

ANNUAL MONITORING REPORT 2010/2011



DECEMBER 2011

Worthing
BOROUGH COUNCIL



AMR 2010/11

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1 Introduction

1.1 This is seventh Annual Monitoring Report produced by Worthing Borough Council in response to the Planning and Compulsory Purchase Act 2004. The 2010/11 report covers the period 1st April 2010 to 31st March 2011.

1.2 The purpose of the report is threefold:

1. To monitor how well policies in the LDF are performing against a set of Core Output Indicators, and indicators determined by the Core Strategy
2. To monitor how well saved policies in the 2003 Local Plan are performing against a set of Core Indicators
3. To report whether the local authority is meeting its targets for the production of the LDF as set out in the Local Development Scheme (LDS)

Worthing Core Strategy 2011

1.3 The Core Strategy includes a monitoring framework which includes monitoring indicators and targets which reflect the Spatial Strategy and policies. These have been detailed within this AMR and are assessed where data is available. This AMR is a transitional document between the assessment of the Local Plan policies and policies contained within the Core Strategy. As the Core Strategy was adopted after the monitoring period, comprehensive monitoring of all the indicators will take place in the next Annual Monitoring Report.

Format

1.4 The report describes the progress made on the LDF and how the planning policies are performing. This is done for the year April 2010 to March 2011. The report is broken down into the following sections:

- Section 2 describes the wider social, environmental and economic context
- Section 3 reviews the LDF progress
- Section 4 gives an update on saved Local Plan policies and their effectiveness
- Section 5 sets out the analysis of the indicators
- section 6 draws some conclusions

2 Context

2.1 Worthing is located on the coastal plain between the Sussex Downs National Park, to the north and the English Channel to the south. It is further constrained between two areas of countryside one to the east and one the west of the borough. The borough borders two other local authorities, Adur District to the east and Arun District to the west and north. The borough covers an area of 3,496.58 hectares. Worthing is a predominantly urban borough with a population of 99,600 (mid-2007). Looking at the total population Worthing is the second largest district in West Sussex after Crawley and is both a major shopping and employment centre as well as being a tourist and leisure attraction. Worthing is a borough of contrasts, with its coastal areas differing both geographically and socially from its semi-rural hinterland. The average age of Worthing's population is older than the county average and it has one of the highest proportions of population over 80 years old in England.

Key issues facing Worthing Borough

2.2 The Scoping Report for the Sustainability Appraisal and the Core Strategy have identified a number of key issues facing the borough. They are set out below:

Economic Issues

2.3 The key sustainability issues for the economy are maintaining a healthy, vibrant and diverse economy. The detailed issues that need addressing in the LDF are:

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

Environmental Issues

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

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

Social Issues

2.5 The provision of the right type and level of housing is a major issue in Worthing. Three wards in Worthing do not score very well on the Indices of Multiple Deprivation. The IMD measure social inclusion by considering and scoring a whole range of issues, from access to certain facilities to income and employment. The detailed issues that need addressing in the LDF are:

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

3 LDF Progress

3.1 The Local Development Scheme (LDS) is a public 'project plan' identifying which Local Development Documents will be produced, in what order and when. As required by legislation, the Local Development Scheme is subject to an annual review through this Annual Monitoring Report.

3.2 The purpose of the 2010 LDS (which replaced the previous LDS - March 2009) was to continue the process of setting out and defining the timeline and scope of work that will deliver Worthing's LDF. The planning framework for the borough will be established within a number of Local Development Documents that make up the LDF. These will comprise Development Plan Documents (DPDs) and also Supplementary Planning Documents (SPDs).

3.3 The LDS reflects the prevailing social, environmental and economic priorities of the community and Council and the revisions that had been made to the previous work programme. At the time that it was drafted the LDS also reflected the progress that had been made in progressing the Core Strategy DPD towards adoption which, given its importance (outlined below), remained the key priority for the Planning Policy Team.

The Core Strategy

3.4 The Core Strategy is the key document in the LDF as it sets out the overall vision and strategy for place-making and it provides the context for all subsequent Local Development Documents and their policies. Put simply, the Core Strategy is the cornerstone document that sets out what the Council wants to achieve in different parts of the Borough to 2026 and how it will go about doing that.

3.5 The 2010 LDS clarified the milestones that had been achieved in advancing the Core Strategy and also set out the timetable for progression towards adoption. The table below reports the estimated (LDS 2010) and actual dates for each step.

Stage	Estimated Timetable (LDS)	Milestones Achieved
Submission of Core Strategy	July 2010	July 2010
Pre-Hearing Meeting	September 2010	September 2010
Hearing	October 2010	November 2010
Inspector's Report	December 2010	March 2010
Adoption	February 2011	April 2011

3.6 It is clear from the above that the primary aim of the Planning Policy Team (the adoption of the Core Strategy) in the period covered by this AMR has been achieved. An independent Public Examination of the plan by an Inspector from the Planning Inspectorate was conducted and she has supported the Council in all its key proposals. As a result, Worthing became the first authority along the Sussex Coast to have its Core Strategy document approved. This was largely achieved within the timeframe set out within the work programme although there was some slight slippage in the latter stages when the speed of progress was largely in the hands of the Planning Inspectorate rather than the Council.

Supplementary Planning Documents (SPDs) and Technical Notes

3.7 Following the adoption of the Core Strategy priority was given to the progression of Local Development Documents to help to support and deliver the Vision, Strategic objectives and policies that had been established. The work programme sets out the approach to progress thematic documents in areas / topics that help to address particular issues or where further guidance is required to inform identified local issues.

3.8 Two SPDs were progressed throughout 2011. The first of these is the Sustainable Economy SPD which provides detailed guidance on how Core Strategy policies 4 and 5 will be applied to new development and the criteria that will be used to consider any applications that could result in the loss of employment land or buildings used for visitor accommodation. It is expected that this SPD will be adopted in January 2012 which is the same date estimated within the 2010 LDS.

3.9 The second document, relating to Space Standards, was included in the LDS as a 'Technical Note' but a decision was made that this should be advanced as an SPD. This document provides clear guidance to developers as to what standards they would be expected to meet to ensure that all new residential developments are of an acceptable size and quality for the well-being of future occupants. The LDS estimated that the Technical Note would be adopted in March 2012 but it is now expected that it will be adopted as SPD in January 2012.

