



ADUR DISTRICT COUNCIL

Annual Monitoring Report

1st April 2021 – 31st March 2022

December 2022



ADUR DISTRICT
COUNCIL

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Introduction and Context

This Annual Monitoring Report (AMR) covers the period 1st April 2021 to 31st March 2022. The key purpose of the Report is to share performance 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.

This is achieved in two main ways by reporting on:

- The implementation of the Local Development Scheme (LDS) and;
- The extent to which the policies set out in Local Development Documents (LDD's) are being achieved.

This Report is produced in line with the Planning and Compulsory Purchase Act 2004 (as amended by Section 113 of the Localism Act 2011). Part 8 of the Town and Country Planning Regulations 2012 sets out what must be covered within the AMR. Planning Policy Guidance: Plan-making (revised March 2019) also provides advice. Changes to the requirements for monitoring have opened up the opportunity for authorities to shape how the AMR looks. Providing that they are prepared in accordance with the UK and EU legislation the Council can now choose which targets and indicators to include within the AMR in order to tell “the local story”.

The Adur Local Plan 2017 (adopted on 14th December 2017) contains a framework of indicators and targets which reflects its spatial strategy and the policies to be monitored. Unfortunately, due to resources it has not been possible to report on every policy indicator in this report; however key matters are addressed in order to demonstrate the progress being made in implementing the Local Plan.

In addition, a Neighbourhood Plans is currently being prepared; progress will be reported in this AMR. The specific monitoring targets arising from this Plan will be reported on in due course, once adopted.

The AMR also sets out the Council's latest position in terms of its five year housing land supply. The AMR is divided into the following chapters:

Chapter One – Gives an introduction and context and measures the progress made on the preparation/revision of the Development Plan Documents and Supplementary Planning Documents set out in the Local Development Scheme 2021-24 which was adopted in September 2021.

Chapter Two – Sets out how certain policies of the Adur Local Plan 2017 are performing when measured against key indicators and targets.¹

Chapter Three – Gives an overview of the Shoreham Harbour Joint Area Action Plan (JAAP) monitoring, including the applications which have been granted planning permission.

Appendix I provides further detailed information about the housing land supply position, including the five year housing land supply calculation and the trajectory.

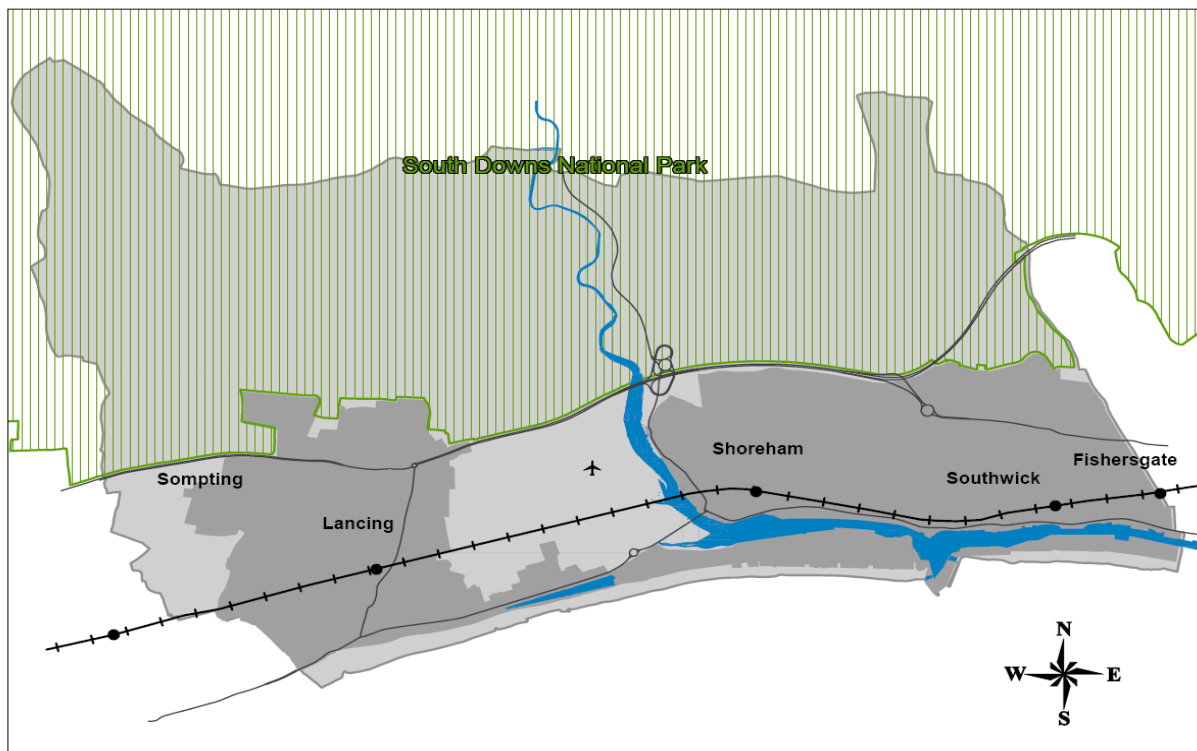
¹ Please note that due to resource constraints, it has not been possible to address every Adur Local Plan 2017 policy within this AMR.

Appendix 2 is the Biodiversity Annual Monitoring Report (1st April 2021 – 31st March 2022) produced by the Sussex Biodiversity Records Centre.

Unless otherwise stated, monitoring data is provided for the period 1st April 2021 - 31st March 2022. Where significant changes have occurred after the monitoring period has ended, an update is provided to ensure the reader is provided with up-to-date information.

Geographical Coverage of the Adur Local Plan

The South Downs National Park was designated on 12th November 2009 and the South Downs National Park Authority (SDNPA) took on full powers in April 2011. Over half of Adur District (53%) lies within the National Park and the SDNPA has produced its own Local Plan (adopted on 2nd July 2019) which sets planning policy for all areas within the South Downs National Park. *Policies in the Adur Local Plan therefore only cover those parts of Adur which lie outside of the National Park as shown on the map below:*



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Monitoring the Local Development Scheme

The Planning and Compulsory Purchase Act 2004 requires local planning authorities to prepare and maintain a Local Development Scheme (LDS). The LDS is a public statement of the Council's programme for the production of Development Plan Documents (DPD's). The most recent LDS covers the period 2021-2024 and sets out the timetable for the preparation and production/revision of the Development Plan Documents and Supplementary Planning Documents to be produced. The following information sets out progress made during this monitoring period and provides updates where relevant:

In 2021-22, the development plan for Adur (excluding those areas within the National Park) comprised:

- Adur Local Plan 2017
- West Sussex Joint Minerals Local Plan (adopted 20th July 2018, partially revised 2021, produced jointly with the South Downs National Park Authority)
- West Sussex Waste Local Plan 2014
- Shoreham Harbour Joint Area Action Plan 2019.

The latest Local Development Scheme for this monitoring period is the Adur Local Development Scheme 2021-24. The following progress has been made with regards to the documents proposed:

Adur Local Plan. The Adur Local Plan 2017 contains a commitment to review the Plan within 5 years. Work has commenced; however given the commencement of the Review of the Western Harbour Arm this will not be achievable within the timetable indicated in the Local Development Scheme 2021. A revised timetable for the Local Plan Review will be published in due course.

Shoreham Harbour Joint Area Action Plan (DPD): The Shoreham Harbour Regeneration Partnership (Adur District Council, Brighton & Hove City Council, West Sussex County Council and Shoreham Port Authority) has produced a Joint Area Action Plan (JAAP) to secure the regeneration of Shoreham Harbour and surrounding areas. The partnership has also worked closely with other relevant bodies such as the Environment Agency.

The Councils received the Planning Inspector's report in July 2019, which found that the Plan was sound and legally compliant. The JAAP was adopted by Full Council on 31st October 2019.

The adopted JAAP can be viewed here:

<https://www.adur-worthing.gov.uk/shoreham-harbour-regeneration/joint-area-action-plan/>

Please see 'Other Documents' below with regards to the review of development at the Western Harbour Arm.

Adur and Worthing Joint Statement of Community Involvement: Consultation on a Joint Statement of Community Involvement was undertaken between 14th March and 25th April 2019; the document was adopted on 25th July 2019. The document can be viewed at:

<https://www.adur-worthing.gov.uk/media/Media,154637,smxx.pdf>

Please note that in January 2021 (subsequent to this monitoring period) an Interim Addendum to this Joint SCI was published to explain how the Council implemented temporary changes to public

consultation procedures and practice in light of Covid-19; this was updated in August 2021. This can be viewed here:

<https://www.adur-worthing.gov.uk/media/Media,159070,smxx.pdf>

This document is programmed to be reviewed in 2024. However, if the Government's proposed reforms to the planning system are implemented, it may be necessary to review this sooner.

Guide to Development in a Conservation Area: The Council is intending to produce a guide to provide advice on carrying out development in conservation areas, in order to ensure that any proposed changes preserve or enhance the special interest of that conservation area. This is likely to be published in 2023. However during this monitoring period, a review was undertaken which has resulted in modifications to two conservation areas in Adur (Kingston Buci and Old Shoreham) and new Article 4 Directions in relation to these areas.

Supplementary Planning Documents:

Demonstrating Genuine Redundancy of Employment Sites - this was adopted on 26th March 2019.

Renewable Energy SPD: This was renamed the 'Sustainable Energy Supplementary Planning Document and adopted on 14th August 2019. The SPD describes the various different renewable energy technologies and how they can be applied to developments. It clarifies the different energy requirements for the different plan areas in Adur (the Shoreham Harbour JAAP area and the remaining area in Adur). It also describes how an energy statement can be developed and what this should cover. The latest Local Development Scheme indicated that this would be updated, and adopted in early 2022; however this has not been possible due to lack of resources.

Green Infrastructure SPD: The LDS states that this was to be progressed during 2022. The Shoreham Harbour Joint Action Plan also commits the Council to preparing a Shoreham Harbour Green Infrastructure Strategy. High-level work on green infrastructure across Adur and Worthing is currently being undertaken; this will act as a starting point for future work, such as a Green Infrastructure Strategy. There has been no progress on updating this during the monitoring year, due to lack of resources.

Interim Affordable Housing Guidance Note. The LDS refers to this document in relation to providing guidance on First Homes and offsite contributions in relation to current adopted Local Plan policy, in advance of an updated policy being developed as part of the Local Plan Review. Although this has not been progressed, a note relating purely to First Homes has been developed – please see 'Other Documents' below.

Other Documents:

Western Harbour Arm Review: A review and analysis of development coming forward at the Shoreham Harbour Western Harbour Arm was agreed in November 2022. However, it should be noted that this is not a review of the Joint Area Action Plan. In due course this will be made available on the Councils website.

Policies Map: This has been updated to reflect the adoption of the Shoreham Harbour Joint Area Action Plan, and can be viewed at:

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

Outside of this monitoring period, the Map will also be updated to address amendments to the Kingston Buci and Old Shoreham Conservation areas.

Adur Sustainability Checklist was published in June 2021. The checklist can be viewed here: <https://www.adur-worthing.gov.uk/planning-policy/joint-aw/planning-and-climate-change-position-statement/>

Please note this supersedes the Shoreham Harbour Sustainability Statements Guidance Note.

Other documents not included in the Local Development Scheme:

Adur Interim Affordable Housing Position Statement: this was prepared in response to the Government's revised National Planning Policy Framework - specifically paragraph 63 which states that affordable housing should not be sought from developments which 'are not major developments'. Adur District Council has reviewed its position, and following a decision by the Executive Member for the Economy (REG/009/19-20) from 8th April 2020, Adur District Council will use the NPPF threshold of 10 dwellings for seeking affordable housing contributions. The justification for this approach is set out in the note, which can be viewed at: <https://www.adur-worthing.gov.uk/media/Media,156780,smxx.pdf>.

There has been no progress on updating this during the monitoring year, due to lack of resource, however the Council has prepared a response on First Homes (see below).

First Homes: an Interim Position Statement was agreed and published by Adur in May 2022, in response to the Government's Ministerial Statement on First Homes, a new affordable housing tenure. Although this is outside of this monitoring period, this information is provided for information. The Interim Position Statement can be found here: <https://www.adur-worthing.gov.uk/media/Media,167748,smxx.pdf>

Infrastructure Funding Statements (IFS): The Community Infrastructure Levy (CIL) Regulations 2010 (as amended) require authorities to publish a document (an Infrastructure Funding Statement - IFS) on their website by the 31st December each year which sets out the developer contributions (section 106) collected and spent over the previous financial years. Adur's first statement was published by 31st December 2020, and will subsequently be published each year in December. Copies of the IFS can be viewed at: <https://www.adur-worthing.gov.uk/planning-policy/adur/adur-developer-contributions/developer-contributions-data-adur/#infrastructure-funding-statement>

Neighbourhood Plans:

Sompting Neighbourhood Plan – this plan was developed by the Parish Council and local residents, and taken to Examination in 2018, but withdrawn by the Parish themselves. The Parish revised the plan, and undertook Regulation 14 consultation from 7th December 2020 - 15th February 2021. However, a meeting of Sompting Parish Council on 9th March 2022 agreed not to progress this plan any further. Any queries should be directed to Sompting Parish Council.

Shoreham Beach Neighbourhood Plan:

The Shoreham Beach Neighbourhood Forum was designated on 20th November 2014, to become the qualifying body to progress the Shoreham Beach Neighbourhood Plan. A Forum has a 5 year life, which expired in November 2019.

The Shoreham Beach Neighbourhood Forum reapplied for designation; this application was consulted on, and a report was taken to Adur Planning Committee on 6th July 2020 and subsequently the Joint Strategic Committee on 7th July 2020. The item was deferred, and a further report taken to the Joint Strategic Committee on 13th July 2021. At this meeting, the Forum was designated for a further 5 year period. For further information on the Shoreham Beach Neighbourhood Plan, please contact the Forum via their website:

<https://www.shorehambeachforum.com/>

The Duty to Co-operate:

The 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 Board (and the Officer Group which supports it) has been meeting throughout the monitoring period, and is currently in the early stages of preparing the third revision to the LSS (LSS3) which will explore options for meeting the area's unmet needs for housing, employment and infrastructure. LSS3 will develop a longer-term strategy for the sub-region over the period 2030-2050. This will 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.

