



ADUR DISTRICT COUNCIL

Annual Monitoring Report

1st April 2024 – 31st March 2025

March 2026

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Introduction and Context

This Annual Monitoring Report (AMR) covers the period 1st April 2024 to 31st March 2025. 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 2023-2025 and also the updated LDS 2025-2028 which was adopted in March 2025.

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

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

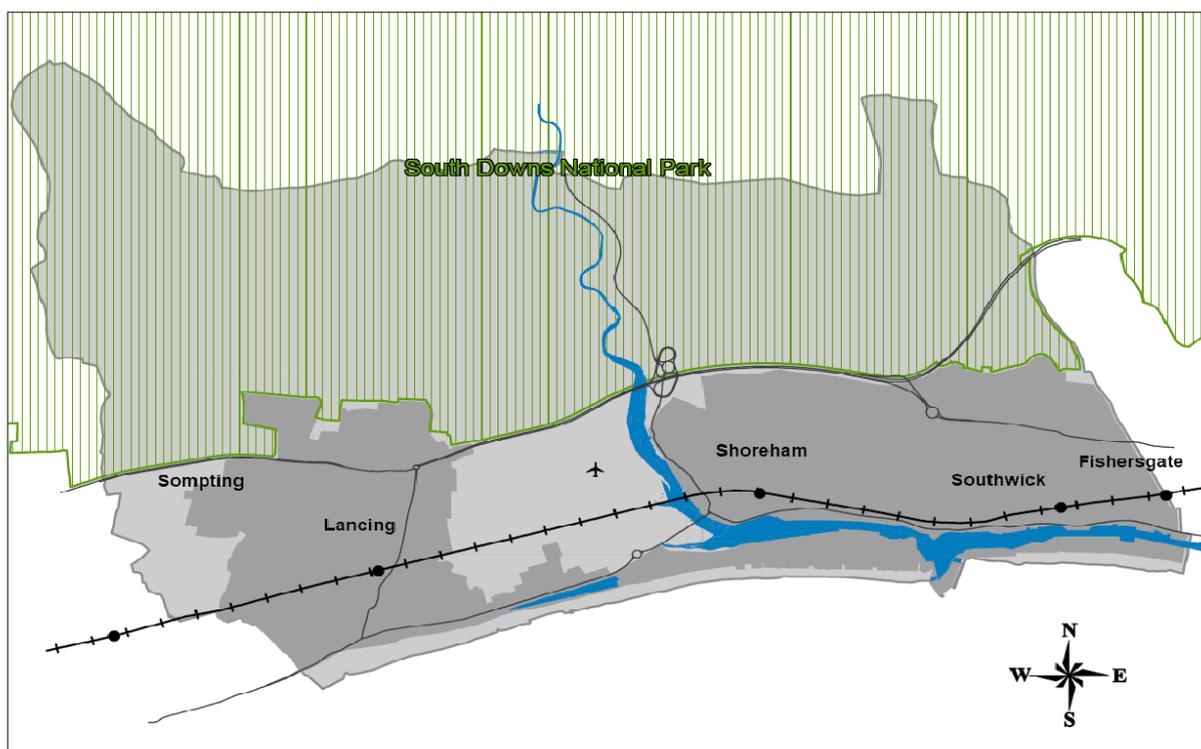
Appendix 2 provides detailed information on section 106 agreements, including those that have been signed in the monitoring year, as well as the amount of money received and spent.

Appendix 3 is the Biodiversity Annual Monitoring Report (1st April 2024 – 31st March 2025) produced by the Sussex Biodiversity Records Centre.

