



# ADUR DISTRICT COUNCIL

## Annual Monitoring Report

1<sup>st</sup> April 2023 – 31<sup>st</sup> March 2024

February 2025

## Contents

<b>Chapter 1: Introduction and Context</b>	<b>Page</b>
Introduction and Context	1
Geographical Coverage of the Adur Local Plan	2
Monitoring the Local Development Scheme	3
<b>Chapter 2: Monitoring the Adur Local Plan</b>	
Policy 3: Housing Provision	10
Policy 5: New Monks Farm	11
Policy 6: West Sompting	12
Policy 8: Shoreham Harbour Regeneration	13
Policy 21: Affordable Housing	15
<b>Chapter 3: Shoreham Harbour</b>	
Shoreham Harbour - Introduction and Context	17
Appendix 1: Housing Trajectory	20
Appendix 2: S106 Monitoring	23
Appendix 3: Biodiversity Annual Monitoring Report	30

### Introduction and Context

This Annual Monitoring Report (AMR) covers the period 1st April 2023 to 31st March 2024. 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.

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 constrained staff 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.

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 Adur Local Development Scheme 2023-26 which was adopted in September 2023.

**Chapter Two** – Sets out how certain policies of the Adur Local Plan 2017 and the Shoreham Harbour Joint Area Action Plan (JAAP) are performing when measured against key indicators and targets.<sup>1</sup>

**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 housing trajectory. The 5 Year Housing Land Supply Position Statement is published separately on the [Council's website](#).

---

<sup>1</sup> Please note that due to resource constraints, it has not been possible to address every Adur Local Plan 2017 and Shoreham Harbour Joint Area Action Plan policies within this AMR.

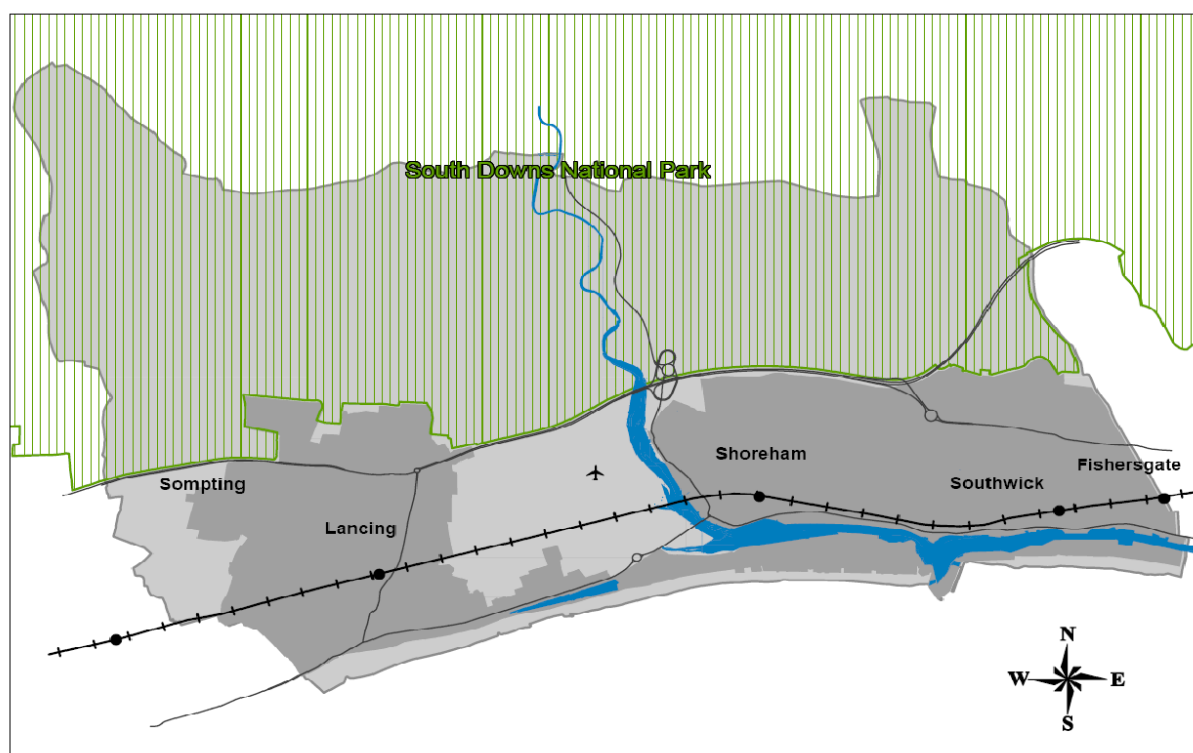
**Appendix 2** provides detailed information on section 106 agreements, including those that have been signed in the monitoring year, as well as the amount of money received and spent.

**Appendix 3** is the Biodiversity Annual Monitoring Report (1st April 2023 – 31<sup>st</sup> March 2024) produced by the Sussex Biodiversity Records Centre.

Unless otherwise stated, monitoring data is provided for the period 1st April 2023 - 31st March 2024. 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:*



Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right (2011). Ordnance Survey Licence 100024321 & 100018824b

## 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 preparation and production/revision for Development Plan Documents (DPD's) and Supplementary Planning Documents. A revised LDS was published in September 2023 covering the period 2023-2026 and is available on the [Council's website](#)). The LDS is in the process of being updated and it is intended that this will be published in Spring 2025. The following information sets out progress made during this monitoring period and provides updates where relevant.

In 2023-24, 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

**With regards to the Adur Local Development Scheme 2023-2026, 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 on the evidence base is progressing. However, given work on the Review of the Western Harbour Arm this was not achievable within the timetable indicated in the Local Development Scheme 2021 (which anticipated a Regulation 18 consultation in 2022). A revised timetable for the Local Plan Review has been published in the Local Development Scheme 2023-2026.

Due to significant staff capacity shortages it has not been possible to reach the milestones anticipated in the LDS 2023.