Housing delivery is a key consideration and the District Council has made it known to other local authorities within the Partnership that, despite taking a very positive approach to development, Adur will not be able to meet its full housing needs. As a consequence, requests were, and will continue to be made to neighbouring authorities as part of the 'Duty to Co-operate' to ask whether they have any potential to help meet some of Adur's housing shortfall.

Policy 1: Sustainable Development

Key Indicator: Number of appeals allowed/dismissed

Target: Identify which policies are resulting in appeals being allowed

Key Indicator: Percentage of applications determined within 8 weeks (13 weeks for major applications)

Targets: 80% of householder applications and 65% of minor applications to be determined within 8 weeks

60% of major applications to be determined within 13 weeks

Commentary:

During this monitoring period, 21 appeals were determined by the Secretary of State:

Appeals	
Allowed	7
Dismissed	14
Total	21

Over this monitoring period, 447 applications were determined:

Majors	Minors	Others
75%	95%	96%

The data indicates that performance targets have been exceeded and the Council has been efficient in its decision making process.

Policy 3: Housing Provision

Key Indicator: Number of dwellings completed annually

Target: 177 dwellings per annum

	Gross Completions	Losses	Net dwelling completions
2011/12*	204	11	193
2012/13	153	7	146
2013/14	103	10	93
2014/15	105	9	96
2015/16	38	7	31
2016/17	71	7	64
2017/18	121	7	114
2018/19	118	7	111
2019/20	33	20	13
2020/21**	229	21	208
2021/22	159	62	97

*Although small in number, it should be noted that the figures for 2011/12 includes new homes delivered within that part of Adur which falls within the South Downs National Park Authority (SDNPA) area. Since that date, the SDNPA has produced its own AMR.

** Please note these figures differ from the Government's Housing Delivery Test figure of 217 homes delivered; this is because the HDT includes the entire District of Adur, including that part which lies within the South Downs National Park Authority, whereas the WSCC figures exclude that area.

Commentary:

For the last 5 year period (2017/18 – 2021/22) annual average for the gross dwellings completions has increased to 132 dwellings per annum; the annual average for net dwelling completions in Adur is 109 per annum for the same period (rounded figure). Source for data: WSCC Residential Land Availability Assessment.

As can be seen from the table above, there has been a considerable fluctuation in the delivery rates per annum, with the highest number recorded in 2011/12 and 2020/21, with the lowest in 2019/20. Whilst some of this fluctuation can be attributed to economic conditions, the availability, location and size of site coming forward also plays a role. Much of Adur's new development has traditionally been on small infill brownfield sites. The development strategy in the Adur Local Plan 2017 is largely dependent on a small number of large sites – namely allocations at West Sompting, New Monks Farm and within the Shoreham Harbour Regeneration Area.

There was a significant increase in completions over 2020/21; figures include completions at a large apartment development in Shoreham (Riverbank, also known as Ropetackle North); and the start of delivery at New Monks Farm, allocated in the Adur Local Plan 2017. With only a limited number of larger sites available for development, the delivery of these sites makes a significant difference to the annual rate of completions. There is a significant difference between the gross and net completions figure for 2021/22 due to the demolition of one single block of flats, The Mannings (40 units demolished) which has had an adverse impact. This site is due to be redeveloped for 74 units.

Policy 4: Planning for Economic Growth

Key Indicator: Total net amount and type of additional employment floorspace per annum

Target: Minimum of 41,000sqm completed over plan period

Key Indicator: Index of Multiple Deprivation rankings

Target: To improve ranking over plan period

Key Indicator: Average gross weekly earnings

Target: Annual increase

Commentary:

Total net amount and type of floorspace: this indicator refers to the three employment allocations within the Local Plan:

- **Shoreham Airport** (a minimum of 15,000sqm to be provided: In the period 2019/20 an outline permission for the erection of commercial buildings to provide up to 25,000sqm of B1c, B2 and B8 floorspace (AWDM/1093/17) was granted permission (date of decision: 27 December 2019). An application for reserved matters was registered in October 2021 (AWDM/1831/21) and permitted in July 2021, within this monitoring period. In addition, 64sqm of B8 floorspace was approved at the airport during this period (June 2021) although outside of the allocation (AWDM/0473/21).
- **New Monks Farm** (a minimum of 10,000sqm to be provided): Application AWDM/0961/17 was determined on 4th February 2020 (following completion of the associated s106). This hybrid application seeks full permission for 249 dwellings and other matters including a country park and relocation and extension of a gypsy and traveller site, in addition to outline permission for 351 further dwellings, a primary school, and a non-food retail store (use class A1). This retail store replaced the employment allocation originally sought by the Adur Local Plan 2017. However, during monitoring year 2020/21 IKEA announced they would no longer be developing this retail store. As such, the commercial element of this site is currently being marketed; the other elements of the permission, including infrastructure, are unaffected.
- **Shoreham Harbour Regeneration Area** (a minimum of 16,000sqm to be provided): In the AMR 2019 it was stated that a total of 1275sqm of B1c floorspace had been provided within Character Area 5: Southwick Waterfront and Fishersgate. In monitoring period 2019/20 the following were completed:
 - Units 1-7 Lady Bee Industrial Park: 1,275sqm of B1c light industrial floorspace
 - SML College Unit 1 Technology House West Road Southwick: 459 sqm for B1a office.

During monitoring period 2020/21 the following permissions have been granted:

- AWDM/0865/20 99sqm net floorspace 106-112 Brighton Road Shoreham; permitted 6th August 2020 (B8 use class)
- Ocean View Business Park Gardner Road Southwick 200sqm B8.

These do not form part of the allocations in the regeneration area, but are referred to here to give an indication of wider commercial activity in the area.

Similarly, monitoring in 2021/22 indicates development of employment floorspace at 132-134 Albion Street (50sqm B1office) and 106-112 Brighton Road (SGN) (123sqm net, B1c light industrial). Employment development north of the dry docks for B2 uses resulted in a small net loss. Again, these sites are outside of the Western Harbour Arm allocation but within the Shoreham Harbour Regeneration area.

Permissions at Kingston Wharf (AWDM/0204/20) and Free Wharf (AWDM/1497/17) contain elements of commercial floorspace, remain extant (see below).

Overall, in terms of land available for employment uses throughout the Adur Local Plan area (not solely the three named allocations), as at April 2022:

- B1a office: 2281sqm net (includes Free Wharf)
- B1c light industry: 1215sqm net
- B1mixed: 9536sqm – see Shoreham Harbour above
- B2 General Industry: 25431 sqm (this includes the Airport development of 25,000sqm, see above)
- B8 Storage and Distribution: 6464sqm (includes Kingston Wharf, please see above).

The most recent Indices of Multiple Deprivation (IMD), was updated in September 2019 (hence the information here is identical to that published in previous AMRs). This ranks Adur as the 164th most deprived area (out of 317 local authority areas and where the most deprived area is ranked as 1). This demonstrates an improving position as, in 2015 when the last IMD was published, Adur was ranked 159th. Adur is no longer the most deprived local authority in West Sussex.

Average Gross weekly earnings – data from West Sussex County Council website indicates that for full-time workers in Adur, the average gross weekly earnings was £513.50 for residents, and £493.70 based on workplace earnings. This is based on November 2020 data. More information can be found here;

<https://performance.westsussex.gov.uk/stories/s/27-Average-gross-weekly-earnings/879u-278i>

Policy 5: New Monks Farm

Key Indicator: Number of dwellings completed annually on site

Target: 600 dwellings to be delivered 2018/19 to 2025/26 at approximately 67dpa

Key Indicator: Number of affordable homes delivered

Target: 30% of total homes: 180

Key Indicator: Amount of employment generating floorspace completed annually

Target: 10,000sqm of employment generating floorspace over plan period

Commentary:

A planning application (AWDM/0961/17) was submitted in June 2016 and generated a considerable number of objections, particularly with regard to the proposed construction of an IKEA store. The planning process took 15 months, with the Adur Planning Committee resolving to grant planning permission in October 2018. In view of the increased level of retail floorspace proposed (approximately 33,000sqm), the application was referred to the Secretary of State. A subsequent holding direction was issued, although ultimately the decision was not called in. However, this process created some delay.

The application was a hybrid and sought:

- 1) Full permission for the erection of 249 dwellings a country park, relocation and extension of the Withy Patch gypsy and traveller site, a new roundabout onto the A27;
- 2) Outline permission for a non-food retail store (Use class A1) and;
- 3) Outline planning permission for erection of a further 351 dwellings, community hub, and primary school.

Across the phases, a total of 180 affordable homes will be delivered, consistent with the policy requirement.

The formal decision was issued on 4th February 2020.

During this monitoring period, the gypsy and traveller site at Withy Patch was relocated, and an additional 4 pitches provided on the new site, resulting in a total of 16 pitches (gross).

WSSC monitoring indicates that in monitoring year 2021/22 58 dwellings were completed.

In the previous monitoring year (2020/21) IKEA announced they would no longer be developing the retail store which forms part of this permission. As such, the commercial element of this site is currently being marketed; the other elements of the permission, including infrastructure, are unaffected.

Policy 6: West Sompting

Key Indicator: Number of dwellings completed annually on site

Target: 480 dwellings to be delivered 2017/18 to 2023/24 at approximately 69dpa

Key Indicator: Number of affordable homes delivered

Target: 30% of total homes: 144

Commentary:

This development has not yet commenced. A hybrid planning application (AWDM/0323/19) was submitted and validated in February 2019. The application went to Adur Planning Committee on 20th September 2021, with a revised figure of 469 dwellings in total. Subject to completion of a s106 agreement, the following were granted: full permission for phase 1 (96 dwellings, including 30% affordable housing, plus provision of formal playing pitches) and outline permission for phase 2 (up to and including 373 dwellings, community orchard/growing space, non-vehicular link between the site and Worthing; traffic calming; open space and recreation areas; ecological improvements and extension of Cokeham Brooks Local Wildlife Site; change of use of land south of Hamble rec to community/education and agricultural/horticultural uses associated with a new community farm). The first completions are expected on site during the 2023/2024 monitoring year.

Policy 7: Shoreham Airport

Key Indicator: Total net amount of additional employment floorspace completed annually

Target: 15,000sqm of employment generating uses delivered over the Plan period

Key Indicator: Loss of existing floorspace at Shoreham airport to non B1, B2 and B8 uses

Target: Retention of B class uses at Shoreham Airport in accordance with policy

Commentary:

Additional employment floorspace on the north eastern side of the Airport

An outline permission for the erection of commercial buildings to provide up to 25,000sqm of B1c, B2 and B8 floorspace (AWDM/1093/17) was submitted to the Council in July 2017, and was granted consent during the previous monitoring period (date of decision: 27 December 2019). This is significantly more employment floorspace than allocated in the Adur Local Plan 2017.

During the previous monitoring period (2020-21) an application for reserved matters in relation to this outline approval was registered in October 2021 (AWDM/1831/21); this was approved and decision issues in July 2022. An application for reserved matters was registered in October 2021 (AWDM/1831/21) and permitted in July 2021, within this monitoring period.

In addition, 64sqm of B8 floorspace was approved at the airport during this period (June 2021) although outside of the allocation (AWDM/0473/21).

Policy 8: Shoreham Harbour Regeneration
(Refer to Joint Area Action Plan and accompanying Sustainability Appraisal for details of monitoring process and specific targets for Shoreham Harbour Regeneration Strategy)

Key Indicator: Number of dwellings completed annually

Target: 55 dwellings per annum

Key Indicator: Number of affordable homes

Target: 30%

Key Indicator: Amount of employment generating floorspace completed per annum

Target: 16,000sqm over Plan period

Commentary:

Completions – there have been no completions during this monitoring year within the Shoreham Harbour Regeneration Area.

Affordable Homes – during this monitoring period, none of the affordable homes delivered in Adur were located within the Shoreham Harbour Regeneration Area.

During the previous monitoring period, an application (AWDM/0204/20) for a mixed use development at Kingston Wharf including residential dwellings (255, 30% of which would be affordable) was approved by Adur Planning Committee in July 2020 subject to conditions and resolution of the s106.

This will also incorporate:

- 2,276sqm of office floor space (B1a)
- 1,927sqm flexible business floorspace (B1/B8)
- 4,188sqm self-storage floorspace (B8)
- 99sqm café floor space (A3)

This technically commenced during the monitoring period 2021/22.

See also Policy 4 above.

Policy 21: Affordable Housing

Key Indicator: The number of affordable housing units completed per annum by type and as a percentage of all homes built

Target: To deliver affordable housing in line with policy

Commentary:

WSSC monitoring data shows affordable housing completions totalling 43 units were delivered in this monitoring year at the following locations:

- AWDM/0961/17 New Monks Farm – 23 affordable completions during this monitoring period.
- AWDM/1006/16 Riverbank - 5 affordable completions during this monitoring period.
- AWDM/1742/18 Cecil Norris House – 15 dwellings completed by September 2021, and the building was officially opened in October that year.

Policy 21 seeks provision of 30% affordable housing on sites of 11 or more dwellings. The table below sets out how many new build affordable homes have been delivered per annum since 2011 (the base date of the Local Plan). It indicates that 22% of the total housing supply over the last 11 years has been affordable housing with an annual average of 27 affordable homes. The amount of affordable housing provision varies considerably year on year and very much depends on the size of sites coming forward together with viability issues. It is anticipated that affordable housing provision will increase in future years as development within both strategic allocations and sites within the Shoreham Harbour Regeneration Area continue to come forward.

However, it is important to note that the figures below are obtained from WSSC data on residential completions, and relate only to affordable housing delivered via the planning system. Other circumstances, such as street purchases by registered providers, are not accounted for here.

For this reason, some previous monitoring reports did not refer to other developments which delivered affordable housing (for example, 9 completed units purchased by a Registered Social Landlord at 63/67 Brighton Road Corner of Humphreys Gap – AWDM/1685/16).

Year	Affordable Housing	Total Number of Dwellings Built (gross)	% Affordable Housing
2011/2012	91	204	45
2012/2013	32	151	21
2013/2014	12	103	12
2014/2015	23	105	22
2015/2016	0	38	0
2016/2017	32	71	45
2017/2018	0	121	0
2018/2019	36	118	31
2019/2020	2	33	6
2020/2021	26	229	11
2021/2022	43	159	27
	297	1332	22%

As such, it does not give a complete picture of delivery of affordable housing in Adur.