Unless otherwise stated, monitoring data is provided for the period 1st April 2024 - 31st March 2025. 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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Recent changes to the Planning System

At the time of writing this AMR, the Government launched public consultation on a refreshed National Planning Policy Framework (NPPF) which includes National Decision Making Policies (NDMPs) alongside recently updated draft guidance on the new Plan-Making System. It is intended that NDMPs will be non-statutory but will be a material consideration. Local Plans are not to duplicate, substantively restate or modify the content of national decision-making policies with Local Plans to only address matters, and include policies that are necessary and relevant to the plan being prepared. Furthermore, the Government is due to publish regulations in early 2026 which will govern local plan production under the 'new' planning system introduced by the Levelling Up and Regeneration Act 2023 (LURA). Whilst these regulations have yet to be published, there is a strong expectation from the Government that local planning authorities must prepare new plans without delay. Draft guidance on the new Plan-Making System indicates that the Adur Local Plan review process would require publication of the Notice to Commence by December 2026. Overall, the Council can be confident that the national plan-making reforms will progress.

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 March 2025 covering the period 2025-2028 and is available on the [Council's website](#). This was published in response to the Government's requirement for all Local Planning Authorities to produce an updated Local Development Scheme (LDS), following the publication of the 2024 National Planning Policy Framework (NPPF).

In 2024-25, 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 2025-2028, the following progress has been made during the monitoring period:

Adur Local Plan:

Adur District Council has started work on preparing an updated Adur Local Plan, which will provide a long-term vision for the area over a period of 15 years. The new plan will provide the strategy for the growth of the local plan area, setting out what development will take place and where. It will set out a vision for the area that helps to establish the long-term aims and aspirations. The vision will be turned into objectives and policies which will deal with issues such as housing, the economy, the environment and infrastructure. Once adopted, the new plan will replace the existing Adur Local Plan which was adopted in 2017 and will be an important consideration in deciding planning applications. It is anticipated that the new Adur Local Plan will be adopted by the successor authority after local government reorganisation in Sussex.

Although work on the emerging Adur Local Plan has commenced, the latest Local Development Scheme (2025-2028) for Adur indicates that the plan will be progressed under the new national planning system introduced by the Levelling Up and Regeneration Act 2023. The government has not yet published the regulations for this new system. It is expected that these will be published during Spring 2025/26. Once the Regulations are published the Council will be able to revise the timetable for the emerging Local Plan.

The government has also produced draft National Decision Making Policies (currently subject to public consultation). These are intended to provide national consistency on key planning issues, simplify the planning system by reducing duplication, and speed up decision-making by providing a standardized baseline for development standards, such as on housing, economic growth, and environmental matters. This will mean that local plans focus on specifically local matters.

The Council has made progress on developing the evidence base for the Local Plan. This includes an updated [Retail & Town Centre Study \(2024\)](#), [Strategic Housing Market Assessment \(2025\)](#), [Biodiversity Study \(2025\)](#) and [Strategic Flood Risk Assessment Level 1 \(2024\)](#). In addition, Strategic Flood Risk Assessment Level 2 and additional Landscape updates are currently being undertaken (which includes a review of the Built up Area Boundary, Local Green Gaps) to support the Landscape Study (2022).

In October 2024, the Council commenced liaison with stakeholders with a stakeholder workshop being held 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 in 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 representations have been analysed with summaries and officer responses being published within the [Key Issues Consultation Statement \(October 2025\)](#). Since the consultation exercise was carried out, the council has made the decision to progress the preparation of a new local plan under the new national planning system.

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.

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. Since the study was produced there have been a number of changes to national planning policy. Some developments which have been granted permission are no longer progressing. The council is considering how best to take forward the recommendations in the study. The placemaking study does not constitute adopted planning guidance. The study (June 2024) can be viewed [here](#).

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 27th August 2025 which can be accessed [here](#).

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 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. The current IFS was published in November 2025 (2024-2025) and historical copies of the IFS can be viewed [here](#).

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. At the time of publishing this AMR there is no update to report on.

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](#). At the time of publishing this AMR there is no update to report on.

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 was part of the West Sussex and Greater Brighton Strategic Planning Board which sought to jointly address strategic planning and development issues. The constituent authorities 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 in 2020, suggesting that the duty to cooperate might 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 retained the duty to co-operate).