However, the evidence base for the Local Plan is being developed, and early liaison with stakeholders has commenced. In addition, the Council undertook a stakeholder workshop on 24th October 2024 with representatives from a range of local community organisations including voluntary and youth organisations. In addition, stakeholders attended from local residents associations, Councillors and Parish Councils. The purpose of this workshop was to commence

the engagement process and plan making journey and to enable stakeholders to share their thoughts on what key issues they felt should be addressed in the new Plan.

The feedback received from this workshop helped design the [Adur Local Plan Key Issues Consultation survey](#) which was launched online on 26th November 2024 and closed on 5th January 2025. Over 240 representations were submitted. This consultation helps inform what the Council considers to be the key issues and challenges facing the local plan area.

The next step is to analyse the representations received and it is intended to launch a Draft Regulation 18 Local Plan for consultation in November 2025.

**Shoreham Harbour Joint Area Action Plan (JAAP):** 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](#).

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 April 2024:**

The SCI sets out the statutory and additional consultation measures that the Councils will undertake when consulting on Planning Policy documents and publicising planning applications. The previous SCI was published in 2019 with the Interim Joint Statement of Community Involvement being published in August 2021 (in response to temporary consultation methods due to national lockdown), therefore in order to comply with the requirements of undertaking a 5 year review, a refresh of the SCI was undertaken.

Adur & Worthing Councils adopted a revised Joint Statement of Community Involvement in April 2024. This followed a period of public consultation held between October - December 2023.

A Statement of Community Involvement (SCI) seeks to describe how the public, businesses and interest groups within Adur District and Worthing Borough can get involved in Planning Policy, Neighbourhood Planning, Conservation Area Reviews and the planning application decision making process.

The document can be viewed at:



## **Adur Conservation Areas August 2024:**

Following a review and public consultation exercise, Adur District Council adopted on 7th August 2024 an updated Conservation Area Character Appraisal for the following Conservation Areas:

- North Lancing
- Sompting

The boundary for Sompting Conservation Area remains unchanged. The character appraisal for Sompting has also been adopted by the South Downs National Park Authority, which is the planning authority for the part of Sompting north of the A27.

With regards to the North Lancing Conservation Area, the Council has amended the boundary of the conservation area to include parts of Lancing Manor Park and the burial ground to the south of St James the Less church. Some areas of more modern housing have been removed from the conservation area, as these do not contribute to the area's historic or architectural interest.

The purpose of the Conservation Area Character Appraisals is to describe the main features of special architectural and historic interest which contribute to the character and appearance of the relevant conservation area. Character appraisals and management strategies for conservation areas are used to help determine planning applications for external alterations and new development. They also form background documents informing the production of local plans. The appraisal includes a management plan which recommends ways to preserve and enhance the area.

The Character Appraisal for each Conservation Area (supported by a map) is available to view on the Council's website:

<https://www.adur-worthing.gov.uk/planning-policy/adur/adur-conservation-and-heritage/adur-conservation-areas/>

## **Supplementary Planning Documents:**

### **Revised Sustainable Energy Supplementary Planning Document - August 2024**

Following a review and public consultation exercise, Adur District Council adopted on 14th August 2024 a revised Sustainable Energy Supplementary Planning Document (SPD).

The Council adopted a Sustainable Energy Supplementary Planning Document in 2019 that was designed to provide guidance to developers on meeting the energy policies in the local plans and reducing energy demand for future planning applications.

Due to changes in national building regulations and Shoreham Heat Network no longer being progressed by the Council, parts of this SPD needed to be updated. The Council has produced a revised SPD that will provide guidance to developers on how to reduce energy demand, increase energy efficiency, and deliver onsite renewable energy generation, such as solar power, air or ground source heat pumps.

The SPD aims to clarify existing policies in the Adur Local Plan (2017) and Shoreham Harbour Joint Area Action Plan (JAAP). It presents clear guidance on how applicants can comply with policy and submit information to Adur District Council in a way which can easily be assessed by planning officers.

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 revised SPD, Adoption Statement and Statement of Consultation are available to view on the Council's website:

<https://www.adur-worthing.gov.uk/adur-ldf/spd-and-guidance/>

### **Green Infrastructure SPD:**

The LDS states that this was to be progressed and adopted during 2024. The Shoreham Harbour Joint Area Action Plan also commits the Council to preparing a Shoreham Harbour Green Infrastructure Strategy.



Initial work on developing a joint green infrastructure and nature positive strategy for Adur and Worthing was undertaken during this monitoring period. This will act as a framework for actions and more detailed plans across various council services. Please see emerging LDS update 2025 for further information.

**Interim Affordable Housing Guidance Note:** The LDS 2021 proposed publication of this document in 2022 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. An Interim Position Statement note on First Homes was published in May 2022, within this monitoring period in response to the Government's Ministerial Statement on First Homes, a new affordable housing tenure. Subsequent to this, the Adur Local Development Scheme 2023-2026 refers to the preparation and progression of an Affordable Housing SPD in late 2023/early 2024 (which will address matters including offsite payments) but unfortunately this has not been progressed due to capacity with other work streams taking priority. Please see emerging LDS update 2025 for further information.

The Interim Position Statement can be found here:

<https://www.adur-worthing.gov.uk/media/Media,167748,smxx.pdf>

## 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. This includes a 'placemaking' and design-based study of those sites on the Western Harbour Arm which have yet to come forward for development (work on this study commenced in 2024).

The following documents were produced in the monitoring year and are currently available on the Councils website:

**Permissions to Date:** an internal analysis and review of permission granted to date in the Western Harbour Arm allocation; what infrastructure has been secured and indicating any differences from adopted policy. Please note that this document will be updated as when any further planning permissions are granted. The latest version is dated 29th July 2024:

<https://www.adur-worthing.gov.uk/media/Media,169972,smxx.pdf>

**Topic Papers:** As part of this review, a number of topic papers were produced to look at specific matters, relevant planning policies, and how they have been addressed in developments coming forward within the Western Harbour Arm. Topic papers on air quality (July 2023), open space (July 2023), retail and employment (July 2023), and flood risk and water quality (July 2023) can be found on the Council's website:

<https://www.adur-worthing.gov.uk/shoreham-harbour-regeneration/western-harbour-arm/>

## **Adur Local Plan Policies Map:**

The Local Plan Policies Map has been updated to address changes to North Lancing Conservation Area Boundary which were made in 2024 following review of the conservation area referred to above.