In addition to affordable housing completions, Adur District Council also publishes information regarding affordable housing secured through s106s during this monitoring period. Although this is not an indicator for the Adur Local Plan monitoring it provides a fuller picture of how the policies of the Local Plan are being utilised to secure affordable housing. During monitoring period 2021/22 the following affordable housing was secured via s106 legal agreements:

- AWDM/1282/19 The Mannings, Shoreham-by-Sea – 22 affordable dwellings (17 social rent, 5 intermediate) were secured via the s106 agreement. However, it should be noted that the entire apartment block of 74 flats will be provided as affordable housing (a net gain of 34 units).
- AWDM/0323/19 Land at West Sompting phase 1 - 96 dwellings were agreed at Planning Committee in September 2021 although the s106 is yet to be signed. This element of the West Sompting allocation will deliver 22 affordable rent units, and 8 intermediate rent units.

Further information regarding s106 contributions for affordable housing, received by Adur District Council during this monitoring period, and spent on affordable housing by ADC can be found in the Council's Infrastructure Funding Statement which can be found at:

<https://www.adur-worthing.gov.uk/media/Media,158840,smxx.pdf>

Work has also commenced at Albion Street, an Adur District Council project delivering 55 affordable apartments. This is expected to complete by Spring 2023.

Furthermore, it should be noted that affordable housing is sought only on developments of 10 dwellings or more – therefore the percentage affordable dwellings when considered against total dwellings is unlikely to ever reach 30%.

Policy 25: Protecting and Enhancing Existing Employment Sites and Premises**Key Indicator:** Economic Activity Rate: Aged 16-64 to be monitored on an annual basis**Target:** Overall increase in economic activity rate over Plan period**Key Indicator:** Amount of B1, B2 and B8 uses lost to other uses in Adur per annum**Target:** To minimise the loss of B class uses in Adur in line with policy

	Adur population aged 16-64	Adur %	South East %	Great Britain %
All people	38,500	78.7	80.9	78.6
Males	19,900	83.4	85.4	82.4
Females	18,500	74.1	76.5	74.7

Note that this data is recorded July 2021-June 2022 – source, Nomisweb; ONS Annual Population Survey

Commentary:

Last year's economic activity rate for Adur (all people) was 87.9%. This monitoring year it has decreased to 78.7%.

The data indicates that employment activity rates are similar in Adur to the Great Britain average, but lower than for the South East. In the previous monitoring report, the levels of economic activity were higher in Adur than the South East. Economic activity rates have decreased considerably for both females and males since the last Adur monitoring report.

Loss of B1, B2 and B8 uses:

Development at Riverbank Business Centre technically resulted in the loss of employment land. However, it should be noted that this has been replaced with a residential development and retail unit (see AWDM/1006/16).

Policy 28: Transport and Connectivity

Key Indicator: Number of implemented cycle route projects or cycle facilities

Target: To be monitored

Key Indicator: Number of approved travel plans

Target: 100% of qualifying planning applications

Key Indicator: Number of electric car charging bays provided per annum

Target: Annual increase

Commentary:

During this monitoring period, there were no additional cycle schemes constructed in Adur. However, for information a public consultation was carried out in July 2021 by West Sussex County Council (as the highway authority) regarding options for a cycleway on the Upper Shoreham Road and potential improvements to reduce the impact of travel in Middle Road and Eastern Avenue.

Plans for a new Toucan crossing on the A283 Steyning Road were also developed and consulted on by WSCC (this was completed and switched on in November 2022, outside of this monitoring period).

There was one application (AWDM/1473/21, Frost's showroom site, 66-73 Brighton Rd, Shoreham) received in the monitoring period where a travel plan had been conditioned; however this application was refused.

Adur District Council are a partner in the project with Connected Kerb for the installation of a number of EV charging points across West Sussex. For the first phase, there are proposals for 60 on-street charge points in Adur across 10 locations. It is hoped that these will be delivered in early 2023. These are subject to approval via the traffic regulation order (TRO) process. A map of on-street locations can be found here:

<https://www.connectedkerb.com/west-sussex-chargepoint-network-residents>.

Connected Kerb are also working with Adur District Council to install charge points in Council-owned car parks, starting with Southwick Leisure Centre, Southwick Square and Riverside car parks.

Shoreham Harbour - Introduction and Context

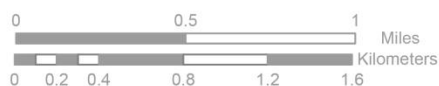
The Shoreham Harbour Joint Area Action Plan (JAAP) is a strategy for the regeneration of Shoreham Harbour and surrounding areas. It includes proposals and policies for new housing and employment generating floor-space; and for upgraded flood defences, recreational and community facilities, sustainable travel, environmental and green infrastructure improvements on an area of previously-developed land.

An area action plan is a type of local plan for an area of significant change. The JAAP sets a planning policy framework to guide development and investment decisions within the Shoreham Harbour Regeneration Area up to 2032.

The Shoreham Harbour regeneration area stretches around 3 miles from the Adur Ferry Bridge in Shoreham-by-Sea through to Hove Lagoon. It is bounded to the north by the West Coastway railway line, and to the south by the River Adur and the English Channel. The area straddles the local authority boundary between Adur District and Brighton and Hove City.



— Local authority boundary
□ Shoreham Harbour Regeneration Area



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The Shoreham Harbour JAAP was adopted by the partner authorities on the following dates:

- West Sussex County Council on 18th October 2019
- Brighton & Hove City Council on 24th October 2019
- Adur District Council on 31st October 2019

The plan builds on and complements the [Adur Local Plan \(2017\)](#) (which allocated a minimum of 1,100 dwellings as part of the Shoreham Harbour Broad Location) and the [Brighton & Hove City Plan Part One \(2016\)](#). Planning applications within the regeneration area must comply with the strategy and policies in the JAAP, as well as the relevant local plans, unless material considerations indicate otherwise.

The Shoreham Harbour Joint Area Action Plan (JAAP) was adopted in October 2019, along with a monitoring framework:

<https://www.adur-worthing.gov.uk/media/Media,156279,smxx.pdf>

It includes an allocation for proposed development at Western Harbour Arm Waterfront. This will deliver a minimum of 1,100 new homes and 12,000m² employment generating floor-space (also referred to in the Adur Local Plan). New flood defences will be built. A new waterfront route will improve connections for pedestrians and cyclists between Shoreham-by-Sea town centre and Kingston Beach. Habitats and biodiversity will be created and protected.

As mentioned above, Policy 3 of the Adur Local Plan 2017 originally allocated a minimum of 1,100 dwellings as part of the Shoreham Harbour Broad Location (which were then specifically allocated at the Western Harbour Arm in the JAAP). At the time the Local Plan was adopted, planning consent had already been granted for 132 of these dwellings with 968 dwellings still to be provided. As of 31 March 2022, applications for a further 817 dwellings have been permitted.

The following applications have been permitted within the Shoreham Harbour Regeneration Area Western Harbour Arm allocation within Adur District:

- AWDM/0501/12 - Permitted prior to Adur Local Plan and JAAP
- AWDM/1625/16 - Permitted prior to Adur Local Plan and JAAP
- AWDM/1497/17 - Permitted after adoption of Adur Local Plan and prior to JAAP
- AWDM/0204/20 - Permitted after adoption of Adur Local Plan and JAAP

All permitted schemes have been included for monitoring purposes, although only one application has been permitted since the adoption of the JAAP. Further details of these are given below.

The tables below show how development permitted to date within the Western Harbour Arm has complied with the policy requirements set out in the JAAP and provide feedback against some of the indicators set out in the monitoring framework.

This is the first time that the Shoreham Harbour JAAP has been specifically addressed in this monitoring report; as such a greater level of detail is provided for information on developments in the Western Harbour Arm allocation area; however please note that of these developments addressed below, only Kingston Wharf was granted consent after adoption of the JAAP and therefore was the only one of these developments assessed against the adopted JAAP.

Please also note that a review of the Western Harbour Arm is currently being undertaken. This comprises an analysis and review of development coming forward at

the Western Harbour Arm part of the Shoreham Harbour Regeneration Area to inform the update of the Adur Local Plan. This will be published in due course.

Western Harbour Arm: Permissions Granted / Developments Completed

79/81 Brighton Road (Mariner's Point/Parcelforce) – AWDM/0501/12



Riverside view

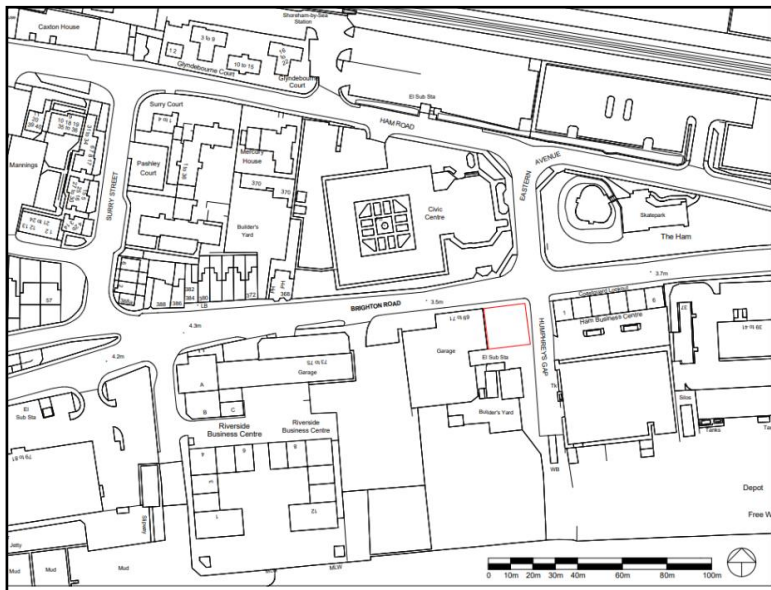


Brighton Road aerial view

Site Address	79 - 81 Brighton Road, Shoreham-By-Sea, West Sussex, BN43 6RE
Description	<p>AWDM/0501/12: Demolition of existing warehouse to facilitate new mixed-use development of 132 dwellings (Use Class C3) (comprising 32 x 1-bed flats, 87 x 2-bed flats and 13 x 3-bed flats of which 27% are affordable units), a 1265sqm foodstore (Use Class A1) and 121sqm of ancillary commercial floorspace (Use Classes A1, A2, A3, A5 and B1) in a 5-7 storey building with 150 parking spaces plus cycle spaces at basement level and at the front of the site, new vehicular access to serve the foodstore from Brighton Road, access to residential units via Surry Hard, improvements to the existing river wall, public hard and boathouse and new landscaping.</p> <p>Application AWDM/0089/14 amended the description to amend floor area of A1 foodstore from 1265 sqm to 1348 sqm to be consistent with approved drawings.</p>
Date Planning Permission Granted	<p>07 October 2013</p> <p>This development is now occupied.</p>
Site Area	0.7ha
Residential	132 dwellings (32 x 1-bed flats, 87 x 2-bed flats and 13 x 3-bed flats)
Affordable Housing	<p>36/132 units are affordable (27%) – all shared ownership; approached determined via viability assessment.</p> <p>Completed in 2018/2019.</p>
Density (based on total site area)	189 dph

Height	5 storeys fronting Brighton Road rising to 7 storeys on riverfront.
Other Uses	1,348sqm foodstore to ensure viability. 121sqm ancillary commercial.
Parking	48 spaces for foodstore. 102 basement spaces for residential units. 152 bike spaces.
Sustainability (Summary)	Includes Travel Plan, EV charging points and contribution towards ongoing monitoring of air quality impacts. Code for Sustainable Homes Level 3.
Onsite Infrastructure (Summary)	Improvements to Surry Boat Yard - new toilet and shower facilities plus post room and parking for houseboat occupiers. New flood defence wall to a height of 5.57m AOD to be provided along river and western boundaries with flood gates at access points. Surface water drainage managed through a SuDS system with attenuation before discharge into the River Adur. Pedestrian and cycle access down the east and west sides of the development towards the waterfront.
Offsite Contributions	£87,500 Transport contribution towards sustainable highway improvements. £144,503 Education (£62,060 primary, £66,796 secondary, £15,647 6th form) contribution. £21,570 Libraries contribution. £2,257 Fire and rescue contribution. £4,500 Air quality monitoring (in Shoreham) contribution. £5,000 Public art contribution.

63 To 67 Brighton Road (Humphreys Gap) - AWDM/I625/I6



Ham Business Centre

Humphreys Gap

63-67 Brighton Road

Frosts - Body Repair Centre

Site Address	Development Site At 63 To 67 Brighton Road, Shoreham-By-Sea, West Sussex
Description	Demolition of existing building and mixed use redevelopment of 63-67 Brighton Road to construct 5 storey building to provide 37sqm of A3 (restaurant/cafe)/A4 (drinking establishment)/B1 (business) use on ground floor and 14 dwellings comprising 3 studio flats, 7 x 1 bed flats and 4 x 2 bed flats on first to fourth floors, plus 7 car parking spaces and cycle parking.
Date Planning Permission Granted	13/02/2017 This development was completed in 2019.
Site Area	0.0324 ha (324 sqm)
Residential	14 dwellings (10 x 1 bed flats, 4 x 2 bed flats). Amendment AWDM/0858/18, approved 23/07/2018, changed the 3 studio flats initially proposed to 1 bedroom flats.
Affordable Housing	No requirement on sites less than 15 dwellings.
Density (based on total site area)	432 dph
Height	4 floors plus setback 5th storey
Other Uses	37sqm of A3 (restaurant/cafe)/A4 (drinking establishment)/B1 (business) use on ground floor (currently vacant).
Parking	7 space car park and 11 bike spaces. WSCC agreed sufficient available parking in unrestricted streets nearby.
Sustainability (Summary)	10% energy requirements met from 35 sqm solar photo-voltaic panels with space reserved for future connection to a heat network. Thermal insulation beyond required standards. 13.2% reduction in carbon emissions compared to the 2013 Building Regulations standard.
Onsite	Sustainability statement makes reference to a large green courtyard.

Infrastructure (Summary)	
Offsite Contributions	N/A no s.106 agreement.