3.10 Although the two SPDs outlined above were progressed in accordance with (or in advance of) the expected timetables set out in the LDS it should be noted that there are other documents that have not advanced as expected. The work on some of these have simply been delayed or in some cases priorities have changes (see below). This relates to work on the following documents: Green Infrastructure SPD; Climate Change SPD; Planning Contributions SPD; Domestic Extensions Technical Note, Conservation and Heritage Technical Note.

The Need for a Flexible Approach

3.11 At the time of drafting the 2010 LDS there was considerable uncertainty in the planning system following the recent change of Government and it was clear that significant legislative changes would soon be progressed. For these reasons the LDS was drafted so that it was flexible and could adapt and react to changing circumstances. However, as the changes to the planning system have become clearer it became apparent that the timetables for some areas of work would need to be reassessed. One example is the Community Infrastructure Levy (CIL) which, contrary to expectations, was retained by the Coalition Government. For this reason it was decided not to progress a Planning Contributions SPD and to instead put available resources into progressing CIL.

3.12 To reflect the changes in local priorities and the increasingly relevant joint working arrangements across Worthing and Adur Councils it was decided that a new LDS should be prepared towards the end of 2011. A new LDS, presents the opportunity to establish a clear timetable for the progression of documents beyond the adoption of the Core Strategy. However, as a result of continued uncertainty on the planning system, the revised LDS will need to remain flexible. Despite this, the revised LDS will be drafted so that it provides a clear understanding of the future work programme priorities in the short, medium and longer term and it and explains where the status of documents may change.

4 Policy Review

4.1 This section assesses the extent to which policies in Local Development Documents are being implemented. It also identifies the significant effects of implementing policies in LDDs and whether they are as intended. Where policies are not being implemented, this section explains why and set out what steps will be taken to ensure that the policy is implemented, or whether the policy is to be amended or replaced.

4.2 The Core Strategy was submitted to the Secretary of State in July 2010, an Examination was held in Nov/Dec 2010 and the Inspector's Report was received in February 2011. The Worthing Core Strategy was adopted on 12 April 2011.

4.3 The Council continues to monitor policies of the Worthing Local Plan 2003 until they have been replaced. A list of saved policies is included at the end of this section. Also included in this section is an update on the current status of the Areas of Change as well as an update on financial contributions, the Community Infrastructure Levy (CIL) and the Infrastructure Delivery Plan.

Core Strategy Policies

4.4 There are a number of Core Strategy policies the Council intend to monitor in future. A complete list of policies as included in the Core Strategy is set out below:

- Policy 1 West Durrington
- Policy 2 Areas of Change
- Policy 3 Providing for a diverse and sustainable economy
- Policy 4 Protecting employment opportunities
- Policy 5 The visitor economy
- Policy 6 Retail
- Policy 7 Meeting housing need
- Policy 8 Getting the right mix of homes
- Policy 9 Existing housing stock
- Policy 10 Affordable Housing
- Policy 11 Protecting and enhancing recreation and community uses
- Policy 12 New Infrastructure
- Policy 13 The natural environment and landscape character
- Policy 14 Green Infrastructure
- Policy 15 Flood risk and sustainable water management
- Policy 16 Built Environment and design
- Policy 17 Sustainable construction
- Policy 18 Sustainable Energy
- Policy 19 Sustainable Travel

4.5 Appendix 1 of the Core Strategy provides the Monitoring Framework including targets and links to policies, the South East Plan and the Sustainable Community Strategy. Appendix 6 of the Core Strategy sets out the saved policies and the policies that will be superseded by the Core Strategy. Subsequent versions of the Annual Monitoring Report will provide a more comprehensive review of the monitoring framework established in the Core Strategy.

Infrastructure Delivery Plan

4.6 The Council published the first version of the Infrastructure Delivery Plan (IDP) in September 2010. It has been prepared to evaluate current conditions and challenges affecting Worthing's infrastructure, develop a new vision for that infrastructure, and identify key infrastructure shortfalls and how they can be met. Linked to development proposals, the infrastructure planning process will help to ensure that the population of Worthing has access to a level of facilities and services to enable them to be successful, sustainable communities. The IDP will continue to evolve and its effectiveness will be monitored as part of subsequent reviews of LDF implementation.

Worthing Core Strategy Areas of Change (including the allocated site at West Durrington)

4.7 Below is an update of the Areas of Change. Although the timeline for the AMR is up to 1 April 2011 the update goes beyond that and includes up-to-date information.

Policy 1 West Durrington

4.8 This site is the only allocated site in the Core Strategy. It is a greenfield site to the north west of the town which will bring forward a mixed-use development comprising up to 700 residential units, recreation, retail, community and education uses. A planning application was submitted in March 2010 which was refused by the Council's Development Control Committee. A revised application was submitted in the summer of 2011 which was granted permission. The new application will still provide a significant mixed use site but has excluded development in and around the more environmentally sensitive woodland areas.

Aquarena - Area of Change 1

4.9 Planning permission has been granted to re-develop part of the Aquarena site. The current swimming pool will continue to operate whilst a new pool is constructed beside it. Once the new pool is completed the area around it will also be re-developed. The vision for the area in the next five years is to develop a range of vibrant seafront activities that will include new leisure, retail and residential uses. The Council is currently seeking a new developer to implement the regeneration of the broader area.

Marine Parade: Stagecoach Site - Area of Change 2

4.10 The site remains in the ownership of the Stagecoach bus company. This is likely to continue in the short to medium term as the company has not found an alternative site to relocate their operations. A possible site that is currently being considered by Stagecoach is the Council owned land at Decoy Farm. This site is big enough to accommodate all of the service requirements that are currently in operation at Marine Parade. If Stagecoach do decide to actively consider relocation to Decoy Farm they will develop a new fit for purpose facility. The site in Marine Parade can then be developed as a mixed area of residential and retail uses.

Grafton Site - Area of Change 3

4.11 A Development Brief was adopted April 2004. The scheme that was being considered by developers was abandoned due to the prevailing economic climate. The land has been returned to the Council and the number of units has been reassessed and reduced to 100 as reported at the Examination of the Core Strategy in November 2010.