[Adur Local Plan 2017 - Adur & Worthing Councils](#)

## **Other documents not included in the Local Development Scheme:**

**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 31<sup>st</sup> 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 31<sup>st</sup> December 2020, and will subsequently be published each year in December. The current IFS (2023-2024) and historical 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 7<sup>th</sup> December 2020 - 15<sup>th</sup> February 2021. However, a meeting of Sompting Parish Council on 9<sup>th</sup> 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 20<sup>th</sup> 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 6<sup>th</sup> July 2020 and subsequently the Joint Strategic Committee on 7<sup>th</sup> July 2020. The item was deferred, and a further report taken to the Joint Strategic Committee on 13<sup>th</sup> 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 Duty to Co-operate was introduced through the 2011 Localism Act. This places a requirement on local planning authorities as well as a number of other public bodies to work together on cross-boundary strategic issues. The Council has always consulted and engaged with relevant planning authorities and other public bodies on emerging policies at key stages.

Adur District 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. However, the work on LSS3 was paused when the implications of water neutrality on the partnership were fully realised, in particular the non-delivery of housing sites across three local planning authorities within the partnership area. The introduction of a new planning system and the Planning White Paper and consultation draft of the NPPF suggesting that the duty to cooperate would be replaced also impacted on the political momentum of the partnership at that time (although the revised National Planning Policy Framework published in December 2024 in fact retains the duty to co-operate).

During this monitoring period, duty to cooperate discussions continued between authorities in the course of plan preparation and between authorities within the defined housing market areas within the wider partnership.

## Chapter 2: Monitoring the Adur Local Plan

### Housing Provision

#### ALP 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
2022/23	113	7	106
2023/24	158	38	120

\*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 (2019/20 – 2023/24) annual average for the gross dwellings completions is 138 dwellings per annum; the annual average for net dwelling completions in Adur is 109 per annum for the same period. 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 sites within the Shoreham Harbour Regeneration Area.

#### **ALP 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:** 10,000m<sup>2</sup> 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 formal decision was issued on 4<sup>th</sup> February 2020.

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.

However, during the monitoring year 2020/21 IKEA announced they would no longer be developing the retail store. As such, the commercial element of this site is being marketed; the other elements of the permission, including infrastructure, are unaffected.

A Reserved Matters application for the additional dwellings was submitted in 2022. This proposed an increase of 34 dwellings from the outline approval. The plans submitted related to the erection of 385 dwellings and Community Hub (Flexible Class E/F1/F2 use). This application went to Adur Planning Committee on 30th November 2022 with the decision to grant the application subject to the completion of a planning obligation. The Deed of Variation to the original s106 agreement (under AWDM/0961/17) was signed on 13th February 2023 and supersedes some of the previous obligations.

It was agreed that, across the phases, a total of 180 affordable homes will be delivered, consistent with the policy requirement. Since the Reserved Matters application was granted consent in February 2023, the total number of affordable homes to be delivered has increased to 190.

During this monitoring period, WSCC monitoring indicates that 95 dwellings were completed thus giving an overall total of 254 completions as at 1st April 2024.

#### **ALP 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 commenced during the monitoring period. A hybrid planning application (AWDM/0323/19) was submitted and validated in February 2019. The application went to Adur Planning Committee on 20<sup>th</sup> September 2021, with a revised figure of 469 dwellings in total. Subject to completion of a s106 agreement (which has been signed after the end of the monitoring year), 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).

Outside of the monitoring period a planning application (AWDM/1322/24) was submitted in October 2024 for approval of Reserved Matters for Phase 2 following hybrid planning permission AWDM/0323/19. The application provides details regarding the scale, layout, appearance, access and landscaping for the erection of 91 dwellings (including 30% affordable housing), a pocket park, car parking, a pumping station, a community orchard and community storage and welfare building.

**ALP 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:** 16,000m<sup>2</sup> over Plan period

Commentary:

New homes - during this monitoring year, no dwellings have been completed 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.

Please refer to '[Permissions to Date](#)' document (July 2024) and also the [Adur Housing Delivery Test Action Plan 2023](#) (June 2024) for further information on the Shoreham Harbour Joint Area Action Plan and development within the Western Harbour Arm.

## Adur Housing Delivery Test Action Plan

The Adur Housing Delivery Test Action Plan 2023 (published June 2024) sets out useful information on housing delivery (commitments, completions and affordable housing secured) in Adur.

The Housing Delivery Test (HDT) was introduced by the Government in 2018 to ensure that local authorities and other stakeholders are held accountable for their role in ensuring new homes are delivered.

The HDT assesses the number of homes built in local authority areas over the previous three years and compares these against local housing requirements. Local planning authorities that fail to meet delivery targets are required to take appropriate action to address under delivery.

The fifth Housing Delivery Test was published in December 2023, and covers the period from 2019/20 to 2021/22. The results for Adur is as follows:

Adur District Council scored 72%:

As a consequence, the presumption in favour of sustainable development applies; an Action Plan will be prepared, and in calculating the five-year housing land supply, a 20% buffer must be added.

<https://www.adur-worthing.gov.uk/media/Media,171694,smxx.pdf>

Outside of the monitoring period, the Government published the sixth Housing Delivery Test 2023 result (December 2024) covering the period 2020/21 to 2022/23. The latest result for Adur is as follows:

Adur District Council scored 81%:

As a consequence, the presumption in favour of sustainable development **no longer applies**; an Action Plan will be prepared, and in calculating the five-year housing land supply, a 20% buffer must be added.