Free Wharf - AWDM/I497/I7



FIGURE 6.0 AERIAL VIEW FROM THE SOUTH EAST

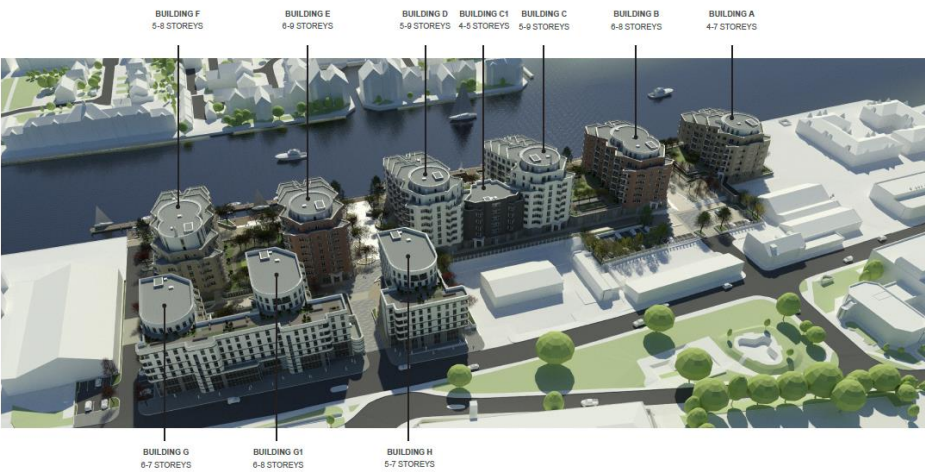


FIGURE 6.7 AERIAL VIEW FROM THE NORTH

Site Address	Free Wharf, Brighton Road, Shoreham-By-Sea, West Sussex
Description	<p>AWDM/1497/17 (permitted): Redevelopment of the site to provide ten buildings, containing 540 new homes (of which two will be studios, 179 x one bed, 323 x two bed and 38 x three bed), 2,707sqm of commercial floorspace at ground floor level within use classes, A1 (retail), A3 (cafes and restaurants), B1 (business) and D1 (non-residential institutions). The development also includes 512 parking spaces, of which 438 will be for residents and 74 will be for the commercial space/visitors, reconstruction of the river wall, construction of mooring pontoons and observation platform at the end of Humphrey's Gap, provision of a riverside pedestrian/cycle route, areas of semi-private and publicly accessible open space, internal access roads, 596 cycle parking spaces and associated ancillary areas.</p> <p>AWDM/2037/20 (resolution to grant permission): Erection of a six to eight storey building comprising 782sqm of office space (Class E (g)(i)) floorspace and 97 residential homes, resident's concierge, car and cycle parking, refuse and landscaping (an alternative to the building previously approved as part of planning permission AWDM/1497/17)</p> <p>AWDM/1307/22 (permitted): Non-Material Amendment to amend the description of works to read: Redevelopment of the site to provide ten buildings, containing new homes, commercial floorspace at ground floor level within use class E. The development also includes parking spaces, reconstruction of the river wall, construction of mooring pontoons and observation platform at the end of Humphrey's Gap, provision of a riverside pedestrian/cycle route, areas of semi-private and publicly accessible open space, internal access roads, cycle parking spaces and associated ancillary areas.</p> <p>Post-monitoring period update: AWDM/1315/22 (submitted August 2022 and under consideration at time of writing): Application to vary condition 1, 23, 26 and 34 of previously approved AWDM/1497/17 to incorporate:</p> <ul style="list-style-type: none"> i) 39 additional homes (together with 8no subject of previous application AWDM/2037/20) to give a new total of 587 homes; ii) associated changes to profiles of riverside blocks A-F (heights unchanged); iii) reduce commercial space (Class E a, b, c and g) to 2,163sqm; <p>and other changes including level of car parking, revised energy strategy, and some design amendments to blocks G and H.</p>
Date Planning Permission Granted	<p>AWDM/1497/17: 09 August 2018</p> <p>AWDM/2037/20: Planning Committee March 2021 resolution to grant subject to s106, which will be addressed in the legal agreement</p>

	for the additional 46 dwellings (AWDM/1315/22) AWDM/1307/22: 09 September 2022
Site Area	2.95ha
Residential	540 dwellings (2 x studios, 179 x one bed, 323 x two bed and 38 x three bed) Amended to 548 homes (AWDM/2037/20 resolution to approve subject to s106). AWDM/1315/22 (submitted - to be considered at planning committee January 2023) would further amend this through infilling and changes in massing to river frontages.
Affordable Housing	162 affordable housing units (30% of scheme) increased to 165 through AWDM/2037/20 (submitted). <i>Comprising 25% Affordable Rented Housing and 75% Shared Ownership Housing subject to securing grant funding from Homes England of £7,260,000. If this is not possible, then an Affordable Housing Viability Reassessment should be undertaken to determine the amount and tenure of affordable housing that shall be provided.</i> S106 enables tenure switch and additional contributions should there be surplus profit.
Density (based on total site area)	183 dph
Height	Heights range from 4 to 9 storeys across the site. Roadside buildings are 5 storeys rising to 7 storeys towards the centre of the site away from the road.
Other Uses	2,707 sqm commercial floorspace at ground floor level comprising: 1,340 sqm office (B1), 533 sqm retail (A1), 105 sqm retail/cafe (A1/A3), 641 sqm restaurant (A3), 88 sqm yacht facility. AWDM/1307/22 (permitted) seeks Class E across all the commercial floorspace and limits development to 540 dwellings, 2,707 sqm flexible class E floorspace, 88 sqm yacht facility.
Parking	512 spaces (438 residents, 74 for commercial space or visitors) with 5% including electric charging points. 2 car clubs will be provided onsite. 596 cycle parking spaces.

<p>Sustainability (Summary)</p>	<p>Planning condition 14 requires compliance with limiting water use to 110 l/p/d.</p> <p>3% reduction in carbon compared to Building Regulations 2013, Part L. This was then updated to a 23.7% reduction for Phase I.</p> <p>AWDM/1952/20 provides detailed information for Phase I. SAP calculations show phase I can demonstrate an emissions saving of 23.7%, 10% of which is produced by renewable sources (this equates to a 20% improvement over the existing permitted scheme which proposed a 3% reduction following updates to the fabric and systems design).</p>
<p>Onsite Infrastructure (summary)</p>	<p>Site is within Flood Zone 3 - Ground levels to be raised and new flood defences to be provided through a new concrete river wall.</p> <p>Surface water drainage scheme to be provided discharging to River Adur with adequate onsite storage capacity during high rainfall events.</p> <p>Mooring pontoons,</p> <p>River observation platform.</p> <p>Riverside pedestrian / cycle route.</p> <p>Safeguards a 0.5m wide strip along A259 frontage for cycle route to Shoreham Town Centre.</p> <p>19,602 sqm open space of which 14,723 is publicly accessible.</p> <p>Including 740m² 0-5 year old play space in residents' amenity podium and roof courtyards and 180m² 5-11 year old play space in lower podium publicly accessible courtyards. Age 12+ play space more suitably provided through offsite enhancements at Ham Road Play Space.</p>
<p>Offsite Contributions</p>	<p>£138,802 Air quality monitoring and mitigation contribution.</p> <p>£30,000 Environmental improvement and mitigation contribution.</p> <p>£265,537 Towards replacement or expansion of Shoreham Health Centre or a new integrated community hub facility.</p> <p>£779,305 Education contribution.</p> <p>£658,422 Highways to be used towards:</p> <ul style="list-style-type: none"> (a) Improvements to A259 Brighton Road/Norfolk Bridge/A282 Old Shoreham Road Roundabout (b) Shoreham Town Centre public realm improvements (c) The provision of a cycle route along the A259 between Kingston Lane and Eastern Avenue (d) Provision of dedicated bus priority for buses on the A259 at Eastern Avenue and Kingston Lane traffic signals

- (e) New or improved pedestrian and cycle crossing points at High Street/St John Street/East Street
- (f) Improvements to bus stops along the A259 in the vicinity of the development to include real time passenger information
- (g) Wayfinding and legibility network improvements for key destinations.

£11,515 Fire and Rescue contribution.

Subject to Second Viability Reassessment to be submitted prior to Occupation of the 200th Dwelling, there may be scope for additional contributions (but when the application was determined these were not viable):

£530,682 towards sports halls, swimming pools, 3G pitches, indoor bowls.

£142,335 Library facilities contribution.

£74,391 Education contribution.

Off site infrastructure is to be provided by Southern Water Capital Scheme to provide sufficient capacity within foul network to cope with additional sewerage flows. Southern Water is currently in process of designing and planning delivery of off-site sewerage network reinforcements. Southern Water seeks to limit the timescales to a maximum of 24 months from a firm commitment of the development.

Kingston Wharf - AWDM/0204/20

Please note that of the four development referred to in this section of the Monitoring Report, this is the only one in the Western Harbour Arm which was granted consent after the adoption of the Shoreham Harbour Joint Area Action Plan in 2019.



An undulating series of warehouse style buildings with brick variation per block



Site Address	Kingston Wharf, Brighton Road, Shoreham-By-Sea, West Sussex
Description	Mixed-use redevelopment comprised of three blocks of residential dwellings (4 to 8 storeys) and mixed-use business centre (office, storage and cafe uses) - incorporating riverside walk, landscaping and ancillary car and cycle parking.
Planning Permission	29/01/2021
Site Area	1.60 ha (western parcel 0.59ha and eastern parcel 1.06ha)
Residential	<p>255 dwellings consisting of:</p> <p>31 x 1 bed 1 person</p> <p>56 x 1 bed 2 person</p> <p>59 x 2 bed 3 person</p> <p>90 x 2 bed 4 person</p> <p>19 x 3 bed 4 person</p> <p>All proposed units exceed the Nationally Described Space Standards and at least 95% would achieve Accessible and Adaptable dwellings M4(2).</p>
Affordable Housing	<p>30% committed with intention to deliver 100% affordable with grant funding.</p> <p>Of this 30%: 58 social rent (19 x 1 bed, 26 x 2 bed, 13 x 3 bed) and 19 intermediate (4 x 1 bed, 10 x 2 bed, 5 x 3 bed)</p>
Density	<p>159 dph based on total site area.</p> <p>However taking account the portion of the site used for the enterprise centre (5,820m²) this leaves a site area for the eastern parcel of 1.018ha. Therefore a more accurate residential density is 250 dph based on this plan;</p> <p>https://docs.adur-worthing.gov.uk/NorthgatePublicDocs/02206160.pdf</p>
Height	<p>4-8 storey residential (eastern parcel)</p> <p>5-6 storey enterprise centre (western parcel)</p>
Other Uses	2276 sqm BI

	<p>1927 sqm flexible space (B1 or B8)</p> <p>99 sqm A3 cafe space</p> <p>4188 sqm self-storage B8</p>
Parking	<p>286 car spaces with 207 spaces for residential at basement level. 58 residential and 22 commercial EV charging points.</p> <p>155 residential cycle spaces.</p> <p>Car club</p>
Sustainability (Summary)	<p>Excellent BREEAM rating for non-residential floorspace with Air Source Heat Pump system for heating and cooling.</p> <p>20% car spaces to have EV charging.</p> <p>Meets Building Regulations M4(2) for accessible and adaptable dwellings.</p> <p>Exceeds Building Regulations Part L compliance by 19% (carbon emissions reductions). Provision of communal heating system with potential to connect to future heat network.</p> <p>Roof mounted solar panels.</p> <p>Residential water use less than 110 l/p/d.</p>
Onsite Infrastructure (Summary)	<p>New 4m wide riverside walk and flood wall surrounding the site. Surface water drainage to sewer through SuDs scheme with direct discharge to River Adur.</p> <p>Stepped and segregated dual lane cycle route adjacent to A259.</p> <p>Riverside walk along the south of the site.</p> <p>Private terraces and balconies and 4 'podiums' providing communal garden and play spaces for residents totaling 1,816 sqm shared amenity space and 220 sqm play space.</p> <p>Commercial Public Art (with a minimum cost of £9,000) and Residential Public Art (with a minimum cost of £21,000).</p> <p>Or, Joint Public Art (with a minimum cost of £30,000).</p> <p>Car club – 2 vehicles.</p>
Offsite Contributions	<p>£19,421.60 (minus the cost of onsite mitigation measures) Commercial Air Quality Contribution.</p> <p>£68,858.40 (minus cost of onsite mitigation measures) residential air</p>

quality contribution towards monitoring and mitigation measures in the Shoreham Town Centre AQMA and/or Brighton Road.

Up to £118,481 First Health Contribution towards refurbishment, improvement, replacement or expansion of Harbour View GP Surgery (Shoreham Health Centre) or at another location.

Up to £118,481 Second Health Contribution, dependent on the number of Discretionary Social Rent Units provided.

£65,000 Open Space Contribution towards improvements to recreation at Kingston Beach and/or other public open spaces within Marine Ward, Southwick Green Ward or St Marys Ward.

£52,000 Bus Stop Improvements Contribution towards 2 new bus shelters or poles with RTPI Displays on Brighton Road.

£139,659.96 Highway improvements along A259 for commercial floorspace.

£495,158.04 Highway improvements A259 for residential development.

£33,827.20 Provision of cycle path on Brighton Road for commercial floorspace.

£119,932.80 Provision of cycle path on Brighton Road for residential development.

£49,060 Highway improvements to A27 Steyning and Hangleton junctions for commercial floorspace.

£173,940 Highway improvements to A27 Steyning and Hangleton junctions for residential development.

£7,500 Traffic Regulation Orders contribution.

£82,202.50 Primary Schools contribution.

£88,472.50 Secondary Schools contribution towards expansion at either Sir Robert Woodard Academy or Shoreham Academy.

£20,725 Sixth Form contribution towards expansion at either Sir Robert Woodard Academy Sixth Form or Shoreham Academy Sixth Form.

£32,676.50 Shoreham Library contribution.

£5,048 Fire and Rescue contribution.

Scope for additional contributions relating to health, education and libraries depending on level of affordable housing provided.

JAAP Monitoring Framework

The below tables show how development permitted to date has complied with the a number of the policy requirements set out in the JAAP and provide feedback against the indicators set out in the monitoring framework. All permitted schemes have been included for information purposes. However, please note that only AWDM/0204/20 has been permitted since adoption of the JAAP and was therefore the only one of those schemes assessed against the adopted policies.