During this monitoring period, duty to cooperate discussions continued between authorities in the partnership, in the course of plan preparation. The forthcoming Local Government Review and Devolution, with the creation of a Strategic Mayoral Authority responsible for the preparation of a Spatial Development Strategy means that cross-boundary discussions and cooperation between authorities will continue as we move towards the creation of unitary authorities.

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
2024/25	320	4	316

*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 (2020/21 – 2024/25) annual average for the gross dwellings completions is 196 dwellings per annum; the annual average for net dwelling completions in Adur is 169 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 during the current monitoring period, with the lowest in 2019/20. Whilst some of this fluctuation can be attributed to economic conditions and Covid-19 pandemic, the availability, location and size of sites 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 which are now coming forward with some being built out.

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: 10,000m² 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 4th 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 (AWDM/0021/22) 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.

With regards to affordable housing, it was agreed that as part of AWDM/0961/17 (detailed), 75 affordable housing will be delivered (30% of 249 dwellings). In addition, 116 affordable housing units were agreed for the Reserved Matters (385 units). The Deed of Variation sets out 82 Dwellings (60% Affordable Rent & 40% Intermediate Housing) and 34 Dwellings (75% rented at Local Housing Allowance rates & 25% as Intermediate/Shared Ownership). This equates to 30% of 385 dwellings. Overall, this resulted in a combined figure of 191 affordable housing units to be delivered at New Monks Farm. However, due to issues with finding a Registered Social Landlord to take on some of the proposed affordable housing units, 43 of these dwellings were sold as market housing and subsequently a financial contribution in lieu £1,115,771.75 was received by the Council in April 2025. As a consequence, there is now a revised figure of 148 affordable housing units to be delivered at New Monks Farm.

During this monitoring period, WSCC monitoring indicates that 81 dwellings were completed thus giving an overall total of 335 completions as at 1st April 2025 with a remainder of 299 units to be built out.

During the monitoring period, New Monks Farm Country Park (28 hectares) opened to the public in July 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 20th 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).

During 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.

During this monitoring period, WSCC monitoring indicates that 33 dwellings were completed thus giving an overall total of 33 completions as at 1st April 2025 with a remainder of 436 units to be built out.

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: 16,000m² over Plan period

Commentary:

New homes - during this monitoring year, 137 dwellings have been completed, all of which were delivered at Free Wharf within the Shoreham Harbour Regeneration Area. These 137 dwellings are affordable housing units which comprise 40 affordable rent and 97 shared ownership.

Please refer to '[Permissions to Date](#)' document (August 2025) and also the latest [Adur Housing Delivery Test Action Plan](#) (June 2025) 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](#), based on the 2023 measurement (published June 2025) 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 sixth Housing Delivery Test was published in December 2024, and covers the period from 2020/21 to 2022/23. The results 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. This is an improvement on the previous HDT result (72%) based on the 2022 Test.

At the time of publishing this AMR, the Government has not published the seventh Housing Delivery Test Result to cover the period 2021/22 to 2023/24.

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

- AWDM/0021/22 Reserved Matters - New Monks Farm – (27 affordable completions)
- AWDM/0585/22 - Land At 68 And South Of 68 To 86 Manor Hall Road Southwick (7 affordable completions)
- AWDM/0323/19 - Phase I - Land South Of West Street And West Of Loose Lane (9 affordable completions)
- AWDM/1497/17 - Free Wharf Brighton Road Shoreham-by-Sea (137 affordable completions - 40 affordable units and 97 shared ownership units)
- AWDM/0118/23 - Car Park, South Street, Lancing (7 units of temporary & emergency accommodation)

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](#).

Furthermore, it should be noted that affordable housing is sought only on developments of 10 dwellings or more – therefore the percentage of affordable dwellings delivered when considered against total dwellings of all tenures 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 floorspace; 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.

It includes an allocation at the Western Harbour Arm for 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 2025, 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 (132 units). Completed and occupied.

AWDM/1625/16 - 63 To 67 Brighton Road (Humphreys Gap)- Permitted prior to Adur Local Plan and JAAP (14 units). Completed and occupied.