## Affordable Housing Provision

### 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 54 units were delivered in this monitoring year at the following locations:

- AWDM/0961/17 Phase 1 - New Monks Farm – 40 affordable completions during this monitoring period
- AWDM/1272/21 - St Giles Close Shoreham-by-Sea (4 affordable rent completions)
- AWDM/1247/21 - Gardner Road, Southwick (2 affordable rent completions)
- AWDM/1063/21- Garages at Avon Road / Sylvan Close, Sompting (6 affordable rent completions)
- AWDM/0028/21- Leconfield Road, Lancing (2 affordable rent completions)

Policy 21 seeks provision of 30% affordable housing on sites of 11 or more dwellings. 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.

In addition to affordable housing completions, Adur District Council also publishes information regarding affordable housing secured through s106s and spent on affordable housing by ADC which can be found within the Council's Infrastructure Funding Statement:

<https://www.adur-worthing.gov.uk/planning-policy/adur/adur-developer-contributions/developer-contributions-data-adur/#infrastructure-funding-statement>

Work has also commenced at Land 7-27 Albion Street, Southwick (AWDM/0954/18): an Adur District Council project delivering 55 affordable apartments. However the contractor went into

administration 2023. Since then, a new contractor has been appointed and development should complete by Spring 2025. In addition, development has commenced at the former Adur Civic Centre, Ham Road, Shoreham (AWDM/1450/21) for 159 dwellings, all affordable housing due to funding received from Homes England.

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%.

## Chapter 3: Monitoring the Shoreham Harbour Joint Area Action Plan (JAAP)

### 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.

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 12,000m<sup>2</sup> 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 2024, applications for a further 1,077 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 - 79/81 Brighton Road (Mariner's Point/Parcelforce) - Permitted prior to Adur Local Plan and JAAP

AWDM/1625/16 - 63 To 67 Brighton Road (Humphreys Gap)- Permitted prior to Adur Local Plan and JAAP

AWDM/1497/17 - Free Wharf - Permitted after adoption of Adur Local Plan and prior to JAAP

AWDM/0204/20 - Kingston Wharf - Permitted after adoption of Adur Local Plan and JAAP

AWDM/2039/22 - 69-75 Brighton Road (Frosts) - Permitted after adoption of Adur Local Plan and JAAP

AWDM/1962/22 - Land At Former 5 Brighton Road, Shoreham-by-sea (Howard Kent) - Permitted after adoption of Adur Local Plan and JAAP

During the monitoring period, a planning application for 62 dwellings and Class E floorspace at Paladone, New Wharf (AWDM/0886/23) was agreed at Adur Planning Committee on 4th December 2023 subject to a s106 agreement. However, the S.106 agreement has yet to be signed at the time of publishing this AMR.



Please refer to '[Permissions to Date](#)' document (July 2024) and also the [Adur Housing Delivery Test Action Plan 2023](#) (June 2024) for further information on the Shoreham Harbour Joint Area Action Plan and development within the Western Harbour Arm.

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. Details can be found here;

<https://www.adur-worthing.gov.uk/shoreham-harbour-regeneration/western-harbour-arm/>

## Appendix I: Housing Trajectory

### The Housing Trajectory as at 1st April 2024

The Housing Trajectory illustrates the past and projected completion 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 2024 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 19 dwellings per year from 2027/28 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, row shaded in green in the table, is the annualised net requirement needed to meet the housing delivery target. The red row 'monitor' indicates how many dwellings above or below the planned rate the overall housing delivery strategy is.

The revised National Planning Policy Framework introduced the Housing Delivery Test against which housing delivery will now be measured. The Housing Delivery Test measures housing delivery over the last three years against the adopted housing requirement for the same period.

The Council publishes a separate five-year housing land supply calculation which reflects the position as at 1st April each year. The five year housing land supply calculations can be found here:

<https://www.adur-worthing.gov.uk/planning-policy/adur/adur-background-studies-and-info/housing-supply/#five-yr-housing-l>

Housing Trajectory for Adur District Council As at 1st April 2024																								
	Actual 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 2024 (large and small sites)	204	153	103	105	38	71	121	118	33	229	159	113	158	0	0	0	0	0	0	0	0	1605		
Commitments at 1 April 2024 (large and small sites with planning permission)(net)														464	423	580	205	345	237	50	50	2354		
Allowance for small windfall sites														0	0	0	19	19	19	19	19	95		
SHLAA sites as at 1st April 2024 (net) (excludes Shoreham Harbour SHLAA sites)														0	0	0	0	22	159	0	0	181		
Shoreham Harbour SHLAA sites. Excludes Shoreham Harbour commitments and completions														0	0	0	0	62	108	190	100	460		
Total Projected Completions/Commitments	204	153	103	105	38	71	121	118	33	229	159	113	158	464	423	580	224	448	523	259	169	4695		
Losses	11	7	10	9	7	7	7	7	20	21	62	7	38	0	0	0	0	0	0	0	0	213		
Past net completions	193	146	93	96	31	64	114	111	13	208	97	106	120	0	0	0	0	0	0	0	0			
Projected net completions														464	423	580	224	448	523	259	169	3090		
Cumulative net completions	193	339	432	528	559	623	737	848	861	1069	1166	1272	1392	1856	2279	2859	3083	3531	4054	4313	4482	4482		
Annualised housing target	177	177	177	177	177	177	177	177	177	177	177	177	177	177	177	177	177	177	177	177	177	3717		
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	-852	-909	-622	-376	27	74	345	691	773	765			
Manage. Annual requirement taking into account past/projected completions	182	176	178	183	188	197	206	213	221	238	241	255	272	291	266	240	172	159	62	-169	-596			
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: 2024 Residential Land Availability Survey, WSCC. To view source data search WSCC planning data for Housing and Residential Land in West Sussex.																								



