM/0605/22	Hm Revenues And Customs, Barrington Road	£85,393.10
Marine	AWDM/1920/21	6 East Avenue	£10,615.02
Northbrook	AWDM/0166/20	Land Site West Of Fulbeck Avenue	£299,673.46
	AWDM/1316/19	Land To The South And East And West Of The Coach And Horses, Arundel Road	£284,669.99
	AWDM/1372/21	Columbia House, 4 Romany Road	£5,397.00
	AWDM/1714/19	Land To The South And East And West Of The Coach And Horses, Arundel Road	£353,071.80
Salvington	AWDM/1149/22	27 Stone Lane	£13,172.82
	AWDM/1849/21	Lamont, Mill Lane	£29,556.57
Selden	AWDM/1100/21	33 Chester Avenue	£4,743.29
Tarring	AWDM/0662/18	Land South Of 39 Littlehampton Road, Northfield Road	£1,482.14
	AWDM/1405/20	Maple Leaf House, 37A Canterbury Road	£14,670.05
	AWDM/2086/20	9 Pilgrims Close	£10,034.89
Total			£1,308,974.48

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.

In the absence of parishes and neighbourhood plans, which is the case in Worthing, the CIL Regulations allow the Council to design its own bespoke definition of what constitutes a local neighbourhood area for the purpose of allocating the CIL Neighbourhood Fund. For the 2021/22 funding round, ward boundaries were used for allocating funds.

Following discussions internally and with a range of community groups, a revised approach is now being used to allocate the funding based on 'CIL areas' (groupings of wards) where the development takes place.

The aggregated groups of wards which will form the Worthing 'CIL areas' are set out below:

- Coastal East: Heene, Central and Selden
- Coastal West: Marine and Goring
- North West: Northbrook, Castle and Durrington
- North: Tarring, Gaisford and Salvington
- North East: Broadwater and Offington

Table 18: Amount of CIL money available in the local proportion pot (15%) for each CIL Area (at 31/03/2023)

Ward	Balance Available
Coastal East	£177,818.87
Coastal West	£84,359.02
North West	£65,152.33
North	£25,746.24
North East	£8,442.80

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 2022/23 a total of £48,083.42 was collected within the 'Admin pot' and used on costs relating to CIL administration, staff costs and purchasing of monitoring software (2.57% of the total amount of CIL collected in the monitoring year).

Governance Arrangements

A CIL Board (Joint Officer and Member Board, previously known as JOMB) for CIL governance has 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.

A revised approach for how the Strategic Pot will be spent will be outlined in the Infrastructure Investment Plan (IIP) for 2023-2026 which will be uploaded on the Council website:

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

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

www.adur-worthing.gov.uk/worthing-cil/

Appendix 3 – Development Management Performance

Applications

In the monitoring year 2022/2023, **708** applications were determined. The percentage of applications determined within the prescribed timescale by application type is as follows:

- Major applications – 56%
- Minors – 81%
- Others – 85%

Appeals

In 2022/2023, there were 27 appeals determined. The outcomes are reported below:

Table 19 - Breakdown of Appeal Decisions

Decision Type	Number
Allowed	4
Withdrawn	3
Dismissed	16
Split Decision	1
Turned Away	3
Planning Decision Quashed	0
Enforcement Notice Quashed	0
Enforcement Notice Temp	0
Enforcement Notice Upheld	0
Enforcement Notice Split Decision	0