

## Worthing Five Year Housing Land Supply Position Statement as at 1st April 2024

### 1.0 Five Year Housing Requirement and Supply

#### *Five Year Housing Requirement*

- 1.1 The Five Year Housing Land Supply position as at 01/04/2024 against the target set out in the Worthing Local Plan sets out the total number of dwellings that the Plan commits to deliver as a minimum over the Plan period and the expected annual average. It looks at the completions delivered since the base date of the Local Plan and the remaining number of years left in the Plan period to deliver the remaining amount. It also incorporates any shortfall and then includes a 20% buffer required as a result of failing the Housing Delivery Test.

#### *Housing Supply Requirement for the 5 years from 01/04/2024*

	Worthing Local Plan	Dwellings (net)	Annual Average
a	Worthing Local Plan target 2020-2036	3672	230
b	Completed 2020 - 2024	961	
c	Number of years in plan period = 12		
d	Requirement 2024-2036 (a (3672) minus b (918))	2711	226
e	Five year target with no adjustment (230 x 5)	1150	
f	Shortfall of housing provision from 2020 (230 x 4 year = 920) minus completions (b) (961) = +41	0	
g	Five year target including shortfall (e +f)	1150	
h	20% Buffer (1152/100 x 20)	230	
i	Requirement for five years 2024 – 2029 with 20% buffer (g + h)	<b>1380</b>	<b>276</b>

## 2.0 Components of the 5 Year Housing Land Supply

2.1 The 5 Year Housing Land Supply is made up of the following elements of housing supply:

- **Completions** - dwelling completions based on monitoring undertaken by West Sussex County Council (WSSCC)
- **Commitments Large** -are those sites that can accommodate five or more units. They will have planning permission but have not commenced or are under construction. The information is provided by WSSCC annually looking at a combination of information supplied by the Local Planning Authority and by undertaking site visits.
- **Commitments 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. The information is provided by WSSCC annually looking at a combination of information supplied by the Local Planning Authority and by undertaking site visits.
- **Local Plan Allocations** - includes those sites allocated within the Worthing Local Plan (adopted 28 March 2023) (without Planning Permission) that are expected to deliver within the next five years.
- **Strategic Housing Land Availability Assessment (SHLAA) sites** - sites accommodating 5 or more units capable of delivering dwellings within the next five years.
- **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.). To avoid double counting with the small sites commitments, the windfall allowance is not applied to the first three years of the projections.

### 3.0 The Sites

3.1 The Committed Large sites are set out in the table below:

***Commitments Large - Sites with Extant Planning Permission (5+ units) considered deliverable as at 1 April 2024***

Sites with Extant Planning Permission (5+ units) considered deliverable as at 1 April 2024								
Planning Ref	Site Address	Site Total (Gross) Remaining To be delivered	Time Frame (Years)			Losses	Site Total (net) (remaining to be delivered)	Deliverable as at 1 April 2024
			0-5 2024-2029	6-10 2029-2034	11+ 2034 +			
AWDM/1979/19	Site Of HM Revenues And Customs And Land West Of Hm Revenues And Customs Barrington Road	286	<b>286</b>	0	0	0	286	This site is a Worthing Local Plan (WLP) Allocation A8 with a minimum capacity of 250 dwellings. Reserved Matters (AWDM/0605/22) for 287 units has been approved. A number of conditions have been approved and others are being considered. The site has commenced with one dwelling complete.
AWDM/1721/22	Development Site At 2 To 14 Goring Road	12 (9 net)	<b>9</b>	0	0	3	9	Detailed planning permission granted 12/05/2023. 12 units gross/ 9 units net.
AWDM/0601/21	Kingswood Home 140 Heene Road	1	<b>1</b>	0	0	0	1	Planning permission granted and 7 flats have been completed since the last monitoring period. One house left to complete and currently under construction.
AWDM/1459/21	Land At Former Gas Works Site	228	<b>228</b>	0	0	0	228	This site is allocated in WLP - A9 with a minimum capacity of 150 dwellings. Planning