### Planning Obligations (s106)

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

Regulation 121A of the CIL Regulations (as amended) now requires Adur District Council to produce an annual Infrastructure Funding Statement (IFS) which includes a report relating to the previous financial year section 106 planning obligations. The IFS must be published annually by 31st December. More detail on the information provided below can be found in the Adur IFS here; <https://www.adur-worthing.gov.uk/planning-policy/adur/adur-developer-contributions/developer-contributions-data-adur/>

Most planning contributions are paid to Adur District Council. However education, libraries, fire and some transport contributions are paid to and are spent by West Sussex County Council (WSCC). This information can be found in the WSCC Infrastructure Funding Statement at: [www.westsussex.gov.uk/roads-and-travel/information-for-developers/section-106-planning-obligations/#infrastructure-funding-statement](http://www.westsussex.gov.uk/roads-and-travel/information-for-developers/section-106-planning-obligations/#infrastructure-funding-statement)

### Money Collected

The table below details the planning contributions paid to ADC between 01/04/23 and 31/03/24.

Planning Application	Amount Received	Purpose
ADC/0287/09	£27,938.74	Open Space & Leisure
AWDM/0961/17	£160,714.29	Health
AWDM/0323/19	£3,900.00	S106 Monitoring Fee
	£434,007.07	Transport & Travel
AWDM/1281/19	£17,786.27	Open Space & Leisure
AWDM/0021/22	£2,400.00	S106 Monitoring Fee
AWDM/0585/22	£1,215.67	S106 Monitoring Fee
	£28,201.42	Open Space & Leisure

## Money Spent

The table below details the planning contributions spent by ADC between 01/04/23 and 31/03/24. A total of £49,587.32 planning contributions received by ADC was spent in the 2023/2024 financial year on infrastructure projects in Adur. Included in this expenditure was £39,567.32 on Open Space & Leisure provision. An additional £10,020.00 was transferred across to WSCC to be spent.

Planning Application	Amount Spent	Scheme
SU/56/03	£2,505.74	Maintenance of open space at Sussex Wharf
AWDM/0205/12	£10,872.00	Feasibility / Consultation Programme at the Meads Recreation Ground
	£26,189.58	Buckingham Park Pavilion
AWDM/0969/17	£10,020.00	Transferred to WSCC

## Money Allocated

The table below indicates the money from planning contributions that has been allocated, but not spent, by ADC between 01/04/23 and 31/03/24 for funding infrastructure. A summary of the infrastructure projects and amount of money allocated to it are set out in table 5 of the [IFS](#).

Category	Transport	Open Spaces	Affordable Housing	Flooding	Misc.
Money Allocated	£0	£113,302.53	£0	£0	£0

## Money Available to Spend

The table below indicates the money from planning contributions that was available to be allocated (i.e. has been received but not allocated or spent) by Adur District Council at the end of the 2023/24 financial year:



Category	Air Quality	Health	Open Spaces	Public Art	Transport	Other
Money Available	£1,357.17	£446,901.75	£220,426.11	£31,895.35	£71,614.99	£67,910.00

Often when Section 106 funding comes in smaller amounts we combine these contributions over time to invest in larger projects with greater impact in the community.

### Agreements Signed

During 2023/2024, eleven planning applications contained a signed section 106 (including three deeds of variation). If implemented the following contributions (set out on table below) will be collected/implemented to support and mitigate the impacts of development.

Planning Application	Site Address	Date of s106	Amount of Contribution	Purpose of Contribution
AWDM/1314/22	Land East Of 3 Salt Marsh Road, Shoreham By Sea	18/05/2023	£300	S106 Monitoring Fee
			£95,886	Towards the provision or enhancement of public open space in Shoreham
AWDM/2039/22	69 - 75 Brighton Road, Shoreham By Sea	16/06/2023	£2,700	S106 Monitoring Fee
			At least 53 Affordable Dwellings	13 Intermediate Housing Units and 40 Affordable Rented Units or Social Rented Units to be provided on site
			£206,366	Refurbishment, improvement, replacement or expansion of Shoreham Health Centre or at another location within Adur District
			£328,750	Provision and/or improvement of off site public open space and/or recreation facilities
			£57,720	Ongoing maintenance of off site public open space and/or recreation facilities

			Up to £17,483	Air quality monitoring and mitigation measures
			Car Club	Up to 6 car club vehicles to be provided on site
			Footpaths	
			Public Art	To be provided on site
			Employment and Skills Plan	During the construction phase of the Development
AWDM/0323/19	Land South Of West Street And West Of Loose Lane, Sompting	04/08/2023	£3,900	S106 Monitoring Fee
			30 Affordable Dwellings	22 Affordable Rent & 8 Intermediate Housing to be provided on-site
			30% Affordable Dwellings	75% as Affordable Rent & 25% as Intermediate Housing to be provided on-site
			£431,709	A27 Highways Schemes Improvements
			£104,376.97	Improvements to the Sussex Police Service
			£100,000	Improvements to meet the needs of the Ball Tree Surgery or other local healthcare facility serving Lancing/Sompting parishes
			Public Open Space Areas	To be provided on site
			Pocket Park	To be provided on site
			Local Equipped Area of Play	To be provided on site
			Sports Pitches	To be provided on site

			Up to £265,000	Provision of and/or improvements to community sports changing facilities at Sompting Recreation Ground
			Conditional Contribution	Adoptable Drainage Infrastructure
			£7,500	Inspections of the Public Open Space Works and the Adoptable Drainage Infrastructure
			Conditional Contribution	Public Open Space Area Maintenance
			Conditional Contribution	Play Area Maintenance
			Conditional Contribution	Sports Pitches Maintenance
			Conditional Contribution	Off Site affordable housing contribution in lieu
			Foot and cycle path	To be connected through to Decoy Farm
			Community Orchard	To be provided on site
AWDM/0585/22	Land At 68 And South Of 68 To 86 Manor Hall Road, Southwick	06/09/2023	£1,200	S106 Monitoring Fee
			7 Affordable Dwellings	5 Affordable Rent and 2 Shared Ownership to be provided on-site
			Conditional Contribution	Off Site affordable housing contribution in lieu
			£27,838	Provision and/or improvement of offsite formal play facilities and/or allotments
			£30,000	Provision of off-site public art within the ward of Eastbrook
AWDM/1856/21	Lorry And Car Park, Albion	31/10/2023	£600	S106 Monitoring Fee