AWDM/1497/17 - Free Wharf - Permitted after adoption of Adur Local Plan and prior to JAAP (587 units). Under construction.

AWDM/0204/20 - Kingston Wharf - Permitted after adoption of Adur Local Plan and JAAP (255 units). Under construction.

AWDM/2039/22 - 69-75 Brighton Road (Frosts) - Permitted after adoption of Adur Local Plan and JAAP (176 units).

AWDM/1962/22 - Land At Former 5 Brighton Road, Shoreham-by-sea (Howard Kent) - Permitted after adoption of Adur Local Plan and JAAP (45 units)

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, since then, outside of the monitoring period, temporary planning permission (AWDM/0671/25) has been granted for self storage units for five years. As a result, the

residential element will not be delivered in the short term and is unlikely to come forward in the long term.

Please refer to '[Permissions to Date](#)' document (August 2025) and also the latest [Adur Housing Delivery Test Action Plan](#) (June 2025) 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 was undertaken in 2023/2024. 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. A Placemaking Study has been published (2024). Details can be found [here](#).

The Housing Trajectory as at 1st April 2025

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 2025 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 2028/29 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>

Housing Trajectory for Adur District Council As at 1st April 2025

	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 2025 (large and small sites)	204	153	103	105	38	71	121	118	33	229	159	113	158	320	0	0	0	0	0	0	0	1925
Commitments at 1 April 2025 (large and small sites with planning permission)(net)															326	541	396	155	297	237	50	2002
Allowance for small windfall sites															0	0	0	19	19	19	19	76
SHLAA sites as at 1st April 2025 (net) (excludes Shoreham Harbour SHLAA sites)															0	0	8	20	47	40	0	115
Shoreham Harbour SHLAA sites. Excludes Shoreham Harbour commitments and completions															0	0	0	0	0	108	211	319
Total Projected Completions/Commitments	204	153	103	105	38	71	121	118	33	229	159	113	158	320	326	541	404	194	363	404	280	4437
Losses	11	7	10	9	7	7	7	7	20	21	62	7	38	4	0	0	0	0	0	0	0	217
Past net completions	193	146	93	96	31	64	114	111	13	208	97	106	120	316	0	0	0	0	0	0	0	1708
Projected net completions															326	541	404	194	363	404	280	2512
Cumulative net completions	193	339	432	528	559	623	737	848	861	1069	1166	1272	1392	1708	2034	2575	2979	3173	3536	3940	4220	4420
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	-770	-621	-257	-30	-13	173	400	503	
Manage. Annual requirement taking into account past/projected completions	182	176	178	183	188	197	206	213	221	238	241	255	272	291	287	281	228	185	181	91	-223	

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: 2025 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+	
			25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37
			ADC/082/13	Goachers Laundry, Alma Street, Lancing	8	0	0	0	0	8	0	0	0	0
ADC/151/18	Land east Manor Close and south 72/88 Old Shoreham Road	39	0	0	0	0	39	0	0	0	0	0	0	0
ADC/171/21	Prince Charles Close, Southwick	14	0	0	0	0	0	14	0	0	0	0	0	0
ADC/173/23	Garage Block Downsway (Land east of Cromleigh Recreation Ground)	10	0	0	0	0	0	10	0	0	0	0	0	0
ADC/174/23	Garage Compound at Millfield, Sompting	8	0	0	0	0	0	8	0	0	0	0	0	0
ADC/175/23	Garage compound & overgrown land at Nelson Close, Sompting	8	0	0	0	0	0	8	0	0	0	0	0	0
ADC/178/24	74 Old Shoreham Road, Lancing	8	0	0	8	0	0	0	0	0	0	0	0	0
ADC/180/25	Burrscliffe (former care home), Pond Road, Shoreham	20	0	0	0	20	0							
	TOTAL	115	0	0	8	20	47	40	0	0	0	0	0	0
	Shoreham Harbour Broad Location													
SH/014/18	EMR, Egypt Wharf, Brighton Road, Shoreham-by-Sea	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/009/18	Paladone, New Wharf, Brighton Road, Shoreham-by-Sea	62	0	0	0	0	0	0	62	0	0	0	0	0
SH/016	Montgomery (+Perkins & Robins), Brighton Road, Shoreham-by-Sea	8	0	0	0	0	0	8	0	0	0	0	0	0
SH/011/18	Kwik-Fit/ Ham Business Centre, Brighton Road, Shoreham-by-Sea	49	0	0	0	0	0	0	49	0	0	0	0	0
	TOTAL	419	0	0	0	0	0	108	211	100	0	0	0	0
	OVERALL TOTAL	534	0	0	8	20	47	148	211	100	0	0	0	0