Relevant Policy	Target	Indicator	Reporting
Objective I: Climate change, energy and sustainable buildings			
SH1	All development proposals to be accompanied by a Sustainability Statement (ADC) or Sustainability Checklist (BHCC)	1. Number and percentage of approved proposals accompanied by a Sustainability Statement/Checklist	100% of approved proposals were accompanied by a Sustainability Statement: AWDM/0501/12 Sustainability and energy statement submitted. AWDM/1625/16 Energy and sustainability statement submitted. AWDM/1497/17 Energy and sustainability statement submitted. AWDM/0204/20 Energy and sustainability statement submitted.
SH1	Increase the generation of renewable/low carbon energy within the Shoreham Harbour Regeneration Area	4. Number and percentage of approved and/or completed developments incorporating renewable/low carbon energy generation	All permitted applications include the installation of solar panels (AWDM/0501/12), (AWDM/1625/16), (AWDM/1497/17 through AWDM/1952/20), (AWDM/0204/20) to meet the requirement of 10% of energy through renewable/low carbon sources.
SH3, CA2, CA3, CA5, CA6, CA7	Deliver a minimum of 23,500m ² employment generating floorspace: 16,000m ² in Adur 7,500m ² in Brighton & Hove	14. Total amount of approved and/or completed development of employment floorspace by type	AWDM/0501/12 - 121 sqm (ancillary commercial). AWDM/1625/16 - 37 sqm (includes BI business use). AWDM/1497/17(amended through AWDM/1307/22) - 88m ² Yacht Facility; 2,707 sqm flexible Class E floorspace comprising 1,326m ² E(g) Office. AWDM/0204/20 - 1927 sqm flexible BI/B8 space, 2276 sqm BI and 4188 sqm self-storage B8.

SH3, CA2, CA3, CA7	Provide ancillary retail uses within the Shoreham Harbour Regeneration area to complement existing town/district centres	17. Total amount of approved and/or completed development of retail floorspace by type	<p>AWDM/0501/12 - 1348 sqm (A1 foodstore).</p> <p>AWDM/1625/16 - 37 sqm (A3/A4/B1).</p> <p>AWMD/1497/17(amended through AWDM/1307/22) - 2,707 sqm flexible Class E floorspace comprising 281 m2 E(b) restaurant; 365m2 E(b) restaurant; 105 m2 E(b) restaurant; 541m2 E(a,b,c i-ii) retail.</p> <p>AWDM/0204/20 - 99 sqm A3 cafe space.</p>
SH4, CA2, CA3, CA6, CA7	Deliver a minimum of 1,400 new homes: 90 in CA2: Aldrington Basin 201 in CA3: South Portslade 1,100 in CA7: Western Harbour Arm Windfall sites	18. Number, size and tenure of approved and/or completed residential development	<p>AWDM/0501/12 132 Dwellings</p> <p>AWDM/1625/16 - 14 dwellings, (10 x 1 bed, and 4 x 2 bed).</p> <p>AWDM/1497/17 - 540 dwellings, (2 x studio, 179 x 1 bed, 323 x 2 bed, and 38 x 3 bed). Amended to 548 homes (AWDM/2037/20 submitted). AWDM/1315/22 (submitted) would further amend this through infilling and changes in massing to river frontages.</p> <p>AWDM/0204/20 - 255 dwellings, (31 x 1 bed 1 person, 56 x 1 bed 2 person, 59 x 2 bed, 3 person, 90 x 2 bed, 4 person, 19 x 3 bed, 4 person).</p>
SH4, CA2, CA3, CA6, CA7	Deliver affordable housing according to local policy	19. Number, size and tenure of approved and/or completed affordable homes, and as a percentage of all homes built	<p>AWDM/0501/12 - 36/132 affordable, which is 27% of the scheme. Tenure, all shared ownership.</p> <p>AWDM/1625/16 - There is no requirement on sites less than 15 dwellings.</p> <p>AWDM/1497/17 - 162/540 affordable, 30% of the scheme. Tenure, 25% affordable rented housing and 75% shared ownership.</p> <p>AWDM/0204/20 - 77/255, affordable, which is 30% of the scheme (commitment to provide 100% with a grant). Tenure, 58 (23% of</p>

			scheme) social rent (19 x 1 bed, 26 x 2 bed, 13 x 3 bed) and 19 (7.5% of scheme) intermediate (4 x 1 bed, 10 x 2 bed, 5 x 3 bed)
SH5, CA1, CA2, CA3, CA4, CA5, CA6, CA7, SH10	<p>Deliver new/improved routes and facilities for pedestrians and cyclists, including:</p> <ul style="list-style-type: none"> - New waterfront route from Shoreham –by-Sea town centre to Kingston Beach - New segregated cycle route along A259 from Shoreham-by-Sea town centre to Hove Lagoon - Improvements to NCN2/Monarch’s Way/England Coast Path at Basin Road South and A259 - Improvements to crossing at Southwick Lock Gates Extension of bike share scheme 	21. Number and type of approved and/or completed new/improved routes for pedestrians and cyclists	<p>AWDM/0501/12 - Pedestrian and cycle access down the east and west sides of the development towards the waterfront.</p> <p>AWDM/1497/17 - Riverside pedestrian / cycle route and safeguards an 0.5m wide strip along A259 frontage for cycle route to Shoreham Town Centre.</p> <p>AWDM/0204/20 - Stepped and segregated dual lane cycle route adjacent to A259. 4m wide waterfront walk to the south of the site.</p>
	<p>Deliver improved priority corridors and junction improvements, including: A259 A283 A293</p>	22. Number and type of approved and/or completed improvements to priority corridors and junctions	<p>AWDM/1497/17 - S106 included a highways contribution of £658,422 to be used towards:</p> <ul style="list-style-type: none"> a) Improvements to A259 Brighton Road/Norfolk Bridge/A282 Old Shoreham Road Roundabout b) Shoreham Town Centre public realm improvements c) The provision of a cycle route along the A259 between Kingston Lane and Eastern Avenue d) Provision of dedicated bus priority for buses on the A259 at Eastern Avenue and Kingston Lane traffic signals e) New or improved pedestrian and cycle crossing points at High Street/St John Street/East Street

			<p>f) Improvements to bus stops along the A259 in the vicinity of the development to include real time passenger information</p> <p>g) Wayfinding and legibility network improvements for key destinations.</p> <p>AWDM/0204/20 - s106 agreement included: £139,659.96 Highway improvements A259 for commercial floorspace £495,258.04 Highway improvements A259 for residential development £49,060 Highway improvements to A27 Steyning and Hangleton junctions for commercial floorspace £173,940 Highway improvements to A27 Steyning and Hangleton junctions for residential developments</p>
SH6, CA1, CA2, CA3, CA4, CA5, CA6, CA7	Reduce flood risk	28. Number of planning permissions granted contrary to the advice of the Lead Local Flood Authority and/or the Environment Agency on flood defence grounds	<p>AWDM/0501/12 - EA initial objection on flood risk grounds was resolved.</p> <p>AWDM/1625/16 - EA initial objection on flood risk grounds was resolved. No outstanding objections from the LLFA.</p> <p>AWDM/1497/17 - EA original objection (on ecology) resolved. No objections from LLFA on flood risk grounds.</p> <p>AWDM/0204/20 - EA original objection resolved, LLFA raised concerns regarding the policy approach of land raising but did not object to the application.</p>
SH6, CA1, CA2, CA3, CA4, CA5, CA6, CA7, SH10	Deliver new/upgraded flood defences	<p>29. New/upgraded flood defences delivered</p> <p>30. Developer contributions to flood defences</p>	All waterfront schemes are providing new or improved flood defences onsite. No contributions sought for offsite defences.

SH1, SH6, SH7, CA1, CA2, CA3, CA4, CA5, CA6, CA7, SH10	Maximise the provision of sustainable drainage systems	31. Number and percentage of approved and/or completed developments that incorporate sustainable drainage systems.	All developments are incorporating SuDS with waterfront sites discharging into the River Adur for surface water purposes.
SH4, SH7, CA2, CA3, CA5, CA6, CA7	No increase in noise impacts due to development.	39. Number of planning permissions granted contrary to officer advice on the grounds of noise impact.	AWDM/0501/12 No objections on noise. AWDM/1625/16 Further information requested on noise, this was provided. AWDM/1497/17 No objections received due to noise. AWDM/0204/20 No objections received from Environment Health due to noise.
SH7, SH8, CA2, CA3, CA4, CA5, CA6, CA7	Increase provision of public open space	47. Amount of public open space lost to development 48. Amount of public open space created	47. No public open space has been lost along the Western Harbour Arm as a result of development. 48. AWDM/1497/17 - 19,602 sqm open space of which 14,723 is publicly accessible Including 740m2 0-5 year old play space in residents amenity podium and roof courtyards and 180m2 5-11 year old play space in lower podium publicly accessible courtyards. Age 12+ play space more suitably provided through off site enhancements at Ham Road Play Space. AWDM/0204/20 - Private terraces and balconies and 4 'podiums' providing communal garden and play spaces for residents totaling 1,816 sqm shared amenity space and 220 sqm play space along with an offsite open space contribution.
SH9, CA2, CA3, CA4, CA5, CA6, CA7	Deliver new public art	53. Number of public art schemes delivered as part of new development	AWDM/0501/12 includes a financial contribution towards public art.

			AWDM/0204/20 includes an onsite public art plan with a minimum cost of £9,000 for commercial development and £21,000 for residential development.
Infrastructure			
SH1, SH2, SH3, SH4, SH5, SH6, SH7, SH8, SH9, SH10, CA1, CA2, CA3, CA4, CA5, CA6, CA7	Deliver infrastructure made necessary by the development	54. Delivery of schemes identified in the Infrastructure Delivery Plans 55. Developer contributions to infrastructure	<p>Please note that the Western Harbour Arm Review will be addressing this matter in more detail.</p> <p>The JAAP relies on the Adur Local Plan Infrastructure Delivery Plan for the Western Harbour Arm, which includes a schedule for the Shoreham Harbour Regeneration Area that details both critical and essential infrastructure. Some infrastructure will be delivered through onsite schemes and others through the collection of s106 contributions towards offsite schemes.</p> <p>The details of contributions set out in signed legal agreements are detailed below:</p> <p>In addition and as detailed above sites are also providing a range of onsite infrastructure including car clubs, SuDS schemes, Flood Defence Scheme, Waterfront walkway, land for A259 cycle route, remediation of contaminated land, new open space including play space, and new moorings.</p> <p>AWDM/0501/12 £87,500 towards sustainable highway improvements £144,503 Education (£62,060 primary, £66,796 secondary, £15,647 6th form) towards providing additional capacity at schools serving the Shoreham area. £21,570 providing additional library capacity to serve the Shoreham area £2,257 Provision of fire and rescue facilities for the development. £4,500 Air quality monitoring over 5 years to serve the shoreham area £5,000 Public art to serve the development and shoreham area</p>

			<p>AWDM/1625/16 No s106</p> <p>AWDM/1497/17 £138,802 Air quality monitoring and mitigation £30,000 Environmental improvement and mitigation £265,537 Replacement or expansion of Shoreham Health Centre or a new integrated community hub facility. £853,696 Education £658,422 Highways to be used towards: Improvements to A259 Brighton Road/Norfolk Bridge/A282 Old Shoreham Road Roundabout Shoreham Town Centre public realm improvements The provision of a cycle route along the A259 between Kingston Lane and Eastern Avenue Provision of dedicated bus priority for buses on the A259 at Eastern Avenue and Kingston Lane traffic signals New or improved pedestrian and cycle crossing points at High Street/St John Street/East Street Improvements to bus stops along the A259 in the vicinity of the development to include real time passenger information Wayfinding and legibility network improvements for key destinations. £142,335 Libraries £11,515 Fire Subject to Second Viability Reassessment to be submitted prior to Occupation of the 200th Dwelling, there may be scope for additional contributions (£530,682) towards sports halls, swimming pools, 3G pitches, indoor bowls. Off site infrastructure is to be provided by Southern Water Capital Scheme to provide sufficient capacity within the foul network to cope with additional sewerage flows.</p>
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			<p>AWDM/0204/20</p> <p>£19,421.60 (minus the cost of onsite mitigation measures)</p> <p>Commercial Air Quality Contribution</p> <p>£68,858.40 (minus cost of onsite mitigation) residential air quality contribution towards monitoring and mitigation measures in the Shoreham Town Centre AQMA and/or Brighton Road.</p> <p>£118,481 First Health Contribution towards refurbishment, improvement, replacement or expansion of Harbour View GP Surgery (Shoreham Health Centre)</p> <p>£65,000 Open Space Contribution towards improvements to recreation at Kingston Beach and /or other public open spaces within Marine Ward, Southwick Green Ward or St Mary's Ward.</p> <p>£52,000 Bus Stop Improvements Contribution towards 2 new bus shelters or poles with RTPI Displays on Brighton Road</p> <p>£139,659.96 Highway improvements A259 for commercial floorspace</p> <p>£495,258.04 Highway improvements A259 for residential development</p> <p>£33,827.20 Provision of cycle path on Brighton Road for commercial floorspace</p> <p>£119,932.80 Provision of cycle path for residential development</p> <p>£49,060 Highway improvements to A27 Steyning and Hangleton junctions for commercial floorspace</p> <p>£173,940 Highway improvements to A27 Steyning and Hangleton junctions for residential developments</p> <p>£7,500 Traffic Regulation Orders</p> <p>£82,202.50 Primary Schools</p> <p>£88,472.50 Secondary Schools</p> <p>£20,725 Sixth Form</p> <p>£32,676.50 Shoreham Library</p> <p>£5,048 Fire and Rescue</p> <p>Scope for additional contributions relating to health, education and libraries depending on level of affordable housing provided.</p>
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Appendix I: Housing Information

The Housing Trajectory

The Housing Trajectory illustrates the past and projected completions rates in Adur over the Plan period 2011-2032 and provides an overview of the Council's land supply position. The trajectory includes projected annual completion rates for committed sites, the updated Strategic Housing Land Availability Assessment (SHLAA) Update 2022 sites, sites identified in the Adur Local Plan 2017 as strategic allocations and the Shoreham Harbour Regeneration Area broad location for development. A windfall allowance has also been included. Historic small sites housing delivery data has been used to calculate a windfall allowance of 21 dwellings per year from 2025/26 to the end of the Plan period.