	Street, Southwick		£1,500	Monitoring the delivery of the travel plan
			£3,509	Sustainable transport projects within the Shoreham Harbour Transport Study
AWDM/1962/22	Land At Former 5 Brighton Road, Shoreham By Sea	16/11/2023	5 Affordable Dwellings	Shared Equity Units or Shared Ownership Units to be provided on site
			Conditional Contribution	Affordable Housing
			Conditional Contribution	Additional Affordable Housing
			Conditional Contribution	Air quality monitoring and mitigation measures
			£130,939	Improvements to the Kingston Beach Village Green
			£60,271	Refurbishment, improvement, replacement or expansion of Shoreham Health Centre or a new health hub for primary care.
			Public Art	To be provided on site
			Heat Network	Connection to Shoreham Heat Network
			Car Club	2 Car Club Vehicles
			Footpath	Through the site
			Employment and Skills Plan	During the construction phase of the Development
			Public Right of Way Improvement	
AWDM/1315/22	Free Wharf, Brighton	06/03/2024	£3,900	S106 Monitoring Fee

	Road, Shoreham By Sea		At least 176 Affordable Dwellings	To be provided on site
			£41,793.22	Air quality monitoring and mitigation measures
			£44,233.70	Air quality monitoring and mitigation measures
			£93,043.30	Air quality monitoring and mitigation measures
			Conditional Contribution	Replacement or expansion of Shoreham Health Centre or a new integrated community hub facility
			Conditional Contribution	Replacement or expansion of Shoreham Health Centre or a new integrated community hub facility
			Conditional Contribution	Replacement or expansion of Shoreham Health Centre or a new integrated community hub facility
			£38,000	Environmental improvement and mitigation measures
			Car Club	Up to 12 car club parking spaces to be provided on site
			Conditional Contribution	Additional Open Space Contribution

Other site or development specific requirements, including net proceeds of sale, occupancy restrictions, provision of street furniture, schedule of specific works, highways and general estate management matters are not listed within the table above.

Further information about the applications above can be viewed on the Adur and Worthing website by entering the planning application into the search function at the following link:

<https://planning.adur-worthing.gov.uk/online-applications/>



# Biodiversity Annual Monitoring Report

**Adur District**

**1<sup>st</sup> April 2023 – 31<sup>st</sup> March 2024**

04/11/2024



# 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

Under the Environment Act 2021, public authorities who operate in England must consider what they can do to conserve and enhance biodiversity in England. This means that, as a public authority, you must:

1. Consider what you can do to conserve and enhance biodiversity.
2. Agree policies and specific objectives based on your consideration.
3. Act to deliver your policies and achieve your objectives.

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 8-009-20240214).

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, 180, 185)
- Take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure (181)
- Plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries (181)
- Promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species (185)
- Identify suitable ways of mapping and monitoring biodiversity in local plans (185)
- Ensure that preparation and review of all policies is 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 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 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 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 the 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.

<b>Adur District area (ha)</b>	<b>4355.8</b>	<b>Area of approved planning applications (ha)</b>	<b>35.8</b>	<b>(44 applications)</b>
<b>West Sussex area (ha)</b>	<b>202361.7</b>	<b>% of Adur District infringed by planning applications</b>	<b>0.8</b>	

<b>Table 1. Designated sites and reserves</b>		<b>Area of designation / reserve in West Sussex (ha)</b>	<b>% of West Sussex</b>	<b>Area of designation / reserve in Adur District (ha)</b>	<b>% of Adur District</b>	<b>Area of designation / reserve in Adur District infringed by planning applications (ha)</b>	<b>% of designation / reserve in Adur District infringed by planning applications</b>	<b>Number of planning applications within or abutting designation / reserve</b>
<b>Inter- national</b>	Ramsar	3725.0	1.8	0.0	0.0	0.0	0.0	0
	Special Area of Conservation (SAC)	3672.1	1.8	0.0	0.0	0.0	0.0	0
	Special Protection Area (SPA)	4149.9	2.1	0.0	0.0	0.0	0.0	0
<b>National</b>	Area of Outstanding Natural Beauty (AONB)	25958.7	12.8	0.0	0.0	0.0	0.0	0
	National Nature Reserve (NNR)	221.5	0.1	0.0	0.0	0.0	0.0	0
	National Park	81247.7	40.1	2325.1	53.4	0.00	0.00	1
	Site of Special Scientific Interest (SSSI)	8310.0	4.1	85.3	2.0	0.0	0.0	0
<b>Local</b>	Country Park	320.5	0.2	0.0	0.0	0.0	0.0	0
	Local Geological Site (LGS)	1574.0	0.8	2.6	0.1	0.0	0.0	0
	Local Nature Reserve (LNR)	2074.8	1.0	77.7	1.8	0.00	0.00	2
	Local Wildlife Site (LWS)	10732.7	5.3	231.0	5.3	1.6	0.7	2
	Notable Road Verge	137.4	0.1	28.5	0.7	0.0	0.0	0
<b>Reserve/ Property</b>	Environmental Stewardship Agreement *	8960.3	4.4	571.8	13.1	0.0	0.0	0
	National Trust	5068.5	2.5	81.6	1.9	0.0	0.0	0
	RSPB Reserve	1475.6	0.7	10.3	0.2	0.0	0.0	0
	Sussex Wildlife Trust Reserve	773.4	0.4	0.0	0.0	0.0	0.0	0
	Woodland Trust	67.8	0.0	0.0	0.0	0.0	0.0	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 16/10/24. 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.