& AWDM/0083/24 (s.73)	Park Road ( LP A9 150)							Application AWDM/1459/21 approved 4/10/22 for 209 dwellings. A new application to amend original application to include an additional 19 dwellings - AWDM/0083/24. This application was approved (11/06/2024) after the 01/04/2024 base date. Discussions with the developer indicate work to start on site later this year with all dwellings completed by the end of Year 4.
(AWDM/0156/21 NOTICE/0001/20 - AWDM/0901/20 - AWDM/0905/20 - AWDM/1529/18 -AWDM/0906/20	Former Beales Site	54(41)	<b>41</b>	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. Work is ongoing.
AWDM/1502/20	Heslington House 56 Richmond Road	8	<b>8</b>	0	0	0	8	Detailed planning permission granted. West Sussex County Council (WSSC) site visit indicates works under construction.
NOTICE/0015/21/ NOTICE/0013/20	Development Site At 2 To 2C Ann Street And 7 Warwick Street/	9	<b>9</b>	0	0	0	9	WSSC site visit - close to completion.
AWDM/1018/20/ AWDM/0856/23	Development Site At 31 To 35 Montague Street (H&M)	19	<b>19</b>	0	0	0	19	Detailed planning permission granted 16/09/2021. WSSC site visit indicates site has commenced – well underway. A further application AWDM/0856/23 has been approved (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/0427/20	The Wheatsheaf 24 Richmond Road	8	<b>8</b>	0	0	0	8	Planning permission granted. WSCC site visit indicated very close to final completion
AWDM/1752/20	100 - 108 Montague Street	8	<b>8</b>	0	0	0	8	Planning permission granted. WSCC site indicates site has commenced. Since then a new application AWDM/0732/23 has been approved (28/09/23) for an additional dwelling which would bring the site total to 9.
AWDM/1500/22	21 - 23 Montague Street	9	<b>9</b>	0	0	0	9	Detailed planning permission granted and WSCC site visit indicates the site is well underway.
AWDM/1169/22	34 - 36 Montague Street	9	<b>9</b>	0	0	0	9	Planning permission granted (expires 13 Dec 2025).
AWDM/1884/22	10 - 20 Marine Place	9	<b>9</b>	0	0	0	9	Detailed planning permission approved 6 April 2023.
AWDM/0072/21	22 Clifton Road	13 (12)	<b>12</b>	0	0	1	12	Planning Application approved subject to S106. This is a social housing site and work has commenced.
NOTICE/0011/23	148 - 152 Montague Street	9	<b>9</b>	0	0	0	9	Application approved 21/09/2023. Social housing – Councils Opening Doors scheme. Officers agree on delivery timescales. There is a new application AWDM/1483/23 which seeks additional 2 residential units. Expecting the S106 to be completed very soon following which a decision can be issued.
AWDM/1624/22	The Montague Centre Liverpool Road	42	<b>42</b>	0	0	0	42	The site has Planning permission 06/10/2023.. Developers have confirmed delivery timescales with commencement anticipated before the end of 2024.

AWDM/1906/22	Development Site At Former Debenhams Store 14 To 20 South Street And Iceland Car Park Marine Place	80	<b>80</b>	0	0	0	80	The site has planning permission. Developers indicate delivery within 5 years. WSCC site visit indicates a technical commencement as preparatory works are underway. A non material amendment to the approved application has been submitted (AWDM/0482/24) and awaiting decision.
AWDM/0119/23	Air Training Corps Hq 20 - 22 Victoria Road	11	<b>11</b>	0	0	0	11	Detailed planning permission granted 21/04/23 for 11 residential units. Social Housing site. Officers agree the delivery timeline and the existing buildings have now been demolished.
AWDM/0130/21	22 Lyndhurst Road	30(23)	<b>23</b>	0	0	7	23	Detailed planning permission granted 30/7/2021. WSCC site visit indicates site as near completion. Delivery timescales agreed with the developer.
NOTICE/0007/23	Premium House The Esplanade	16	<b>16</b>	0	0	0	16	Permission granted 06/09/2023. WSCC indicated some activity and since then an Initial Notice has been received for Building Regulations.
WB/0275/11	West Durrington (Core Strategy Strategic Site)	1	<b>1</b>	0	0	0	1	Under Construction. Last unit to be completed. Last 1 of a 700 dwelling site.
AWDM/1882/16/ AWDM/1714/19	Coach and horses	20	<b>20</b>	0	0	0	20	Planning permission granted (Main application AWDM/1882/16). Under Construction.
AWDM/0166/20	Fulbeck Avenue	64 (full site 152)	<b>64</b>	0	0	0	64 to be built	Allocation in WLP - A6. Planning permission granted. Some completions and occupations. Remaining units under construction.