The adopted Adur Local Plan 2017 is anticipated to deliver an average of 177 dwellings per annum over the plan period 2011-2032. The 'planned' rate, shown on the trajectory graph as a green line, is the annualised net requirement needed to meet the housing delivery target. The red 'monitor' line on the second graph indicates how many dwellings above or below the planned rate the overall housing delivery strategy is.

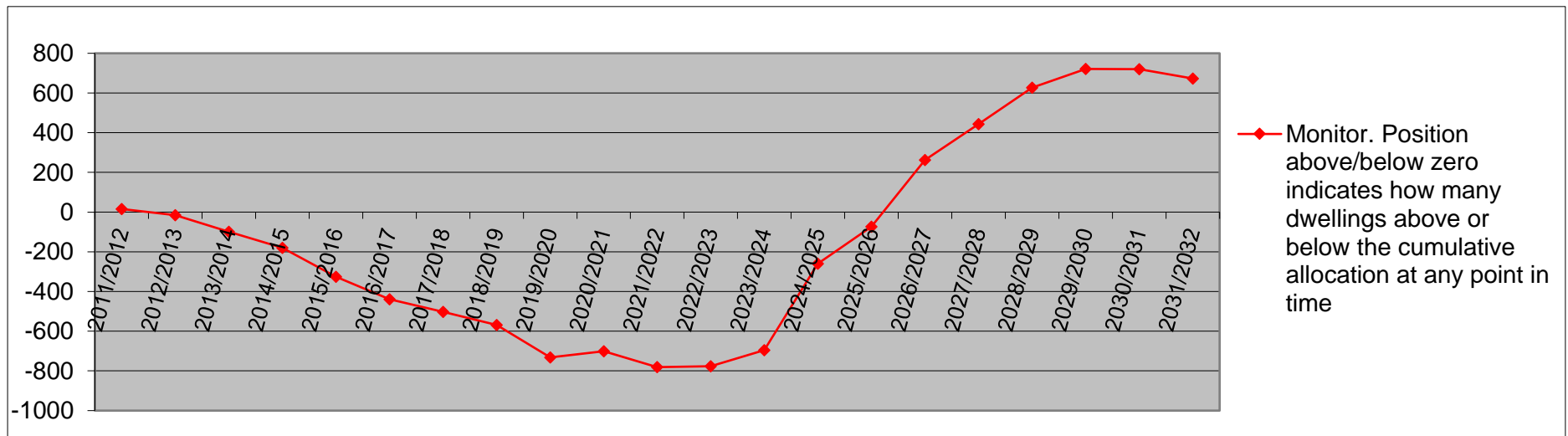
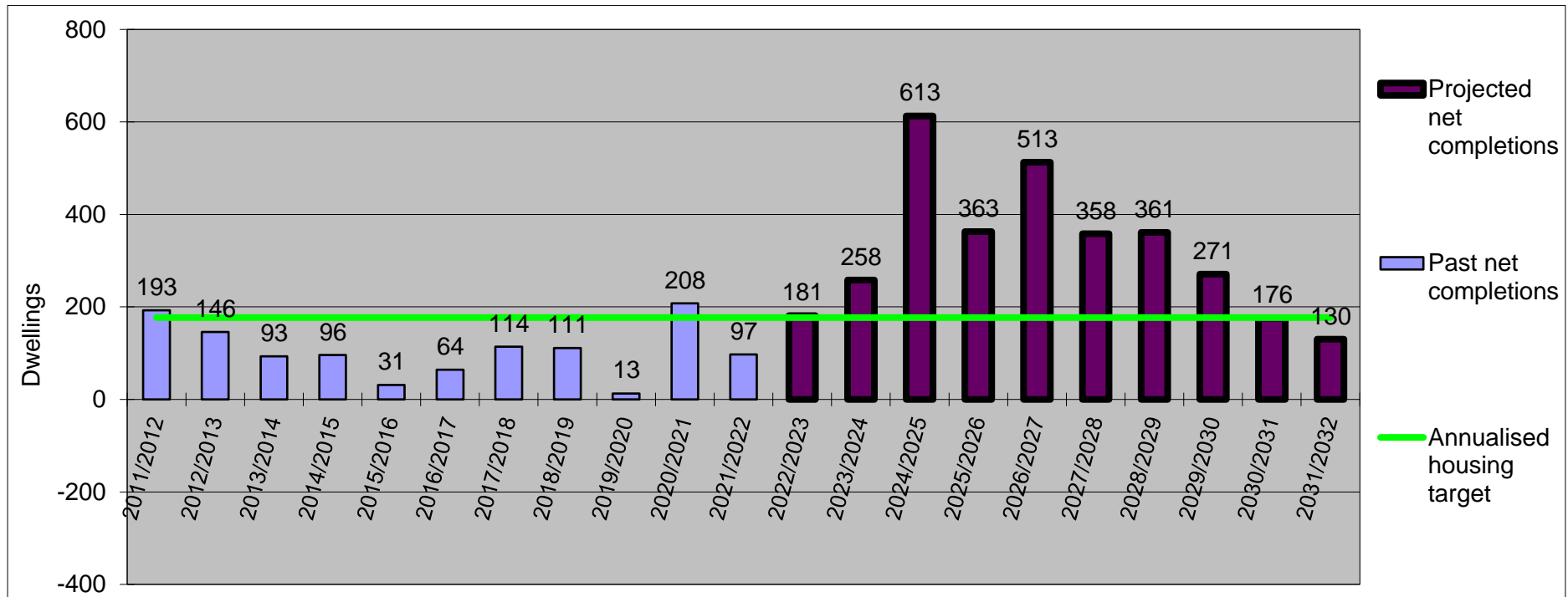
Housing Trajectory for Adur District Council 2022

	Actual Completions											Projected Completions										Totals
	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	
Gross Completions at 1 April 2022 (large and small sites)	204	153	103	105	38	71	121	118	33	229	159	0	0	0	0	0	0	0	0	0	0	1334
Commitments at 1 April 2022 (large and small sites with planning permission)(net)												181	206	159	94	372	187	100	100	100	51	1550
Allowance for small windfall sites												0	0	0	21	21	21	21	21	21	21	147
SHLAA sites as at 1st April 2022 (net) (excludes Shoreham Harbour SHLAA sites and West Sompting allocation, see below)												0	22	268	13	62	0	0	0	0	0	365
Shoreham Harbour SHLAA sites. Excludes Shoreham Harbour commitments and completions												0	0	126	169	8	100	190	100	0	0	693
Strategic Allocation: West Sompting												0	30	60	66	50	50	50	50	55	58	469
Total Projected Completions/Commitments	204	153	103	105	38	71	121	118	33	229	159	181	258	613	363	513	358	361	271	176	130	4558
Losses	11	7	10	9	7	7	7	7	20	21	62	0	0	0	0	0	0	0	0	0	0	
Past net completions	193	146	93	96	31	64	114	111	13	208	97											
Projected net completions												181	258	613	363	513	358	361	271	176	130	
Cumulative net completions	193	339	432	528	559	623	737	848	861	1069	1166	1347	1605	2218	2581	3094	3452	3813	4084	4260	4390	
Annualised housing target	177	177	177	177	177	177	177	177	177	177	177	177	177	177	177	177	177	177	177	177	177	
Monitor. Position above/below zero indicates how many dwellings above or below the cumulative allocation at any point in time	16	-15	-99	-180	-326	-439	-502	-568	-732	-701	-781	-777	-696	-260	-74	262	443	627	721	720	673	

Notes

Completions include sites with planning permission but which have not commenced and sites on which development has commenced. Large sites comprise 5 or more units, small sites comprise 4 or less units. Estimated losses include actual and projected losses that may occur due to demolition, conversion and change of use. Deducting estimated housing losses from gross completion figures gives net completions.

Source: 2022 Residential Land Availability Survey, WSCC. To view source data search WSCC planning data for Housing and Residential Land in West Sussex.



SHLAA REF	ADDRESS	SITE TOTAL (net)	Years 1-5					Years 6-10					Years 11+	
			22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34
			ADC/059/13	Adur Civic Centre, Ham Road, Shoreham	159	0	0	159	0	0	0	0	0	0
ADC/037/13	Garage Compound Daniel Close	9	0	0	9	0	0	0	0	0	0	0	0	0
ADC/036/13	Garage Compound Gravelly Crescent	7	0	0	7	0	0	0	0	0	0	0	0	0
ADC/082/13	Laundry, Alma Street, Lancing	13	0	0	0	13	0	0	0	0	0	0	0	0
ADC/086/13	Community Buildings, Pond Road, Shoreham	27	0	0	0	0	27	0	0	0	0	0	0	0
ADC/119/13	Land at Eastbrook Primary School, Manor Hall Road, Southwick	22	0	22	0	0	0	0	0	0	0	0	0	0
ADC/124/13	Land west of Highview, Sompting	13	0	0	13	0	0	0	0	0	0	0	0	0
ADC/25/13	Lancing Police Station, 107-111 North Road, Lancing	32	0	0	32	0	0	0	0	0	0	0	0	0
ADC/171/21	Prince Charles Close	14	0	0	14	0	0	0	0	0	0	0	0	0
ADC/151/18	Land east Manor Close and south 72/88 Old Shoreham Road	35	0	0	0	0	35	0	0	0	0	0	0	0
ADC/136/13	The Pilot, Station Road, Southwick	34	0	0	34	0	0	0	0	0	0	0	0	0
	TOTAL	365	0	22	268	13	62	0	0	0	0	0	0	0
	Strategic Allocations													
ADC/125/13	Land at West Sompting (Strategic Allocation)		0	0										0
	TOTAL	469	0	30	60	66	50	50	50	50	55	58	0	0
	Shoreham Harbour Broad Location													
SH/001/13	Former Howard Kent site, 5 Brighton Road, Shoreham-by-Sea	45	0	0	45	0	0	0	0	0	0	0	0	0
SH/009/18	Paladone, New Wharf, Brighton Road, Shoreham-by-Sea	67	0	0	0	67	0	0	0	0	0	0	0	0
SH/014/18	EMR, Egypt Wharf, Brighton Road Shoreham	180	0	0	0	0	0	60	60	60	0	0	0	0
SH/013/18	Fuel Tanks, Lennards Wharf, Brighton Road, Shoreham-by-Sea	120	0	0	0	0	0	40	40	40	0	0	0	0
SH/010/18	Frosts	183	0	0	81	102	0	0	0	0	0	0	0	0
SH/016	Montgomery (+Perkins & Robins)	8	0	0	0	0	8	0	0	0	0	0	0	0
SH/011/18	Kwik-Fit/ Ham Business Centre	40	0	0	0	0	0	0	40	0	0	0	0	0
SH/012/18	Monteum	50	0	0	0	0	0	0	50	0	0	0	0	0
	TOTAL	693	0	0	126	169	8	100	190	100	0	0	0	0
	OVERALL TOTAL	1527	0	52	454	248	120	150	240	150	55	58	0	0

Shoreham Harbour -

Sites in blue are SHLAA potential sites

Sites in orange - these are RMs in SHLAA as not available - commencements later in plan period. However as they sit inside the Shoreham Harbour Joint Area Action Plan allocation they have been included

Other sites within the Shoreham Harbour allocation are now counted within the Commitments/ Completions on the previous tab as appropriate.

New Monks Farm - previously indicated separately as a strategic allocation. This now has consent and is included in overall commitments/completions as appropriate.



Biodiversity Annual Monitoring Report

Adur District

1st April 2021 – 31st March 2022

01/11/2022

Biodiversity Annual Monitoring Report

INTRODUCTION

The Biodiversity Annual Monitoring Report (AMR) is a product provided by the Sussex Biodiversity Record Centre (SxBRC) to all local authorities in East and West Sussex on a yearly basis. It is a retrospective look at the potential impacts on biodiversity of approved planning applications for the financial year.

WHY THIS DATA MATTERS

The Natural Environment and Rural Communities Act 2006 aims to make biodiversity a central consideration in policy and decision making processes, by placing a legal duty in Section 40 on every public body in exercising its functions, [to] "...have regard...to the purpose of conserving biodiversity." There is an expectation that public bodies when complying with this duty will refer to the list of habitats and species of principal importance in England (Section 41 list). These habitats and species should be treated as material considerations when making planning decisions.

Another key purpose of this duty is to embed consideration of biodiversity as an integral part of policy and decision making throughout the public sector, which should be seeking to make a significant contribution to the achievement of the commitments made by government in its [25 Year Environment Plan](#) (Planning Practice Guidance Ref 8-009-20190721).

It is also cemented in the National Planning Policy Framework (NPPF) that the planning system has an environmental role to play that is fundamental to achieving sustainable development. In particular the planning system should:

- Provide net gains in biodiversity (8, 174, 179)
- Take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure (175);
- Plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries (175)
- Promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species (179)
- Identify suitable ways of mapping and monitoring biodiversity in local plans (179)
- The preparation and review of all policies should be underpinned by relevant and up-to-date evidence. (31)

The information in this report will help to assess how the local authority is performing at these duties.

SPECIES DATA

Table 3 in this report provides the number of planning applications where designated species data exists within a 200 metre buffer. All species data is from 1980 onwards. The species data are grouped as follows:

European Protected Species (EPS)

The list of European Protected Species is taken from Schedule 2 and Schedule 4 of the Conservation (Natural Habitats &c.) Regulations 1994. It is an offence to deliberately kill, capture, or disturb a European Protected Species, or to damage or destroy the breeding site or resting place of such a species.

Otter records are not included in this report.

A list of European Protected Species can be found here: <http://naturenet.net/law/europe.html>

Wildlife & Countryside Act (1981) Species

Species included in Table 3 of the Biodiversity AMR are from the following Schedules/Parts of the Act:

Schedule 5 - Wild Animals

- Section 9 Part 1: intentional killing, injuring, taking
- Section 9 Part 4(a): damage to, destruction of, obstruction of access to any structure or place used by a scheduled animal for shelter or protection
- Section 9 Part 4(b): disturbance of animal occupying such a structure or place

A list of Schedule 5 species can be found here: <http://naturenet.net/law/sched5.html>

Schedule 8 - Plants

A list of Schedule 8 species can be found here: <https://naturenet.net/law/sched8.html>

Section 41 (S41) Species

Section 41 (S41) of the Natural Environment and Rural Communities (NERC) Act 2006 requires the Secretary of State to publish a list of habitats and species which are of principal importance for the conservation of biodiversity in England.