Union Place South - Area of Change 4

4.12 This site comprises a collection of commercial sites, including the Guildbourne Shopping Centre, a multi-storey car park and the old Police Station. The Council would like to see the area re-developed in a comprehensive way. A Development Brief was produced in 2005 which set out the main issues to be resolved during any re-development process. No viable schemes have come forward to progress the area's overall re-development although there has been some interest in developing portions of the site in a manner that would not necessarily prevent a more comprehensive scheme from coming forward at a later date.

Teville Gate - Area of Change 5

4.13 A planning application for two towers containing 260 units for Teville Gate has been approved in October 2011. The development will also include leisure (conference and hotel uses), retail and car parking. Section 106 discussions are currently being held (Dec 2011) and commencement is expected in the short-term.

Newland Street Superstore Site - Area of Change 6

4.14 With a recent extension having been implemented further plans for development are not expected in the medium term.

British Gas site - Lyndhurst Road - Area of Change 7

4.15 The site has potential for mixed residential use development. There is no application yet, some of the site is still in use. There are potential contamination issues and access needs to be resolved. The owners of the site are aware of these issues.

Land Adjacent to Martletts Way - Area of Change 8

4.16 The site is a vacant site owned by 3 different landowners. It is considered to be suitable for a mixed use development of employment and residential subject to addressing land assembly and access issues. No progress has yet been made on redeveloping the area although discussions are on-going between interested parties and the Council.

The Strand - Area of Change 10

4.17 There have been detailed negotiations between the Council and the owners of the former Lloyds Registrars building in the Causeway to re-develop this part of the Strand. A planning application is expected in the new year that will seek to construct a new tower block of flats and a new A1 retail area.

4.18 There is a current planning application to relocate the 6th Form College in Bolsover Road to the old Aviva site at the Warren. If permitted, the 6th Form College site will be re-developed with primarily residential use. There may also be some health and employment uses developed.

Northbrook College, Durrington and Broadwater Sites - Area of Change 11

4.19 The college had originally intended to dispose of the Durrington campus and focus investment on the Broadwater campus but due to a significant shift in funding the college will now maintain a presence at both sites with new investment and upgrading particularly at the Broadwater campus. It is apparent that enabling development on both campuses

would be required to facilitate the level of investment required. Opportunities exist for residential and employment uses at the Durrington Campus and residential and community facilities at the Broadwater campus. Discussions are on-going.

Decoy Farm - Area of Change 12

4.20 This area has the potential to incorporate new business uses such as B1, B2 and B8. Although there are potential contamination issues due to some of the site's previous landfill use the area is large enough to incorporate new development. A new Viridor waste recycling facility has recently opened and this has released the site of the old West Sussex County Council amenity tip. The County Council have identified Decoy Farm as a potential site for a new waste facility as part of their requirements in the emerging Waste Plan. There have also been recent negotiations between the Council and prospective industrial companies to relocate to Decoy Farm and these negotiations are still on-going.

Financial Contributions

4.21 The Council can receive financial payments from developers arising from the granting of planning permissions for new development in the town. These payments come mainly from residential and business development. There are two main areas where developers are required to make financial contributions, transport and leisure and recreation. The most common contribution received comes from Unilateral Undertakings, whereby the developer will individually commit a payment to the Council if planning permission is granted. This form of agreement can be implemented without needing to enter into a potentially time consuming and complicated Section 106 agreement, which requires the signatures of all parties before planning permission can be completed.

4.22 Unilateral agreements are most common when the development is smaller in nature. Due to the relatively dense urban characteristics of Worthing the Council does receive a significant number of planning applications that are relatively small. The Council operates a developer funding system that is based on thresholds, for both transport and leisure contributions. The Council will not request a transport contribution on development sites of less than 5 units. For leisure contributions the threshold is ten units and above.

4.23 Major commercial and residential schemes that incorporate significant increases in residential or employment floors-pace will often require the developer to commit to providing new infrastructure that is deemed necessary to mitigate the new development. This may take the form of new road junctions, signalling or access routes. In such cases this provision could replace the need to make financial contributions.

4.24 The system of acquiring developer funding is still undergoing a period of transition. The introduction of the Community Infrastructure Levy – CIL, is still on the political agenda. The exact format of the CIL has yet to be finalised but it will provide a framework to ensure that all future development contributes to an integrated 'contribution pot' that can be used on a range of infrastructure projects. The introduction of the Localism Bill has set out the aim that some of the CIL contributions should be made available for local projects. It is likely that Worthing will start the process of implementing a CIL and this will involve setting local charges and tariffs. However, this will be a lengthy process that will involve extensive consultation and a Public Examination of the new charging schedules.

Policy	General Performance / Update
LR5 Protection of Open spaces	<p>There have been no instances where open space has been lost to new development</p>
LR8 Provision of Open Space.	<p>New residential development can place additional pressure on the existing provision of local leisure facilities. This is especially true in council wards where the existing leisure provision is less than accepted National Playing Field Association standards. Developer contributions for leisure and recreation from new development are therefore a condition of the planning application but they come predominantly from larger residential construction. A threshold of 10 residential units is needed from a new development before a contribution is required.</p> <p>Three categories of leisure provision are used when assessing any contribution;</p> <ul style="list-style-type: none"> * Equipped children's play space * Adult/youth outdoor sport * Casual/informal play space. <p>Contributions will be sought in electoral wards where the provision of the above leisure categories is less than the relevant National Playing Field Association standard. In Worthing there are shortfalls in at least one of the categories in all of the electoral wards. The Council has produced Supplementary Planning Guidance for developers on the Provision of Outdoor Recreation Space and an Outdoor Recreation Space Survey is used to identify the shortfalls in leisure provision at ward level.</p> <p><u>Contributions received</u></p> <p>In the monitoring period 2010 - 2011 a total leisure contribution of £82,895 has been received. The amount received in the monitoring period 2009-2010 was £114,773</p> <p>The vast majority of developer contributions for leisure come from residential development. The current economic climate has clearly seen a contraction in this market and subsequently leisure contributions have decreased from previous years.</p> <p>Leisure contributions are not always received in the same year that permission was granted. Extant planning permissions are usually valid for three years from the granting of the planning permission. Hence, monies can be received in the current monitoring year that relate to planning permissions agreed in previous years. The Council keeps a database of existing planning permissions and a separate figure for 'Potential Monies' is recorded. For the monitoring period 2010 - 2011 there was £1,016,800 in this category. Monies will only be received from this source if the developments actually take place.</p>