Shoreham Harbour

- * Sites in blue are SHLAA potential sites
- * Sites in orange - these are Rejected-Monitor 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 (Free Wharf, Frosts, Kingston Wharf & Howard Kent) are now counted within the Commitments/ Completions in the Housing Trajectory as appropriate.

Strategic Allocations

- * New Monks Farm - previously indicated separately as a strategic allocation. This now has consent and is included in overall commitments/completions in the Housing Trajectory as appropriate.
- * Land at West Sompting - previously indicated separately as a strategic allocation. This now has consent and is included in overall commitments/completions in the Housing Trajectory as appropriate.

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

Money Collected

The table below details the planning contributions paid to ADC between 01/04/24 and 31/03/25.

Planning Application	Amount Received	Purpose
AWDM/0323/19	£107,155.06	Police
	£102,661.60	Health
AWDM/1450/21	£900.00	S106 Monitoring Fee
AWDM/0021/22	£5,967.21	Open Space & Leisure
AWDM/0585/22	£31,096.61	Public Art
AWDM/1315/22	£3,900.00	S106 Monitoring Fee
	£58,213.58	Air Quality
	£116,942.38	Health
	£52,930.02	Environment

Money Spent

The table below details the planning contributions spent by ADC between 01/04/24 and 31/03/25. A total of £415,789.23 planning contributions received by ADC was spent in the 2024/2025 financial year on infrastructure projects in Adur. Included in this expenditure was £313,249.40 on Healthcare provision. An additional £24,577.00 was transferred across to WSCC to be spent.

Planning Application	Amount Spent	Scheme
ADC/0231/07	£150.00	Scheme 5490 - Lancing Coastal Cycle Path, Lancing - NCN2 link (Transferred to WSCC)
ADC/0642/07	£1,138.00	Scheme 5490 - Lancing Coastal Cycle Path, Lancing - NCN2 link (Transferred to WSCC)
ADC/0316/09	£6,120.00	Scheme 5490 - Lancing Coastal Cycle Path, Lancing - NCN2 link (Transferred to WSCC)
AWDM/0205/12	£63,316.66	Buckingham Park Pavilion
AWDM/1138/12	£1,600.00	Scheme 5490 - Lancing Coastal Cycle Path, Lancing - NCN2 link (Transferred to WSCC)
AWDM/1242/12	£15,569.00	Scheme 5490 - Lancing Coastal Cycle Path, Lancing - NCN2 link (Transferred to WSCC)
AWDM/0961/17	£313,249.40	New Pond Row Surgery (Transferred to NHS Sussex)
	£2,330.50	Replacement of the Play Area at Shadwells Road Open Space
AWDM/0323/19	£3,900.00	S106 Admin expenses
AWDM/1450/21	£900.00	S106 Admin expenses
AWDM/0021/22	£2,400.00	S106 Admin expenses
AWDM/0585/22	£1,215.67	S106 Admin expenses
AWDM/1315/22	£3,900.00	S106 Admin expenses

Money Allocated

The table below indicates the money from planning contributions that has been allocated, but not spent, by ADC between 01/04/24 and 31/03/25 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	£0	£0	£0	£107,155.06

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 2024/25 financial year:

Category	Air Quality	Health	Open Spaces	Public Art	Transport	Other
Money Available	£59,570.75	£353,256.33	£368,285.36	£62,991.96	£564,827.06	£221,695.08