The S41 list is used to guide decision-makers in implementing their duty under section 40 of the Act, to have regard to the conservation of biodiversity in England, when carrying out their normal functions.

More details about the NERC Act can be found here: <http://bit.ly/1Nedj7X>

Bats

Bats are protected by European and UK legislation. It is an offence to:

- Deliberately capture, injure or kill a bat
- Intentionally or recklessly disturb a bat in its roost or deliberately disturb a group of bats
- Damage or destroy a bat roosting place (even if bats are not occupying the roost at the time)
- Intentionally or recklessly obstruct access to a bat roost
- Possess or advertise/sell/exchange a bat (dead or alive) or any part of a bat

Notable Birds

The list of 'Notable Birds' has been devised by the SxBRC in collaboration with the Sussex Ornithological Society (SOS). It consists of bird species that are particularly scarce or vulnerable to development in Sussex. The full list can be seen at the end of this report.

Rare Species

These species are from the Rare Species Inventory (RSI) devised by the SxBRC in collaboration with local experts. The list contains over 3,400 species, selected on the following criteria:

- All species in the British Red Data Books including all Notable fauna and Nationally Scarce flora and British endemic taxa which have ever occurred in Sussex whether extinct or not.
- Species included in the UK Biodiversity Action Plan (BAP species).
- Internationally rare taxa cited in the Bern Convention, IUCN Red Data lists, or EU Habitats Directive which are not covered by any of the above.
- County rarities.

Bat and bird records are not included in the RSI.

Invasive Non-Native Species (INNS)

An invasive non-native is defined as a species whose introduction and/or spread threatens biological diversity. Section 14 of the WCA (1981) is the principal legislation dealing with the release of non-native species. The list of INNS used in Sussex includes all those listed in Schedule 9 of the WCA and 26 other species not in this Schedule but which pose a particular risk in Sussex. A list of these additional species can be found at the end of this report.

Bird records are not included in the list of invasive non-native species used in this report.

Ancient & Veteran Trees

These records are from the Ancient Tree Hunt (a national survey carried out in 2007/2008) and Tree Register of the British Isles (a charity which collates and updates data on notable trees).

Black Poplars

The black poplar is naturally a tree of wet woodland and forested floodplains. Much black poplar habitat has been drained and cleared in the past, and there are now under 50 mature trees remaining in Sussex.

Adur District area (ha)	4355.67	Area of approved planning applications (ha)	5.44	(35 applications)
West Sussex area (ha)	202361.68	% of Adur District infringed by planning applications	0.12	

Table 1. Designated sites and reserves		Area of designation / reserve in West Sussex (ha)	% of West Sussex	Area of designation / reserve in Adur District (ha)	% of Adur District	Area of designation / reserve in Adur District infringed by planning applications (ha)	% of designation / reserve in Adur District infringed by planning applications	Number of planning applications within or abutting designation / reserve
Inter-national	Ramsar	3724.95	1.84	0.00	0.00	0.00	0.00	0
	Special Area of Conservation (SAC)	3672.08	1.81	0.00	0.00	0.00	0.00	0
	Special Protection Area (SPA)	4149.94	2.05	0.00	0.00	0.00	0.00	0
National	Area of Outstanding Natural Beauty (AONB)	25958.71	12.83	0.00	0.00	0.00	0.00	0
	National Nature Reserve (NNR)	221.50	0.11	0.00	0.00	0.00	0.00	0
	National Park	81247.73	40.15	2325.09	53.38	0.01	0.00	1
	Site of Special Scientific Interest (SSSI)	8310.00	4.11	85.32	1.96	0.04	0.05	1
Local	Country Park	320.52	0.16	0.00	0.00	0.00	0.00	0
	Local Geological Site (LGS)	1573.99	0.78	2.56	0.06	0.00	0.00	0
	Local Nature Reserve (LNR)	2074.90	1.03	77.82	1.79	0.02	0.02	5
	Local Wildlife Site (LWS)	10730.32	5.30	232.99	5.35	0.00	0.00	4
	Notable Road Verge	136.91	0.07	28.55	0.66	0.00	0.00	0
Reserve/ Property	Environmental Stewardship Agreement *	28996.75	14.33	1539.15	35.34	0.00	0.00	0
	National Trust	5065.97	2.50	81.63	1.87	0.00	0.00	0
	RSPB Reserve	1474.65	0.73	10.26	0.24	0.00	0.00	0
	Sussex Wildlife Trust Reserve	767.55	0.38	0.00	0.00	0.00	0.00	0
	Woodland Trust	67.89	0.03	0.00	0.00	0.00	0.00	0

* This only applies to 'live' Environmental Stewardship Agreements. Environmental Stewardship Agreements include: Entry Level Stewardship, Entry Level plus Higher Level Stewardship, Higher Level Stewardship, Organic Entry Level plus Higher Level Stewardship and Organic Entry Level Stewardship.

All statistics are based on information held at the Sussex Biodiversity Record Centre as at 24/10/22. Note that designated sites may overlap therefore the totals shown in the designated site table do not necessarily reflect the total percentage of the district covered by designated sites. Please inform us if you believe the data shown to be inaccurate.

Table 2. Habitats *	Area of habitat in West Sussex (ha)	% of West Sussex	Area of habitat in Adur District (ha)	% of Adur District	Area of habitat in Adur District infringed by planning applications (ha)	% of habitat in Adur District infringed by planning applications	Number of planning applications within or abutting habitat
Ancient woodland	21369.56	10.56	5.24	0.12	0.00	0.00	0
Coastal & floodplain grazing marsh	4389.36	2.17	244.09	5.60	0.00	0.00	0
Coastal saltmarsh	357.04	0.18	17.21	0.40	0.01	0.05	1
Coastal sand dunes	31.52	0.02	0.06	0.00	0.00	0.00	0
Coastal vegetated shingle	126.78	0.06	29.27	0.67	0.01	0.04	3
Deciduous woodland	30147.78	14.90	114.68	2.63	0.00	0.00	0
Ghyll woodland	1992.74	0.98	0.00	0.00	0.00	0.00	0
Intertidal chalk	0.00	0.00	0.00	0.00	0.00	0.00	0
Intertidal mudflat	1758.88	0.87	74.54	1.71	0.03	0.04	2
Lowland calcareous grassland	2736.04	1.35	144.13	3.31	0.00	0.00	0
Lowland fen	194.74	0.10	0.00	0.00	0.00	0.00	0
Lowland heathland	1506.50	0.74	0.00	0.00	0.00	0.00	0
Lowland meadow	189.24	0.09	0.31	0.01	0.00	0.00	0
Maritime cliff and slope	0.00	0.00	0.00	0.00	0.00	0.00	0
Reedbed	60.11	0.03	5.03	0.12	0.00	0.00	0
Saline lagoon	44.16	0.02	4.65	0.11	0.00	0.10	1
Traditional orchard	182.78	0.09	0.96	0.02	0.00	0.00	0
Wood-pasture & parkland	7057.91	3.49	19.56	0.45	0.00	0.00	0

Table 3. Species Data # (1980 onwards)	Number of records in West Sussex	Number of records in Adur District	No. of planning applications with species records within 200m buffer	% of planning applications with species records within 200m buffer
European Protected species	25935	125	14	40.00
Wildlife & Countryside Act species	46513	677	35	100.00
Section 41 species	445828	26973	35	100.00
Bats	21458	118	12	34.29
Notable birds	222551	10054	35	100.00
Rare species (excludes bats and birds)	65021	2100	35	100.00
Invasive non-native species	13878	301	27	77.14
Ancient Tree Hunt	2695	10	0	0.00
Tree Register	378	8	0	0.00
Black Poplar	17	0	0	0.00

* Changes in habitat extent year on year may well be a reflection of improved datasets and should not be assumed to be habitat expansion or contraction. Many habitat datasets overlap with one another, e.g. lowland meadow may be classed as grazing marsh and recorded in both inventories. #Badger and otter records are not included. Rare species does not include bat or bird records. Some species appear in more than one category. The Sussex Notable Bird Inventory is based on a list of species that are particularly scarce or vulnerable to development in Sussex. Please see species list at end of report for more information. Ancient Tree Hunt and Tree Register of the British Isles datasets include a degree of overlap (i.e. on occasion the same tree may be recorded in both datasets).

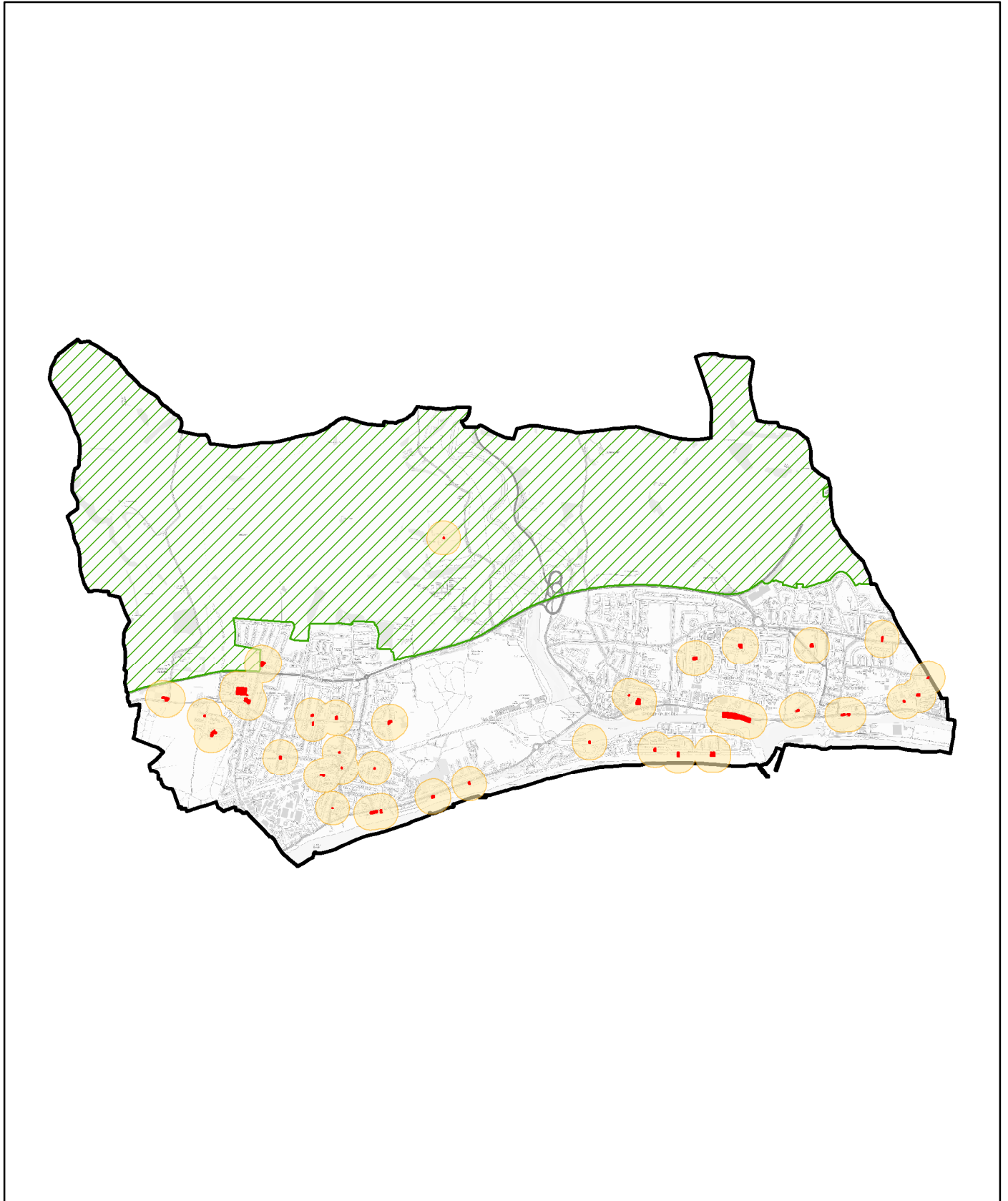
Planning applications within or abutting designated site, reserve or habitat

(Applications which abut a designation/reserve/habitat appear in this table with area shown as 0.00)





Designation / Reserve / Habitat	Area (Ha)	Planning Application Number
National Park	0.01	AWDM/1953/19
Site of Special Scientific Interest (SSSI)	0.04	AWDM/0554/21
Local Nature Reserve (LNR)	0.00	AWDM/0015/22
Local Nature Reserve (LNR)	0.00	AWDM/1297/21
Local Nature Reserve (LNR)	0.00	AWDM/1541/20
Local Nature Reserve (LNR)	0.00	AWDM/2135/21
Local Nature Reserve (LNR)	0.01	AWDM/2199/21
Local Wildlife Site (LWS)	0.00	AWDM/0015/22
Local Wildlife Site (LWS)	0.00	AWDM/1297/21
Local Wildlife Site (LWS)	0.00	AWDM/2135/21
Local Wildlife Site (LWS)	0.00	AWDM/2199/21
Coastal Saltmarsh	0.01	AWDM/0554/21
Coastal vegetated shingle	0.00	AWDM/0015/22
Coastal vegetated shingle	0.00	AWDM/1297/21
Coastal vegetated shingle	0.01	AWDM/2199/21
Intertidal mudflat	0.03	AWDM/0554/21
Intertidal mudflat	0.00	AWDM/1541/20
Saline lagoon	0.00	AWDM/2135/21

Adur District

Approved Planning Applications
1st April 2021 to 31st March 2022



Key to Map:

-  Approved planning application
-  200m buffer zone
-  Adur District
-  South Downs National Park