AWDM/1950/19/ AWDM/1073/23/ AWDM/0068/24	Southdown Inn 38 Northcourt Road	8	<b>8</b>	0	0	0	8	Planning permission granted and WSCC site visit indicate works have commenced.
AWDM/0207/22	Skywaves House Ivy Arch Road	21	<b>21</b>	0	0	0	21	Assessed as deliverable at 1/4/24. Planning application approved subject to 106. Discussions with developers agree on delivery timelines. This is an affordable housing scheme and work has commenced.
AWDM/1566/13	The Drive Mill Lane	2	<b>2</b>	0	0		2	Site under construction with 2 dwellings completed and 2 remaining.
NOTICE/0011/22	Carlton House Littlehampton Road	8	<b>8</b>	0	0	0	8	Planning permission granted.
<b>Totals</b>			<b>961</b>					

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

\*Years 0-5 = 1/4/24-31/03/2029, Years 6-10 = 1/4/2029-31/03/2034, Years 11-15 = 1/04/2034-31/03/2039

#### 4.0 Large sites currently excluded from 5 Year Housing Land Supply

4.1 The following sites are still monitored by WSCC until their expiration however for the purposes of the Five Year Housing Land Supply position they have been removed as on the basis of the most recent information there is not a sufficient level of confidence that they will deliver completions within that time period, however they may offer future opportunities.

- **Garage Site South Of Heene C Of E Primary School Norfolk Street - AWDM/0550/21 - 6 dwellings** - Planning Permission expires 15/12/2024 - nothing happening. The principle of residential development has been established.
- **St Andrews Gardens Church Road - NOTICE/0017/20** - Planning Permission expires 02/12/2024 - **9 dwellings** - nothing happening. The principle of residential development has been established.
- **Columbia House Columbia Drive - AWDM/1480/18 - 36 dwellings** - while this has technically commenced there is clear

evidence that the 36 units will not be delivered. The application was for 46 units in total with 10 units on top of the existing converted office block and these have now been completed. A new application (addressed elsewhere) for 78 units (AWDM/0711/22) has been approved subject to the signing of a S106. The developer went into administration but a new development team is now engaged (June 2024) to complete s106 agreement.

- **Jupps Garage Queens Road - AWDM/0480/20 - 5 dwellings** - WSCC still have this site in their monitoring of commitments as they have technical commencement however, planning permission has expired and there has not been any updates. The principle of residential development has been established.
- **40 - 42 South Street - AWDM/0297/20 - 9 dwellings** - WSCC still have this site in commitments as they have technical commencement, however, planning permission has expired and no further applications have been received. The principle of residential development has been established.
- **19 Manor Road - AWDM/0762/19 - 10 dwellings** - No progress and latest application has been withdrawn. WSCC has removed from commitments. The principle of residential development has been established.
- **NHS West Sussex The Causeway - NOTICE/0007/20 - 48 dwellings** - WSCC had this as an under construction as initial notice had been submitted under Building Regs and site visit indicated some work on site but nothing happening and as it was a Notice application this needed completing within 3 years. So WSCC have amended their records and removed from commitments data. The principle of residential development has been established and the site will be reassessed through the SHLAA..

## 5.0 Commitments Small

5.1 As explained above (para 1.2) these are sites that are less than 5 dwellings . WSCC have recently updated these sites and have concluded that **102 dwellings** are expected to be delivered over the next 5 Years (for comparison purposes the 01/04/2023 position was 117). The approach used by WSCC to assess delivery from small sites was not challenged by the appellants.