<b>Table 2. Habitats *</b>	<b>Area of habitat in West Sussex (ha)</b>	<b>% of West Sussex</b>	<b>Area of habitat in Adur District (ha)</b>	<b>% of Adur District</b>	<b>Area of habitat in Adur District infringed by planning applications (ha)</b>	<b>% of habitat in Adur District infringed by planning applications</b>	<b>Number of planning applications within or abutting habitat</b>
Ancient woodland	21367.8	10.6	5.2	0.1	0.0	0.0	0
Coastal & floodplain grazing marsh	3820.2	1.9	176.5	4.1	0.0	0.0	0
Coastal saltmarsh	408.6	0.2	17.3	0.4	0.0	0.0	0
Coastal sand dunes	32.0	0.02	0.0	0.0	0.0	0.0	0
Coastal vegetated shingle	126.0	0.06	28.4	0.7	0.0	0.0	0
Deciduous woodland	30403.5	15.0	109.8	2.5	0.3	0.3	1
Ghyll woodland	1666.3	0.8	0.0	0.0	0.0	0.0	0
Intertidal chalk	0.0	0.0	0.0	0.0	0.0	0.0	0
Intertidal mudflat	1530.3	0.8	39.5	0.9	0.02	0.05	1
Lowland calcareous grassland	2736.0	1.4	144.1	3.3	0.0	0.0	0
Lowland fen	194.7	0.10	0.0	0.0	0.0	0.0	0
Lowland heathland	1506.5	0.7	0.0	0.0	0.0	0.0	0
Lowland meadow	226.6	0.1	4.7	0.1	0.0	0.0	0
Maritime cliff and slope	0.0	0.0	0.0	0.0	0.0	0.0	0
Reedbed	60.1	0.03	5.0	0.1	0.0	0.0	0
Saline lagoon	44.2	0.02	4.7	0.1	0.00	0.00	1
Traditional orchard	180.1	0.09	0.9	0.02	0.0	0.0	0
Wood-pasture & parkland	7057.9	3.5	19.6	0.4	0.0	0.0	0

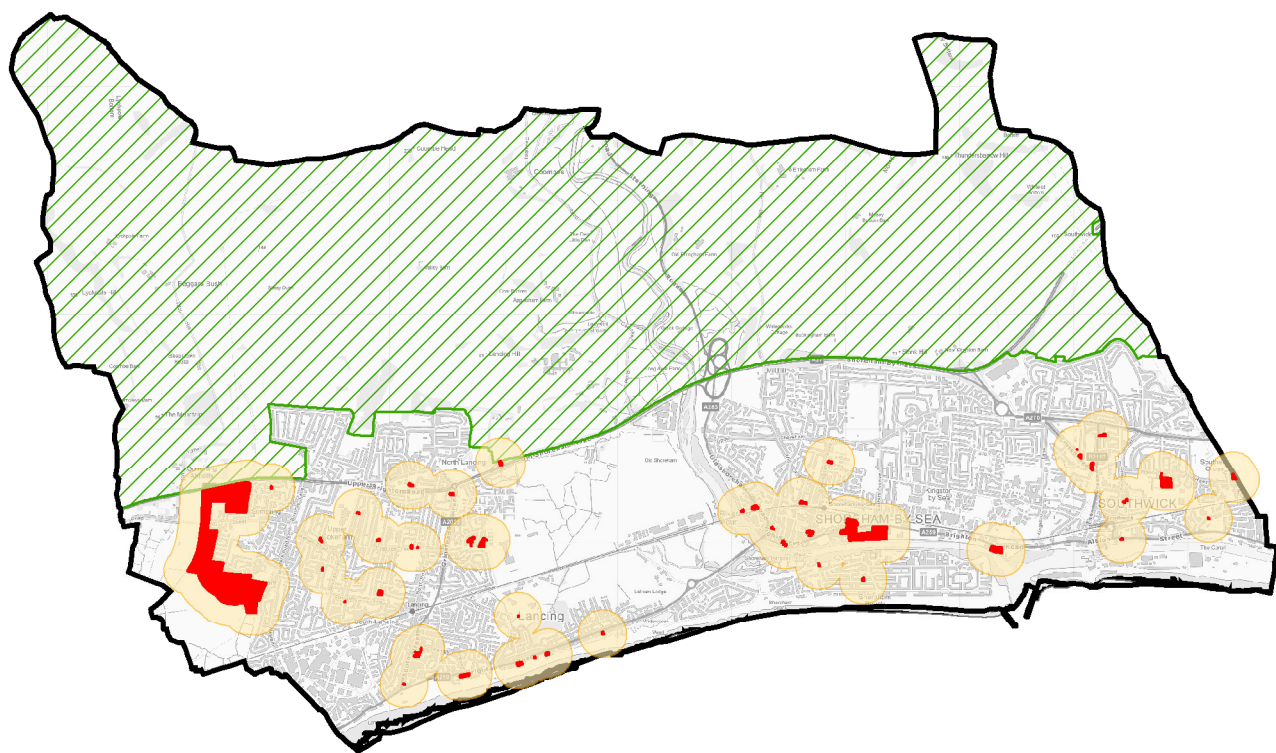
<b>Table 3. Species Data # (1980 onwards)</b>	<b>Number of records in West Sussex</b>	<b>Number of records in Adur District</b>	<b>No. of planning applications with species records within 200m buffer</b>	<b>% of planning applications with species records within 200m buffer</b>
European Protected species	28495	137	14	31.8
Wildlife & Countryside Act species	50467	714	44	100.0
Section 41 species	524085	33568	44	100.0
Bats	23539	117	12	27.3
Notable birds	261580	10779	44	100.0
Rare species (excludes bats and birds)	77665	2792	44	100.0
Invasive non-native species	16040	362	40	90.9
Ancient or veteran tree	1542	7	2	4.5
Black Poplar	17	0	0	0.0

\* 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.




**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	0.00	AWDM/1687/23
Local Nature Reserve	0.00	AWDM/1070/23
Local Nature Reserve	0.00	AWDM/1653/23
Local Wildlife Site	1.61	AWDM/0323/19
Local Wildlife Site	0.00	AWDM/1653/23
Deciduous woodland	0.31	AWDM/0323/19
Intertidal mudflat	0.02	AWDM/0899/23
Saline lagoon	0.00	AWDM/1653/23



**Key to Map:**

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

© Crown copyright and database rights 2024 Ordnance Survey. West Sussex County Council 100023447. East Sussex County Council 100019601. Natural England 100046223. Sussex Wildlife Trust 100025883. National Park data reproduced with permission of Natural England.  
© Crown Copyright. All rights reserved 2024.