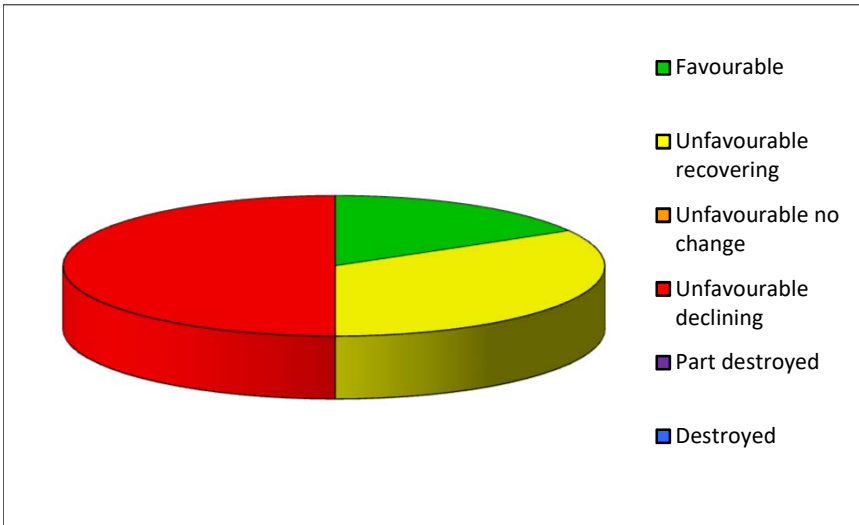
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SSSI Unit Condition

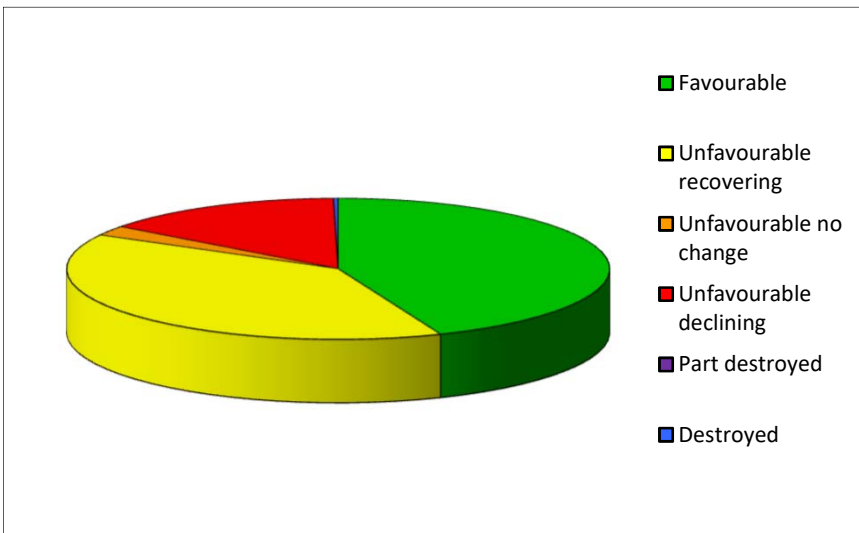
Based on information derived from Natural England
Prepared on 25/10/2022

SSSI Units in Adur District



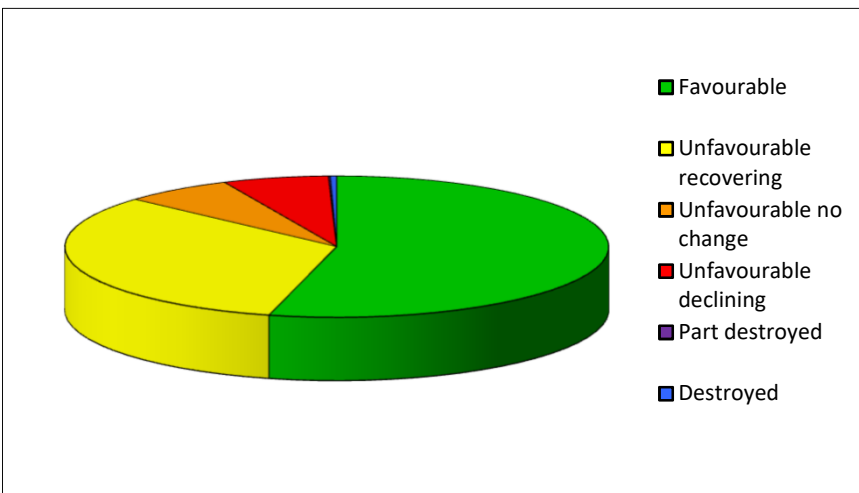
Condition	No. of Units	% of Units
Favourable	1	16.7
Unfavourable recovering	2	33.3
Unfavourable no change	0	0.0
Unfavourable declining	3	50.0
Part destroyed	0	0.0
Destroyed	0	0.0
Total no. of units	6	

SSSI Units in West Sussex



Condition	No. of Units	% of Units
Favourable	157	43.9
Unfavourable recovering	140	39.1
Unfavourable no change	8	2.2
Unfavourable declining	52	14.5
Part destroyed	0	0.0
Destroyed	1	0.3
Total no. of units	358	

SSSI Units in South East Region



Condition	No. of Units	% of Units
Favourable	2561	54.0
Unfavourable recovering	1550	32.7
Unfavourable no change	310	6.5
Unfavourable declining	299	6.3
Part destroyed	5	0.1
Destroyed	18	0.4
Total no. of units	4743	

Sussex Notable Bird List

The Sussex Notable Bird List consists of species that are particularly scarce or vulnerable to development. It includes species which are either on the Birds of Conservation Concern Red and Amber lists, NERC Section 41 or Schedule 1 species known to have bred in Sussex, have been recorded in summer and may breed in the future or have vulnerable overwintering populations in Sussex.

These records are not available to the general public due to the sensitivity of the data. The SOS has kindly shared these records with us, with the view that better planning decisions can be made with their availability.

Below is the list of species and the date ranges/criteria for their inclusion:

Species	Record type treated as notable in Sussex
Dark-bellied Brent Goose	All records
Mute Swan	Confirmed or probable breeding or late May - early July records
Bewick's Swan	All records
Whooper Swan	All records
White-fronted Goose	All records
European Greater White-fronted Goose	All records
Greenland Greater White-fronted Goose	All records
Common Shelduck	Confirmed or probable breeding or late May - early July records
Wigeon	Confirmed or probable breeding or late May - early July records
Gadwall	Confirmed or probable breeding or late May - early July records
Teal	Confirmed or probable breeding or late May - early July records
Mallard	Confirmed or probable breeding or late May - early July records
Pintail	Confirmed or probable breeding or late May - early July records
Garganey	Confirmed or probable breeding or late May - early July records
Shoveler	Confirmed or probable breeding or late May - early July records
Pochard	Confirmed or probable breeding or late May - early July records
Tufted Duck	Confirmed or probable breeding or late May - early July records
Scaup	All records
Common Scoter	All records
Little Egret	Confirmed or probable breeding records + roost
Purple Heron	All records
Bittern	All records
Little Bittern	All records
Spoonbill	All records
Black Grouse	All records
Grey Partridge	Confirmed or probable breeding or March - August records
Quail	Confirmed or probable breeding or March - August records
Red-throated Diver	All records
Black-throated Diver	All records
Great Northern Diver	All records
Little Grebe	Confirmed or probable breeding or late May - early August records
Slavonian Grebe	All records
Fulmar	Confirmed or probable breeding records
Balearic Shearwater	All records
Leach's Petrel	All records
Honey-buzzard	Information provided in summary only
Red Kite	Confirmed or probable breeding or March - August records + roost
White-tailed Eagle	All records
Marsh Harrier	Information provided in summary only
Hen Harrier	Roost
Pallid Harrier	All records
Montagu's Harrier	Information provided in summary only
Goshawk	Information provided in summary only
Golden Eagle	All records
Osprey	Mid-May to July records

Kestrel	Confirmed or probable breeding or May - July records
Merlin	All records
Hobby	Confirmed or probable breeding or April - August records
Gyr Falcon	All records
Peregrine	Information provided in summary only
Spotted Crane	Information provided in summary only
Corncrake	All records
Oystercatcher	Confirmed or probable breeding or late May - early July records
Little Ringed Plover	Confirmed or probable breeding or April - July records
Ringed Plover	Confirmed or probable breeding or late May - early July records
Dotterel	All records
Lapwing	Confirmed or probable breeding or April - June records
Black-winged Stilt	April to August records
Avocet	Confirmed or probable breeding or March - July records
Stone-curlew	Information provided in summary only
Common Sandpiper	Confirmed or probable breeding or late May - early July records
Snipe	Confirmed or probable breeding or April - July records
Curlew	Confirmed or probable breeding or April - July records
Woodcock	Confirmed or probable breeding or March - August records
Ruff	All records
Black-tailed Godwit	All records
Redshank	Confirmed or probable breeding or April - July records
Wood Sandpiper	All records
Red-necked Phalarope	All records
Little Gull	All records
Little Tern	Confirmed or probable breeding records
Mediterranean Gull	Confirmed or probable breeding records
Common Gull	Confirmed or probable breeding records
Lesser Black-backed Gull	Confirmed or probable breeding records
Yellow-legged Gull	Confirmed or probable breeding or April - June records
Herring Gull	Confirmed or probable breeding records
Great Black-backed Gull	Confirmed or probable breeding records
Black-headed Gull	Confirmed or probable breeding records
Kittiwake	Confirmed or probable breeding records
Black Tern	All records
Sandwich Tern	Confirmed or probable breeding records
Common Tern	Confirmed or probable breeding records
Roseate Tern	All records
Stock Dove	Confirmed or probable breeding or May - July records
Turtle Dove	Confirmed or probable breeding or May - July records
Cuckoo	Confirmed or probable breeding or May - July records
Barn Owl	All records
Snowy Owl	All records
Tawny Owl	Confirmed or probable breeding or May - July records
Long-eared Owl	Confirmed or probable breeding or March - July records + roost
Short-eared Owl	Confirmed or probable breeding or May - July records
Nightjar	Confirmed or probable breeding or May - July records
Swift	Confirmed or probable breeding records
Kingfisher	Confirmed or probable breeding or March - August records
Bee-eater	Confirmed or probable breeding or May - July records
Hoopoe	Confirmed or probable breeding or May - July records
Wryneck	Confirmed or probable breeding or May - July records
Green Woodpecker	Confirmed or probable breeding records
Lesser Spotted Woodpecker	All records
Aquatic Warbler	All records
Marsh Warbler	Information provided in summary only
Cetti's Warbler	Confirmed or probable breeding or March - August records
Grasshopper Warbler	Confirmed or probable breeding or May - July records

Savi's Warbler	Information provided in summary only
Wood Warbler	Confirmed or probable breeding or April - August records
Willow Warbler	Confirmed or probable breeding records
Woodlark	Confirmed or probable breeding or February - August records
Skylark	Confirmed or probable breeding or April - July records
Sand Martin	Confirmed or probable breeding records
Swallow	Confirmed or probable breeding records
House Martin	Confirmed or probable breeding records
Tree Pipit	Confirmed or probable breeding or May - July records
Meadow Pipit	Confirmed or probable breeding or May - July records
Yellow Wagtail	Confirmed or probable breeding or May - June records
Blue-headed Wagtail	Confirmed or probable breeding or May - June records
Grey Wagtail	Confirmed or probable breeding or May - June records
Dunnock	Confirmed or probable breeding records
Nightingale	Confirmed or probable breeding records
Bluethroat	All records
Black Redstart	May - July records
Redstart	Confirmed or probable breeding or April - July records
Whinchat	Confirmed or probable breeding or May - July records
Wheatear	Confirmed or probable breeding or May - July records
Ring Ouzel	All records
Song Thrush	Confirmed or probable breeding records
Mistle Thrush	Confirmed or probable breeding records
Spotted Flycatcher	Confirmed or probable breeding records
Pied Flycatcher	Confirmed or probable breeding or May - July records
Whitethroat	Confirmed or probable breeding records
Dartford Warbler	Confirmed or probable breeding or March - August records
Bearded Tit	Confirmed or probable breeding or March - August records
Firecrest	Confirmed or probable breeding or May - August records
Willow Tit	All records
Marsh Tit	Confirmed or probable breeding or April - July records
Red-backed Shrike	Information provided in summary only
Chough	All records
Starling	Confirmed or probable breeding records
House Sparrow	Confirmed or probable breeding records
Tree Sparrow	All records
Lesser Redpoll	Confirmed or probable breeding or May - July records
Linnet	Confirmed or probable breeding records
Twite	All records
Serín	All records
Common Crossbill	Confirmed or probable breeding or February - June records
Bullfinch	Confirmed or probable breeding records
Hawfinch	All records
Yellowhammer	Confirmed or probable breeding records
Cirl Bunting	All records
Reed Bunting	Confirmed or probable breeding records
Corn Bunting	All records

Sussex Invasive Non-Native Species (INNS)

An invasive non-native species (INNS) is defined as a species whose introduction and/or spread threatens biological diversity. INNS includes those listed in Schedule 9 of the Wildlife & Countryside Act 1981 (WCA) and 26 other species not in this Schedule but which pose a particular risk in Sussex. These additional species are:

Scientific name	Common name
<i>Pseudorasbora parva</i>	Topmouth Gudgeon
<i>Leucaspis delineates</i>	Sunbleak
<i>Amsinckia micrantha</i>	Common Fiddleneck
<i>Centranthus ruber</i>	Red Valerian
<i>Gaultheria shallon</i>	Shallon
<i>Hyacinthoides hispanica</i>	Spanish Bluebell
<i>Nymphoides peltata</i>	Fringed Water-lily
<i>Petasites fragrans</i>	Winter Heliotrope
<i>Prunus laurocerasus</i>	Cherry Laurel
<i>Hyacinthoides non-scripta x hispanica = H. x massartiana</i>	Hybrid Bluebell
<i>Lemna minuta</i>	Least Duckweed
<i>Acaena novae-zelandiae</i>	Pirri-pirri-bur
<i>Lysichiton americanus</i>	American Skunk Cabbage
<i>Cortaderia selloana</i>	Pampas Grass
<i>Quercus ilex</i>	Evergreen Oak
<i>Harmonia axyridis</i>	Harlequin Ladybird
<i>Lilioceris lili</i>	Lily Beetle
<i>Cameraria ohridella</i>	Horse-Chestnut Leaf-miner
<i>Campylopus introflexus</i>	Heath Star Moss
<i>Trachemys scripta</i>	Red-eared Terrapin
<i>Lithobates catesbeianus</i>	American Bullfrog
<i>Styela clava</i>	Leathery Sea Squirt
<i>Dreissena polymorpha</i>	Zebra Mussel
<i>Dreissena rostriformis bugensis</i>	Quagga Mussel
<i>Lymantria dispar</i>	Gypsy Moth
<i>Thaumetopoea processionea</i>	Oak Processionary Moth

**Adur District Council
Planning Policy
Worthing Town Hall
Chapel Road
Worthing
West Sussex
BN11 1HA**