## 6.0 *Worthing Local Plan Allocations (excluding those with planning permission) as at 01/04/2024*

6.1 The table below sets out all those Local Plan Allocations that do not have planning permission as at 01/04/2024. The table sets out when these sites are expected to deliver based on the most up to date evidence:



Ref	Site	Site Total (Gross)	0-5 yrs 2024 - 2029	6-10 yrs 2029 - 2034	11-15 yrs 2034+	Losses	Site Total (net)	Comments and updates as of 01/04/2024
WB/08176	Beeches Avenue (A1)	90	90	0	0	0	90	Allocation in Worthing Local Plan (WLP) A1. An Outline application (AWDM/0693/23) has been submitted and a resolution to grant permission, subject to a S106, was given on 20th December 2023. Discussions with the agents and officers have confirmed that once the S106 has been signed, reserved matters will be submitted by the end of the year and the site completed by Year 4 (27/28).
WB08138	Caravan Club (A2)	100	60	40	0	0	100	Council owned site and an allocation in WLP. Council is currently marketing the entire site for development. Land deal with national housebuilder close to completion. The wider site is expected to deliver a minimum of 100 units. Discussions with potential developers/agents and officers indicate that a full planning application is expected to be submitted at the end of 2024. With 60 completions anticipated within five years.
WB16006	Centenary House (A3)	250	0	250	0	0	250	WSCC and Sussex Police own the site and an allocation in WLP. Proactive discussions are ongoing and an application (AWDM/0945/23) has been permitted that enables the site to be split allowing the release of the WSCC land for residential purposes.
	Martlets Way /Juno Close Barrington Road (A10)	28	0	28	0	0	28	An allocation in WLP A10, which includes 28 residential units. Ongoing discussions with developers. Planning application submitted for 28 dwellings and 6,500 sqm E(g)(iii) B19c) and B8 (AWDM/0131/23) has yet to be decided. Developers' response indicates completions in Year 6 - 2028/29.

WB08039	Teville Gate Railway Approach (A12)	250	<b>0</b>	250	0	0	250	The site is an allocation in the WLP (A12) with a minimum capacity of 250 dwellings. Planning Application (AWDM/0325/19) submitted. The site has been sold to Homes England to bring forward a more realistic development scheme. The site is cleared of all buildings and is in a highly sustainable location. Given the history of the site and the complexities of utilities under the site it is not, at this stage, anticipated to deliver within the next 5 years.
WB08042	Union Place (A13)	216	<b>216</b>	0	0	0	216	The site is an allocation in the WLP (A13) 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 a resolution to grant permission subject to a S106 agreement. Discussion with the Local developer indicates the 216 dwellings will be delivered within years 3 and 4 of the five year period.
WB08180	Grafton Car Park Augusta Place (A7)	150	<b>0</b>	150	0	0	150	This Council owned site is an allocation (A7) in WLP with a minimum capacity of 150 dwellings. Proactive work underway to find a developer. Discussions with officers agree on delivery timescales.
WB08046	Stagecoach Site Library Place (A11)	60	<b>0</b>	60	0	0	60	An allocation in the WLP (A11) with a minimum capacity of 60 dwellings. The site is dependent on the relocation of the existing bus station and discussions are ongoing.
WB08163	Upper Brighton Road (A14)	123	<b>110</b>	13	0	0	123	An allocation in WLP (A14) with a minimum capacity of 123 dwellings. Recent discussions with the developer indicate an application to be submitted late 2025 with a small number of completions towards the end of 26/27 . Indicating that 110 units could be delivered within the first 5 years.
<b>Totals</b>			<b>476</b>					

## 7.0 Strategic Housing Land Availability Assessment

7.1 As explained above at para 1.2 these are sites accommodating 5 or more units capable of delivering dwellings within the next five years. The table below sets out those sites that based on the current evidence can deliver completions within the next 5 years.