Policy	General Performance / Update
<p>TR9 Parking Standards</p>	<p>The Council's Supplementary Planning Guidance: Parking Standards & Transport Contributions sets the maximum number of car parking spaces available for new development. New residential development can place extra pressure on the local transport network. Despite the limit on excessive car parking spaces at individual development sites there will still be more overall car use from the aggregation of total new development and this will add to the pressure placed on the local transport network. Providing fewer parking spaces than the maximum provision allowed will have an add-on effect for local public transport providers. More use of public transport from residents of new development will again place more demands on local public transport services.</p> <p>However, the Government has recently revised Planning Policy Guidance 13 – Transport. New guidelines have deleted the requirement to express maximum parking standards for new development. Local authorities will still need to set parking standards but it is down to them to determine what the standards are. As yet there has been no agreement with the County Council as to how this will operate in Worthing.</p> <p>The Council, in partnership with the County Council, is still using the TAD – Total Access Demand methodology when assessing transport contributions from developers. This is a formulaic approach which provides accuracy and transparency for both the Council and developers when calculating any contribution.</p> <p>The County Council are now using a newly developed county wide Parking Toolkit to assess the parking needs and requirement for new development. This can be done at postcode level and will produce a parking requirement that can more accurately assess parking needs at the local level and produce more clarity for developers when calculating TAD monies.</p> <p><u>Contributions received</u></p> <p>In the monitoring period 2010 - 2011 a total of £189,320 was received from transport schemes. For the monitoring period 2010 - 2011 the figure was £143,789.</p> <p>Transport contributions are not always received in the same year that planning permission was granted. Extant planning permissions are valid for three years from the granting of the permission. Hence, monies can be received in the current monitoring year that relate to planning permissions agreed in previous years. A similar database to leisure is available for measuring transport monies that have the potential to be received. For the monitoring period 2010 - 2011 there was £1,826,692 in this category.</p>

The Saved Policies of the Local Plan (2003)

4.25 Some policies are now considered to be irrelevant, out of date, repeating national guidance or are adequately covered by other policies. In addition, some site-specific policies contained in the adopted Local Plan (2003) have either been implemented, incorporated into the Core Strategy or are no longer considered appropriate and in line with LDF requirements. Some policies have also been superseded by Core Strategy policies. The policies below are the Local Plan policies saved beyond September 2007 as agreed by GOSE and not superseded by the Core Strategy 2011.

Policy No.	Policy
BE25	Environment Areas of Special Character
CT3	Protection and Enhancement of seafront area
RES7	Control of Polluting Development
RES9	Contaminated land
TR4	Development at Railway Stations
TR9	Parking Requirements for Development
H16	Domestic Extensions and Alterations
H18	Amenity of Residents
LR4	Brooklands
SC8	Day Nurseries and Crèches
S8	Ground Floor Uses, Zone B, Primary Area Central Shopping Area
S10	Ground Floor Uses, Secondary Area, Central Shopping Area
S11	Ground Floor Uses in Core Areas of District and Neighbourhood Shopping Centres
S12	Ground Floor Uses in Non Core Areas of District and Neighbourhood Shopping Centres
S13	Ground Floor Uses, Local Shopping Parades

5 Indicators

Indicator H1: Plan period and housing targets

5.1 The purpose of this indicator is to show the planned housing period and provision, the source of the housing target used in the housing trajectory and the total amount of housing planned to be delivered over the period.

5.2 The housing trajectory shows the past and projected completions. The red monitor line shows how many dwellings above or below the planned rate the plan strategy is. The planned rate is the annual strategic plan allocation, in this case this is the South East Plan. The monitor line is above zero for the whole period ahead of the annualised delivery of its requirement. The total amount of housing planned for the remaining plan period is 2807 net projected completions.

Indicator H2(a): net additional dwellings - in previous years

5.3 The table below shows the recent levels of housing delivery. This is a net figure which consists of new build dwellings minus demolitions plus conversions.

Year	Net dwellings
2001-2002 (mid)	206
2002-2003 (mid)	157
2003-2004 (31 March)	208
2004-2005	221
2005-2006	284
2006-2007	266
2007-2008	260
2008-2009	380
2009-2010	252
2010-2011	241

Indicator H2(b): Net additional dwellings - for the reporting year

5.4 In the monitoring period 1 April 2010 to 31 March 2011 a total number of 241 dwellings were delivered.

Indicator H2(c): Net additional dwellings - in future years

5.5 Table 5.6 shows the likely future levels of housing delivery. These figures include sites identified in the Strategic Housing Land Availability Assessment (SHLAA).

Year	Net dwellings
2011-2012	181
2012-2013	274
2013-2014	409
2014-2015	575
2015-2016	538
2016-2017	170
2017-2018	182
2018-2019	85
2019-2020	57
2020-2021	57
2021-2022	103
2022-2023	104
2023-2024	72
2024-2025	0
2025-2026	0
Total 2011-2026	2807