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 2024/2025, four planning applications contained a signed section 106. 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/1450/21	Land East Of I To II Mercury	29/04/2024	£900	S106 Monitoring Fee
			Up to £23,060	Air quality monitoring and mitigation measures

	House, Ham Road, Shoreham-By-Sea		£85,000	Improvements and recreation works within The Ham Adur Recreation Ground and Buckingham Park
			£114,127	Refurbishment, improvement, replacement or expansion of Harbour View GP Surgery (Shoreham Health Centre)
			48 Affordable Dwellings	12 Intermediate Housing Units and 36 Social Rented or Affordable Rent Units to be provided on site
			Public Art	To be provided on site or in St Mary's Ward
			Employment and Skills Plan	During the construction phase of the Development
			Car Club	2 car club vehicles on site

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/>

Adur District area (ha)	4355.8	Area of approved planning applications (ha)	0.9	(12 applications)
West Sussex area (ha)	202361.7	% of Adur District infringed by planning applications	0.0	

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 application boundaries (ha)	% of designation / reserve in Adur District infringed by planning application boundaries	Number of planning applications within or abutting designation / reserve
Inter-national	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
National	Area of Outstanding Natural Beauty (AONB)	25958.7	12.8	0.0	0.0	0.0	0.0	0
	National Nature Reserve (NNR)	556.2	0.3	0.0	0.0	0.0	0.0	0
	National Park	81247.7	40.1	2325.1	53.4	0.0	0.0	0
	Site of Special Scientific Interest (SSSI)	8310.0	4.1	85.3	2.0	0.0	0.0	0
Local	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	0.0	0.0	0
	Local Wildlife Site (LWS)	10759.0	5.3	231.0	5.3	0.0	0.0	0
	Notable Road Verge	137.4	0.1	28.5	0.7	0.0	0.0	0
Reserve/Property	Environmental Stewardship Agreement *	8960.3	4.4	571.8	13.1	0.0	0.0	0
	National Trust	5073.9	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. All statistics are based on information held at the Sussex Biodiversity Record Centre as at 06/11/25. Please 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.

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 application boundaries (ha)	% of habitat in Adur District infringed by planning application boundaries	Number of planning applications within or abutting habitat
Ancient woodland	21367.8	10.6	5.2	0.1	0.0	0.0	0
Coastal & floodplain grazing marsh	3669.1	1.8	175.5	4.0	0.0	0.0	0
Coastal saltmarsh	409.1	0.2	17.5	0.4	0.0	0.0	0
Coastal sand dunes	32.0	0.0	0.0	0.0	0.0	0.0	0
Coastal vegetated shingle	125.6	0.1	28.2	0.6	0.0	0.0	0
Deciduous woodland	30380.6	15.0	109.8	2.5	0.0	0.0	0
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	1530.1	0.8	39.2	0.9	0.0	0.0	0
Lowland calcareous grassland	2736.0	1.4	144.1	3.3	0.0	0.0	0
Lowland fen	194.7	0	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	230.9	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	0.0	5.0	0.1	0.0	0.0	0
Saline lagoon	44.2	0.0	4.7	0.1	0.0	0.0	0
Traditional orchard	171.8	0.1	0.9	0.0	0.0	0.0	0
Wood-pasture & parkland	7057.9	3.5	19.6	0.4	0.0	0.0	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	29456	140	5	41.7
Wildlife & Countryside Act species	52952	756	11	91.7
Section 41 species	556820	36815	12	100.0
Bats	24114	118	3	25.0
Notable birds	276528	11505	12	100.0
Rare species (excludes bats and birds)	82672	3076	12	100.0
Invasive non-native species	16674	387	11	91.7
Ancient or veteran tree	3265	7	1	8.3
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. Notable birds refer to those on the Sussex Notable Bird Inventory. This includes species that are particularly scarce or vulnerable to development in Sussex.

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Adur District Council

Planning Policy

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