### Strategic Housing Land Availability Assessment Review as at 01/04/24

SHLAA REF:	Site	Site Total (Gross)	0-5 Yrs 2024 - 2029	6 - 10 Yrs 2029 - 2034	11-15 Yrs 2034+	Losses	Site Total (net) (remaining to be delivered)	Deliverability as at 1 April 2024
WB1800	Jubilee Hall & 10 Greenland Road	14	0	14	0	0	14	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. Discussions with officers at that time indicated confidence in delivering this site within 5 years. The 2018 application (AWDM/0263/18) is still 'live' and amended drawings have been received and new consultations/neighbour notifications undertaken.
WB2300 1	Columbia House, Romany Road	78	0	78	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). There have been delays in signing as the Developer went into administration. However a new

								development team is now onboard and working on completing the s106.
AWDM/0786/23	Site Of HM Revenues And Customs And Land West Of Hm Revenues And Customs Barrington Road (extra care)	63	63	0	0	0	63	This site forms part of the allocation A8. The approved application AWDM/0605/22 (included within table of commitments above) included a care home. A new application AWDM/0786/23 now seeks the provision of 63 extra care C3 dwellings. There is a resolution to grant permission (OCT 2023) subject to a S106. Information from the developers indicate they are ready to commence as soon as legal agreement is signed with completion within 5 years.
AWDM/0521/23	30 - 32 Chapel Road	6	6					Assessed as deliverable as at 01/04/2024. An application AWDM/0521/23 has been approved outside this monitoring period - 18/04/2024. The application has approved the conversion of upper floors to 6 flats.
AWDM/0172/24	Oceanview 15 Montague Place	8	8					Assessed as deliverable as at 01/04/2024. An application AWDM/0172/24 which seeks to deliver 8 dwellings by constructing two additional floors, has been approved ( 29/05/2024) outside of this monitoring period.
<b>Total for 5 year supply</b>			<b>77</b>					

*Note: Of the above SHLAA sites only 3 are considered to be deliverable within the next 5 years based on information available as at 01/04/24.*

## **8.0 Windfall**

**8.1** As set out in para 1.2 the 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.). To avoid double counting with the small sites commitments, the windfall allowance is not applied to the first three years of the projections. The approach to windfall was supported by the Inspector at the Local Plan

Inquiry and was not challenged by the appellants at this appeal. The calculation is to be updated but at present the interim calculation is that used as at 01/04/2023 and was not challenged by the appellants. The **windfall figure for 01/04/2023 was an average of 62 dwellings per annum** which equates to **62 x 2 years = 124 dwellings**.

**9.0 Updated 5 Year Housing Land Supply as at 01/04/2024**

**9.1** Whilst elements of the supply will need refining with updates currently being prepared , the interim provisional position is set out in the following table:

	<b>Worthing Local Plan</b>	<b>Dwellings (net)</b>	<b>Annual Average</b>
a	Worthing Local Plan target 2020-2036	3672	230
b	Completed 2020 - 2024	961	
c	Number of years in plan period = 12		
d	Requirement 2024-2036 (a (3672) minus b (961)	2711	226
e	Five year target with no adjustment (230 x 5)	1150	
f	Shortfall of housing provision from 2020 (230 x 4 year = 920) minus completions (b) (961) = + 41	0	
g	Five year target including shortfall (e +f)	1150	
h	20% Buffer (1150/100 x 20)	230	
i	Requirement for five years 2024 – 2029 with 20% buffer (g + h)	<b>1380</b>	<b>276</b>

Supply:			
j	Commitments (large and small) at 1 April 2024 (net) (5 years) (Large = 961 + Small = 102)	1063	
k	Local Plan Allocations (without Planning Permission)	476	
l	SHLAA sites (excludes Local Plan allocations) (net figure) (5 years)	77	
m	Windfall allowance (62 x 2 years)	124	
n	Total Commitments (j+k+l+m) ( )	<b>1740</b>	276
o	Surplus/deficit (n-i) ( )	360	

**9.2** Based on the conclusion of the sites as set out above we have a 5 year supply of 1740/276 = **6.3 years**.