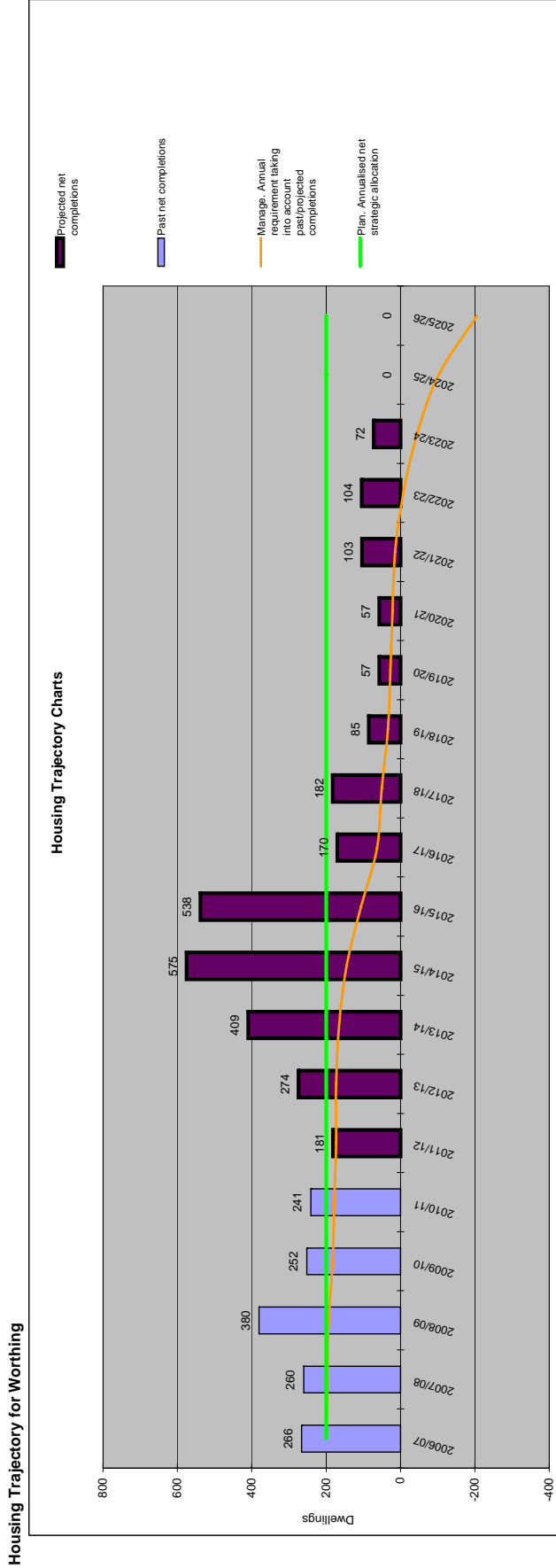
Indicator H2(d): Managed delivery target

5.6 Indicator's aim: to show how likely levels of future housing are expected to come forward taking into account the previous years performance.

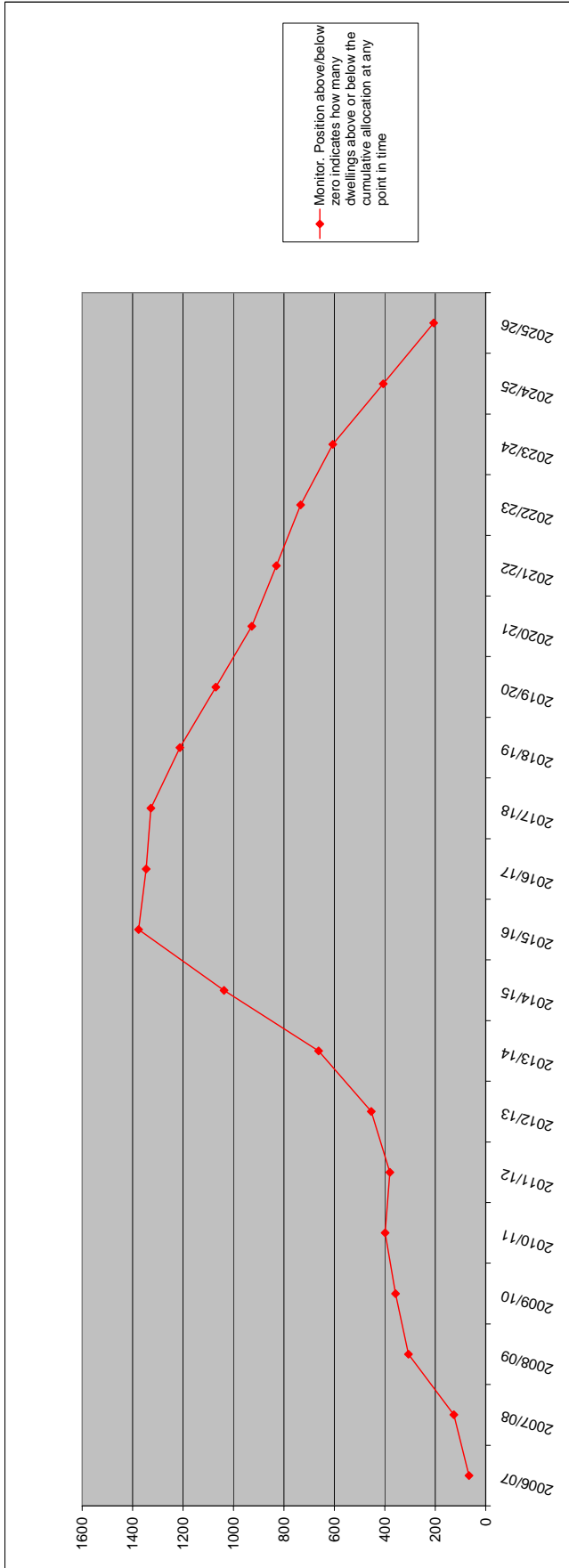
5.7 The orange manage line in the housing trajectory shows the annual number of completions needed to meet the strategic plan total, taking into account any shortfalls or surpluses from previous and future years. The manage line for Worthing shows the total number of dwellings required falling steadily and now stands at 173 dwellings in 2010/11 (compared to the original target of 200 per annum).

5.8 The Council also prepares a 5-year Housing Land Supply each year and the document is available on the Council's website. The sites included in the Housing Land Supply consisting of sites with planning permission and allocated sites plus sites from the SHLAA are shown in Appendix 1. [Five Year Housing Land Supply](#)

graph 1



graph 2



Housing Trajectory for Worthing Borough Council 2011

	Actual Completions										Projected Completions										Totals				
	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26					
Completions (allocated sites - West Durrington)	14	36	0	0	0	0	100	200	200	200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	750
Completions (large and small sites)	295	286	446	278	254	193	182	215	234	63	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2446
Completions (SHLAA)	309	322	446	278	271	0	0	0	149	275	170	182	85	57	103	104	72	0	0	0	0	0	0	0	1254
Total Past Completions																									1626
Total Projected Completions						193	282	415	583	538	170	182	85	57	103	104	72	0	0	0	0	0	0	0	2841
Estimated losses*	43	62	66	26	30	12	8	6	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	261
Past net completions	266	260	380	252	241																				1399
Projected net completions						181	274	409	575	538	170	182	85	57	103	104	72	0	0	0	0	0	0	0	2807
Cumulative net completions	266	526	906	1158	1399	1580	1854	2263	2838	3376	3546	3728	3813	3870	3927	4134	4206	4206	4206	4206	4206	4206	4206	4206	4206
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	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	380	454	663	1038	1376	1346	1328	1213	1070	927	830	734	606	406	206					
Manage. Annual requirement taking into account past/projected completions	200	197	193	182	178	173	173	165	145	106	62	50	34	27	22	15	-8	-45	-103	-206					

Notes

Estimated losses include actual and projected losses that may occur due to demolitions, conversions and change of use. Deducting estimated losses from gross housing completion figures gives net completions.

