



WORTHING BOROUGH
COUNCIL

Ward(s) Affected: N/A

Motions on Notice

Report by the Director for Communities

Executive Summary

1. Purpose

- 1.1 The report before Council sets out a motion received from Councillor Jim Deen.
- 1.2 Council is asked to deal with the motion under provisions set out in paragraph 14 of the Council Procedure Rules (under part 4 of the Council Constitution - Rules of Procedure).

2. Recommendations

- 2.1 That Council determine the motion as set out in annex A to this report.

3. Context

- 3.1 A motion on notice has been received from Councillor Jim Deen, (attached as Annex A).
- 3.2 The content of the motion is relevant to a matter in relation to which the Council has powers or duties and which affects the Borough.
- 3.3 There is nothing substantive within the motion that would cause its rejection under the terms of the Constitution.

3.4 The motion before Council is declaratory in nature, as defined in para 14.4.4 of the Council's Procedure Rules. Therefore, it may be considered and debated by the Full Council without being automatically referred to a future meeting of Full Council, as defined in para 14.4.5 of the Council's Procedure Rules, or, being referred to the Executive or Committee without debate, as defined in paragraphs 14.4.1, 14.4.2 and 14.4.3 of the Council's Procedure Rules.

4. Issues for consideration

4.1 Motions considered by Full Council are debated under rules set out under part 16 of the Council procedure rules and the Council is asked to debate the motion under these rules accordingly.

5. Financial Implications

5.1 The motion is declaratory in nature and therefore there are no direct financial implications.

6. Legal Implications

6.1 As the motion is declaratory in nature there are no direct legal implications arising from it.

Background Papers

None

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Annex A

Permitted Development Rights

In light of the increasing problems Worthing faces in meeting the demand for affordable housing, this motion asks the Council to send the following letter to the Secretary of State for Communities and Local Government.

To the Right Hon James Brokenshire, Secretary of State for Communities and Local Government.

Worthing Borough Council would like to bring to your attention the increasing threat that office to residential Permitted Development Rights (PDRs) pose to the ability of the Council to:

1. Deliver much needed affordable homes in the borough
2. Maintain the quality of housing provided
3. Maintain the balance between the provision of housing and property for employment.

Because office to residential PDRs allow developers to avoid the full planning process, we are unable to secure from such developments the contributions towards affordable housing in line with Worthing Borough Council's 2011 Core Strategy. We are also unable to ensure that the developments meet the quality standards for homes we would expect to secure through the planning process. PDRs also prevent us from exercising our judgement as a Council concerning the balance of need for housing and properties suitable for employment in the town.

We know that our authority is not alone in facing problems from office to residential PDRs. Across the country, the LGA calculates that, over the last three years, more than 10,000 affordable homes have been lost as a result of these PDRs.

We appreciate the need to find ways of accelerating the rate of house building, but we consider this change has resulted in possibly unforeseen, and certainly undesirable, effects. We urge the Minister to withdraw these Permitted Development Rights and to focus on enabling us to deliver the affordable, high quality homes we want to provide in Worthing to meet our housing need.

Proposed by Cllr Jim Deen
Seconded by Cllr Rebecca Cooper