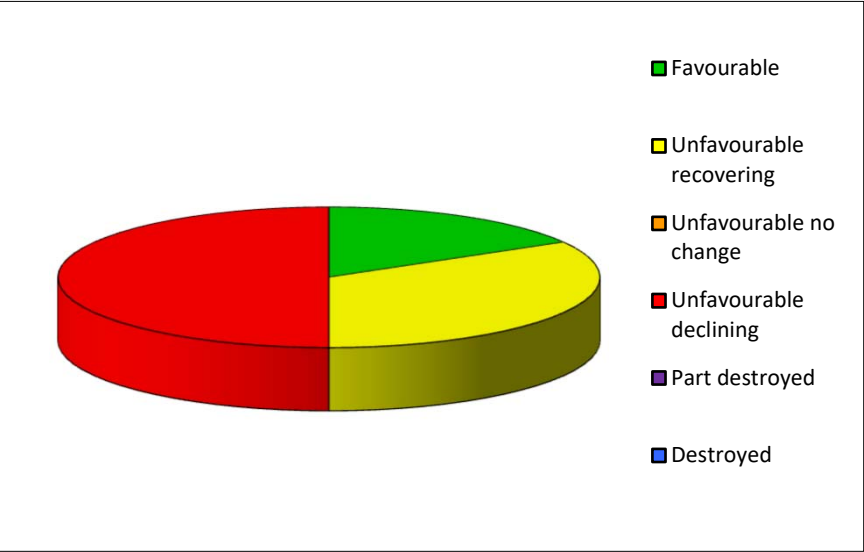


# SSSI Unit Condition

Based on information derived from Natural England  
Prepared on 30/10/2024

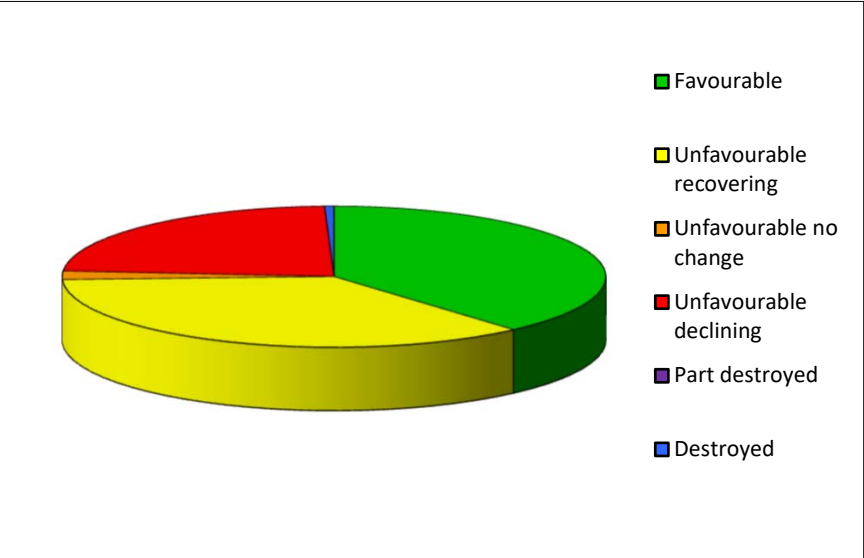


## SSSI Units in Adur District



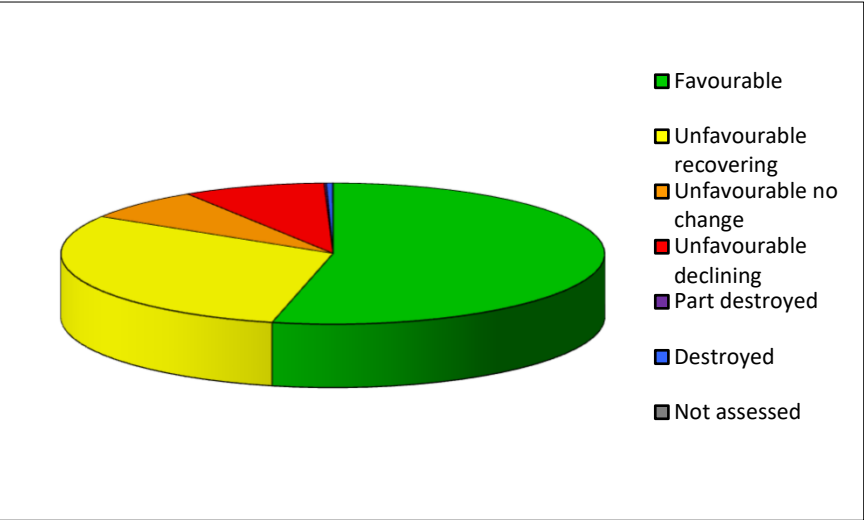
Condition	No. of Units	% of Units
Favourable	1	16.7
Unfavourable recovering	2	33.3
Unfavourable no change	0	0.0
Unfavourable declining	3	50.0
Part destroyed	0	0.0
Destroyed	0	0.0
<b>Total no. of units</b>	<b>6</b>	

## SSSI Units in West Sussex



Condition	No. of Units	% of Units
Favourable	138	38.5
Unfavourable recovering	128	35.8
Unfavourable no change	7	2.0
Unfavourable declining	83	23.2
Part destroyed	0	0.0
Destroyed	2	0.6
<b>Total no. of units</b>	<b>358</b>	

## SSSI Units in South East Region



Condition	No. of Units	% of Units
Favourable	2546	53.6
Unfavourable recovering	1434	30.2
Unfavourable no change	344	7.2
Unfavourable declining	402	8.5
Part destroyed	6	0.1
Destroyed	18	0.4
Not assessed	1	0.0
<b>Total no. of units</b>	<b>4751</b>	



## 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
Serin	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</i> x <i>hispanica</i> = <i>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

**[THIS PAGE HAS BEEN LEFT INTENTIONALLY BLANK]**

**Adur District Council**

**Planning Policy**

**Worthing Town Hall**

**Chapel Road**

**Worthing**

**West Sussex**

**BN11 1HA**