Non-allocated sites are the sum of all other sites not identified through formal plan-making processes.

Source: 2011 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: 6 units or more. Small sites: under 6 units.

Oct-11

Indicator H3: New and converted dwellings - on previously developed land

Year	Dwellings on greenfield land	Dwellings on previously developed land	Total
2001-2002 (mid)	1	214	215
2002-2003 (mid)	0	179	179
2003-2004 (31 March)	0	232	232
2004-2005	0	253	253
2005-2006	0	321	321
2006-2007	0	309	309
2007-2008	1	321	322
2008-2009	6	440	446
2009-2010	0	278	278
2010-2011	0	271	271

Indicator H4: Net additional pitches (Gypsies and Travellers)

5.9 No new gypsy and traveller pitches have been completed within Worthing Borough.

Indicator H5: Gross affordable housing completions

Year	Number of affordable housing dwellings (gross)	Number of key worker dwellings	Total affordable housing	Total housing completions	Affordable Housing as Percentage of Total Housing
2001-2002 (mid)	30	12	42	215	
2002-2003 (mid)	56	0	56	179	
2003-2004 (31/3)	40	0	40	232	
2004-2005	55	0	55	253	
2005-2006	26	0	26	321	
2006-2007	51	0	51	309	16.5%
2007-2008	44	0	44	322	13.7%
2008-2009	88	0	88	446	19.7%

Year	Number of affordable housing dwellings (gross)	Number of key worker dwellings	Total affordable housing	Total housing completions	Affordable Housing as Percentage of Total Housing
2009-2010	81	0	81	278	29.2%
2010-2011	78	0	78	271	28.8%

Indicator H6: Housing Quality - Building for Life Assessments

5.10 This is a new indicator introduced in last year's AMR. No data for this indicator has been collected yet. It forms part of the Commission for Architecture and Built Environment (CABE) Building for Life criteria.

Local Indicator Estimated Dwelling Losses

5.11 The estimated dwelling losses accounts for a total of 30 in the period 2010-2011. The annual average for the last seven years, 2004-2011 is 42 dwellings.

Year	Number of dwellings lost
2001-2002 (mid)	9
2002-2003 (mid)	22
2003-2004 (31 March)	4
2004-2005	32
2005-2006	37
2006-2007	43
2007-2008	62
2008-2009	66
2009-2010	26
2010-2011	30

Indicator BD1: Total amount of additional employment floorspace by type

5.12 The amount of floorspace developed (completed) for employment use by type totalled 11,828m² (gross). This is significantly more than the amount that was completed in 2009-2010.

Type	m2 (gross)	m2 (net)
B1 Offices	1857	1857

Type	m2 (gross)	m2 (net)
B1c Light Industry	2823	1216
B1 Mixed uses	5981	55
B2 General Industry	972	0
B8 Storage and Distribution	195	195
Total	11,828	3323

Source: West Sussex County Council

Indicator BD2: Percentage of BD1 by type which is on previously developed land

5.13 All completed employment floorspace was developed on Previously Developed Land, therefore Indicator BD2 is 100%.

Indicator BD3: Employment Land Available by type

5.14 The employment land commitments consist of planning permissions not yet completed and sites allocated in the Worthing Local Plan.

Type	m2 (gross)	m2 (net)
B1(a) Offices	1792	342
B1(c) Light industry	630	516
Total	2422	858

Indicator BD4: Total amount of floorspace for town centre uses

5.15 There was a total of 3,073m2 of commercial use completions of town centre uses within the borough in the monitoring period. The largest was the change of use and refurbishment of one large town centre site to B1a offices for the Fresh Egg company.

Type	m2 (gross)	m2 (net)
A1	1129	1129
A2	87	0
B1a Offices	1857	460
Total	3073	1589

Local Indicator BDL1: Change in visitor accommodation (bed spaces)

	2010	2011	Change
Town Centre b&b	16	16	0
Town Centre hotel	274	274	0
Town Centre self-catering	4	4	0
Total Beds Town Centre	294	294	0
Out of Town Centre b&b	479	442	-37
Out of Town Centre hotel	489	369	-120
Out of Town Centre self-catering	32	32	0
Beds Out of Town Centre	1000	843	-157

Local Indicator BDL2: Tourism visitor number by staying trips and day visitors

5.16 This new local indicator is derived from information from Tourism South East (monitoring period is January to December) and will provide an opportunity to monitor the changes in both visitor numbers and the types of trips that visitors make to Worthing.

Type of visitor trip	2009	2010	% Change
Tourism Visitor number by staying trips	275,998	266,776	-3%
Tourism Visitor number by day visitors	1,864,190	1,901,473	+1%
Total	2,140,188	2,168,249	+1%

Core Indicator E1: Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds.

5.17 In this monitoring period there have been no permissions granted against the advice of the Environment Agency.

Core Indicator E2: Change in Areas of Biodiversity Importance

5.18 There have been no changes to the Sites of Nature Conservation Importance and sites of Special Scientific Interest. These sites are within the boundary of the National Park and have nationally recognised protection.

5.19 There have been no planning applications in this monitoring period that have impinged on any designated sites of local and national environmental importance.

5.20 Much of the information provided on Worthing's areas of biodiversity importance is supplied by the Sussex Biodiversity Record Centre. The latest desktop report produced by the SBRC is on the council website. Click here [Biodiversity Annual Monitoring Report 2011](#)

Core Indicator E3: Renewable Energy generation

5.21 No renewable energy installations of the size required by government guidance and Core Indicator E3 have been installed.

Local Indicator Smaller Renewable Energy Installations

5.22 During 2011 there were a number of developments for solar panels including at least 2 where applications were required. In addition there were 2 applications for Combined Heat and Power at David Lloyds and Parkers Yard, Station Road.

6 Conclusion

6.1 The seventh Worthing Annual Monitoring Report as required by the Planning and Compulsory Purchase Act 2004 has been produced in December 2011. The AMR, covering the period April 2010 to March 2011, was submitted to DCLG in December 2011.

6.2 Section 3 of the AMR reviewed the progress of the LDF progress. The main area of focus and success was the adoption of the Core Strategy in April 2011/ This followed the Submission of the Core strategy in July 2010 and a Public Examination later that year. A new Local Development Scheme was published in September 2010 as was the Infrastructure Delivery Plan. Soon after the Hearing into the Core Strategy the Planning Policy Team commenced work on two Supplementary Planning Documents (Space Standards and Sustainable Economy) which were published for consultation in August 2011.

6.3 Section 4 gives an update on Core Strategy policies. It covers an update on the Areas of Change of the Core Strategy, financial contributions, the Infrastructure Development Plan and lists the saved policies of the Worthing Local Plan 2003.

6.4 Section 5 looked at the core and other indicators such as housing, business development, tourism, retail, flood protection and renewable energy in more detail. This section includes a housing trajectory for Worthing. This demonstrates that the Council is meeting and surpassing the annual housing delivery requirements set in the South East Plan (242 dwellings compared to the 200 a year target).

6.5 With the change of government, guidance for AMRs has been withdrawn and it was decided between districts in West Sussex to report on the existing indicators for this monitoring year until further or new guidance was available. The content and format of subsequent AMRs will respond more to local issues rather than simply reporting on more generic indicators that had been set at the national and regional level. Next year's AMR will also include more more comprehensive review of the Core Strategy indicators as the Core Strategy was adopted after this year's monitoring period.

Appendix 1 Five Year Housing Land Supply

Appendix 1 Five Year Housing Land Supply

Annex 1 Sites with extant planning permission (6 units or more) including allocations considered deliverable 2011-2016							
Application No.	Address	Demolitions	Site Capacity (gross)	Time Frame (years)			Achievability
				1-5	6-10	11-15	
Castle Ward							
WB/08/0258	Worthing Sixth Form College, Bolsover Road		124	124			The College has submitted a new planning application (after 1/4/11) for the relocation of the College to the Warren and redevelopment of the Bolsover Road site for housing (237 unit). The Warren also includes 31 dwellings as enabling development. This will be included in next year's Housing Land Supply.
WB/07/1120	50-56 Bolsover Road	4	38	38			Development has commenced.
Central Ward							
WB/08/0107	37-39 Chesswood Road	2	13	13			Building of 4 units has started. Separate development of 9 flats to be started at later date.
WB/06/1050	Eardley Hotel Marine Parade	0	34	34			Development has commenced.
WB/08/1014	Spells Building Grafton Place	0	8	8			There is no reason why this site could not be developed in the 5 year timeframe.
WB/08/0377	33-37 Madeira Avenue	0	13	13			Development has commenced.
WB/09/0511	18 Warwick Street	0	6	6			The site is likely to be completed in the short-term depending on the recovery of the housing market.
WB/09/1006	19-21 Chapel Road	0	6	6			Development has commenced.
WB/09/1067	7 The Steyne	1	12	12			The site has consent for conversion plus infill and is likely to be completed in the short-term.
WB/10/0553	Builder Center Park Road	0	14	14			The site is likely to be completed in the short-term depending on the recovery of the housing market.
Durrington Ward							
Allocation	West Durrington	0	700	700			A new planning application has been submitted and is expected to be determined in Autumn 2011. Once permission is granted the site is expected to come forward within the same year.
WB/08/0373	101 Salvington Road	1	6	6			Development has commenced.
WB/07/0794	Highdown School Durrington Lane	0	10	10			Development has commenced.
WB/09/0800	St Barnabas Hospice Columbia Drive	0	51	51			There is reasonable prospect that housing will be delivered in the short-term.

Goring Ward							
WB/08/0235	64 Sea Lane	0	7	7			The site has consent for conversion and extension to provide 7 flats renewed until April 2011. The scheme cannot go ahead until the current use (doctor's surgery) has alternative accommodation. Consent has been granted for alternative premises on the Sea Place / Eirene Road site and development is now assumed to be likely.
WB/10/02044	Southdown Cars Goring Street	0	49	49			The site has outline consent for 49 flats including 15 affordable units. New application has been submitted in Oct 2011 AWD/0680/11 Goods Yard Goring Street for 29 dwellings.
WB/07/1511	28-30 Marine Drive	3	8	0		(8 unlikely)	The timetable for this site is classed as unlikely as permission has lapsed in May 2011 (outside this monitoring year) and not been renewed.
Heene Ward							
WB/02/0888	26-28 St Botolphs Road	5	14	14			Development has commenced.
WB/03/0842	84-92 Heene Road	2	23	23			Development has commenced.
WB/07/1009	33 Eriswell Road	1	6	6			Development has commenced.
WB/10/0858	31 Shelley Road	1	7	7			There is no reason why this site could not be developed in the timeframe.
WB/08/0229	63 Shakespeare Road	1	10	10			The site has consent for conversion of the existing building and construction of dwellings in the garden. There is no reason why this site could not be developed in the 5 year timeframe.
WB/08/0254	Wraysbury Beccles Road	0	12	0		(12 unlikely)	The timetable for this site is classed as unlikely. Still in use as care home.
WB/07/0135	43 Wordsworth Road	0	23	23			Development has commenced.
WB/09/0346	9 Mill Road	1	9	9			There is no reason why this site could not be developed in the timeframe.
WB/10/0753	6-8 Mill Road	0	14	14			There is no reason why this site could not be developed in the timeframe.
WB/09/0746	14 St Botolphs Road	1	8	8			Development has commenced.
Marine Ward							
WB/06/1121	Eirene Road / Sea Place	3	114	114			Development has commenced.
	62-66 Goring Road	0	6	6			There is no reason why this site could not be developed in the timeframe.
WB/09/0266	42, 43 & 44 West Parade	3	13	13			There is no reason why this site could not be developed in the timeframe.
Offington Ward							

Appendix 1 Five Year Housing Land Supply

WB/09/0583	142 Warren Road	1	9	9			There is no reason why this site could not be developed in the timeframe.
Salvington Ward							
WB/10/0383	32 Hayling Rise	2	7	7			Development has commenced.
WB/09/0756	Woodlands Durrington Hill & Whitsend Hammond Drive	2	9	9			Development has commenced.
WB/09/0732	12 Littlehampton Road	0	22	22			The site has consent for the demolition of the existing building and construction of 22 flats. There is no reason why this site could not be developed in the timeframe.
WB/09/0951	42 Salvington Road	1	7	7			There is no reason why this site could not be developed in the timeframe.
Selden Ward							
WB/09/0706	123 Brighton Road	1	6	6			Development has commenced.
WB/10/0630	28 Selden Road	0	8	8			There is no reason why this site could not be developed in the timeframe.
Tarring Ward							
WB/10/0429	13-25 St Dunstan Road	1	7	7			The site has consent for conversion and development for flats including the retention of 1 existing unit. A number of applications have been submitted for the site prior to consent finally being given, suggesting a strong intention to develop the site. The site is vacant. There is no reason why this site could not be developed in the 5 year timeframe.
WB/09/1055	Hurst Grange Nursing Home, 17-19 Parkfield Road	0	14	14			The site has consent for conversion and development for flats including the retention of 1 existing unit. A number of applications have been submitted for the site prior to consent finally being given, suggesting a strong intention to develop the site. The site is vacant. There is no reason why this site could not be developed in the 5 year timeframe.
Total		37	1447	1427		(20 unlikely)	
Net Total 2011-2016 excluding completions and losses from unlikely sites		34		1393			

Annex 2 Strategic Housing Land Availability Assessment sites as per 1/4/11							
Address	Site Capacity (net)	Time Frame (years)			Achievability		
		1-5	6-10	11-15			
The Aquarena	85	25	60		The development at this site has commenced with the construction of a new swimming pool (the old one will remain in use until the new one is completed). New housing will be delivered on the site as part of the area's overall re-development. The production of a new Development Brief will provide the necessary guidance for developers to set out proposals to implement a comprehensive mixed use site including commercial and residential uses. The site is an Area of Change in the Core Strategy.		
Bus Depot Library Place	42		42		The site is in use as bus depot. The site has been promoted for redevelopment for many years. Due to the desire to find an alternative bus depot site, this site is expected to come forward within the medium term. For more detailed information please refer to the Infrastructure Delivery Plan. There is a reasonable prospect that housing will be delivered on the site in the medium term. The site is an Area of Change in the Core Strategy.		
Grafton Car Park Augusta Place	100	50	50		There is confidence in the site being available within 5 years and coming forward for development. The site is in council ownership but there are access issues regarding residential and commercial uses on (neighbouring) the site. A new development brief will be produced. There is reasonable prospect that housing will be delivered on the site in the short and medium term. A high density scheme is being actively pursued by a local developer. The site is an area of change in the Core Strategy.		

Appendix 1 Five Year Housing Land Supply

	N/O Ann Street & s/o Union Place		195		75	120	There is a reasonable prospect that housing will be delivered on the site in the medium and longer term. There are multiple owners. There is a Development Brief for the site. The site is an Area of Change in the Core Strategy.
	Former Police Station Union Place		55		55		High density residential development is considered an appropriate use for this site, as part of a mixed use scheme which will form part of the new retail heart. The site is included in an Area of Change in the Core Strategy. There is a reasonable prospect that housing will be delivered on the site in the medium term and longer term.
	Teville Gate Railway Approach		260	260			The site owner is confident that the site can be delivered and that once planning permission is granted development will be started in the short term. Planning Committee (Sept 2011) were minded to grant planning permission subject to a Section 106 agreement. The site is an Area of Change in the Core Strategy.
	Gas Holder Lyndhurst Road		85	25	60		There is a reasonable prospect that housing will be delivered on the site. The site owner has expressed interest in developing the site. The site is an Area of Change in the Core Strategy.
	E/O Juno Close Barrington Road		42		42		It is considered a reasonable prospect that housing will be delivered on the site in the medium-term. The Council is actively trying to broker discussions to help 'unlock' this site. The site is an Area of Change in the Core Strategy.
	Northbrook College, Littlehampton Road / Broadwater Road		105	35	70		Due to changes to Government funding previous schemes have been shelved. The College will now retain both sites and look to release surplus land at both campuses to deliver necessary funding for improvements to educational facilities. The site could come forward in the short to medium term if funding issues are resolved. The site is an Area of Change in the Core Strategy.
	Southern Water Storage Yard Hill Barn Lane		7	7			The site is vacant and ready for development. There is a reasonable prospect that housing will be delivered on the site.

	Water Pumping Station Hill Barn Lane		7		7		Southern Water confirm that the site is available. There is reasonable prospect that housing will be delivered on this site in the medium term.
	Car Park R/O 274-312 Goring Road		28			28	Multiple ownership, but the site could come forward in the medium term. A housing association has been seeking approval for this in the past. There is a reasonable prospect that housing will be delivered on the site.
	MGM House		80		80		The site is considered suitable for housing development. The site is under-used esp. the car park and there could be future potential for a mixed scheme. Loss of employment floorspace. The site has been promoted as part of the call for sites exercise. There is reasonable prospect that housing will be delivered on the site in the medium term.
	2 Hastings Road		6	6			Awaiting new planning application. The site is economically viable and the capacity of the developer to complete and sell the housing in this area is good.
	S/O Stoke Abbott Road		106		10	96	Site is in multiple ownership. Site has potential but in the long term due to existing uses.
	Car Park adjacent Sandell House Railway Approach		10	10			The site currently provides parking for the adjacent commercial buildings. Part of the car park may need to be retained to ensure continued viability of the office use. The owner or agent confirms that the site is available for development. There is a reasonable prospect that housing will be delivered on the site.
	43 Wenban Road		6	6			The site could come forward in the short-term subject to a revised scheme addressing the concerns raised on the previous application.
	W/O Fulbeck Avenue		35			35	The site is council owned. The site could come forward in the longer term following a review of the housing needs. Housing could be delivered on the site in the longer term if potential flood risk issues can be addressed.
	Total		1254	424	551	279	

Appendix 2 Contact Details

Planning Policy

For general enquiries contact the Planning Policy team on

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Or click here [Planning Policy](#)