



ADUR DISTRICT COUNCIL

Local Development Scheme

2025 - 2028

March 2025



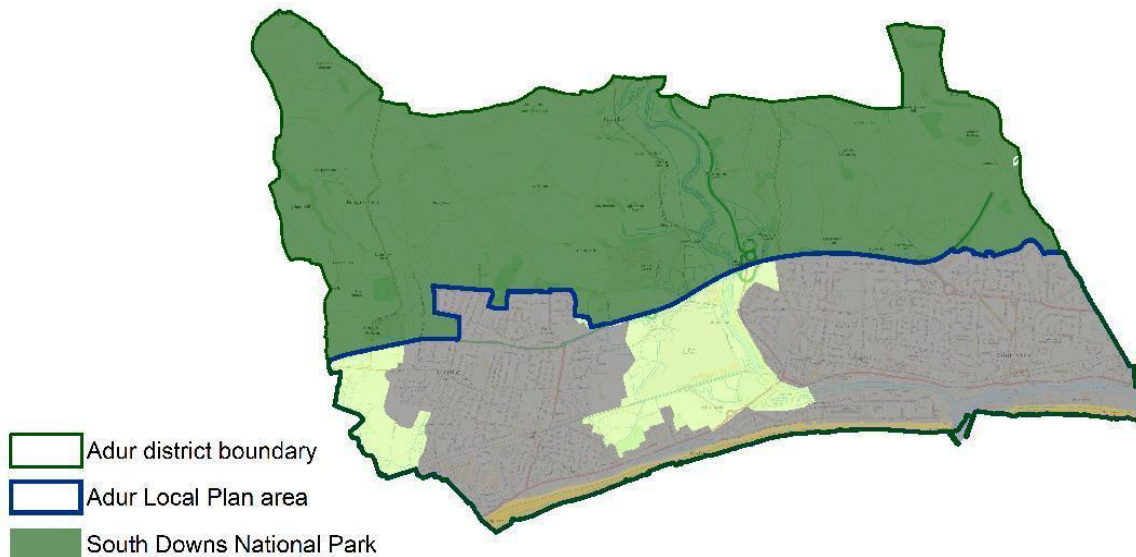
ADUR DISTRICT
COUNCIL

1 Introduction

- 1.1 Local planning authorities are required to prepare a Local Development Scheme (LDS). The LDS is a public 'project plan', or in other terms, a timetable identifying which planning policy documents will be produced and when. It establishes a three-year work programme that allows stakeholders to understand the current and proposed planning policy framework for the area and the associated resource implications. This version of the LDS covers the period 2025-2028 and will supersede the previous version published by the council in 2023.
- 1.2 This LDS sets out an up-to-date work programme for the progression of the Adur Local Plan to adoption. Given the resources required to prepare and adopt a new Local Plan this will be the key priority for the Planning Policy team over the next three years. Where resources allow, additional planning guidance documents may be produced. However, these are not included in this LDS.
- 1.3 This iteration of the LDS has been produced at a time when the Levelling Up and Regeneration Act 2023 has triggered a new process for preparing a local plan. The regulations which will govern this process are yet to be produced (they are expected in Autumn 2025). The National Planning Policy Framework (NPPF) published in December 2024 sets out transitional arrangements for local plans currently in preparation, and confirms that plans already submitted to the Secretary of State can continue to be examined under the current regulations: the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).
- 1.4 However the NPPF also makes clear that if the housing requirement in the plan to be adopted meets less than 80% of local housing need, the local planning authority will be expected to begin work on a new plan, under the revised plan-making system provided for under the Levelling Up and Regeneration Act 2023 (as soon as the relevant provisions are brought into force in 2025), in order to address the shortfall in housing need.
- 1.5 In February 2025 the government approved a bid from West Sussex County Council, East Sussex County Council and Brighton & Hove City Council to create a combined mayoral authority for Sussex. This will be followed by reorganisation of all local government districts in Sussex. The Adur Local Plan may therefore be submitted by the successor authority

Geographical coverage of the Adur Local Plan

- 1.6 The Adur Local Plan covers the parts of the district that are not within the South Downs National Park.



The Adur Development Plan

- 1.7 On publication of this LDS in 2025, the Development Plan consists of:
- [Adur Local Plan 2017](#)
 - [Shoreham Harbour Joint Area Action Plan 2019](#)
 - [West Sussex Joint Minerals Plan 2018, partially revised 2021](#)
 - [West Sussex Waste Local Plan 2014](#)
- 1.8 The Adur Local Plan was adopted on 14 December 2017. It covers the period 2011-2032. The Adur Local Plan sets the strategic development and land-use priorities for Adur (outside the South Downs National Park) and contains the policies against which development management decisions within that area will be made.
- 1.9 Adur District Council is working in partnership with Brighton & Hove City Council, West Sussex County Council and Shoreham Port Authority to regenerate Shoreham Harbour and surrounding areas. The partnership's strategy to deliver this regeneration is set out in the Shoreham Harbour Joint Area Action Plan (JAAP) which was adopted between October – November 2019 by the three local authorities. The plan includes proposals and policies for new homes and employment space; upgraded flood defences, recreational and community facilities, sustainable travel, and environmental and green infrastructure improvements.

- 1.10 West Sussex County Council is responsible for preparing statutory land use plans for minerals and waste. They have worked in partnership with the South Downs National Park to produce the West Sussex Joint Minerals Plan, adopted by both authorities in July 2018. This covers the period up to 2033. This was partially revised in 2021 following work in relation to soft sand. The county council has also prepared a Waste Local Plan jointly with the South Downs National Park Authority (adopted April 2014) which covers the period up to 2031.

Supplementary Planning Documents

- 1.11 A Supplementary Planning Document (SPD) provides greater details on the Council's policies set out in the local plans or other higher level planning documents. They provide additional guidance on local planning matters.
- 1.12 Whilst SPDs are not examined by an Inspector, they are still subject to a process of consultation and engagement with relevant parties. Although they are not required to have a specific link or 'hang off' a local plan, they must be consistent with national planning policy. In most cases an SPD does not require a Sustainability Appraisal.
- 1.13 SPDs can take a number of forms but they can generally be categorised into two broad forms:
- area based documents that include masterplans and development briefs which deal with specific parcels of land
 - topic based documents which provide additional information on a specific local issue
- 1.14 On publication of this LDS in 2025, Adur District Council has adopted the following SPDs:
- [Sustainable Energy \(2024\)](#)
 - [Demonstrating Genuine Redundancy of Employment Sites \(2017\)](#)
 - [Shoreham Harbour Flood Risk Management Guide \(2015\)](#)

Other planning guidance

- 1.15 Adur District Council has also produced guidance on a range of planning matters. These have not been formally adopted as SPDs. However, they are regarded as being a material consideration in the determining of planning applications:
- [Planning and Climate Change Checklist \(2021\)](#)
 - [Guidance Note on Intertidal Habitats \(2019\)](#)
 - [Houseboats Good Practice Guide \(2021\)](#)
 - [Development Control Standards - Space around dwellings and flats \(2018\)](#)
 - [Development Control Standards - Extensions and alterations to dwelling \(2018\)](#)
 - [Adur Interim Affordable Housing Position Statement \(2020\)](#)
 - [Adur Interim Statement – First Homes \(2022\)](#)
 - [Planning Contributions for Infrastructure Provision \(2013\)](#)

- [Design Bulletins:](#)
 - Shopfront Design (2019)
 - Development Involving Horses in the Countryside (2019)
 - Shopfront Security (2019)
- [Pond Road Development Brief \(2009\)](#)
- [Eastbrook Allotments Development Brief \(2015\)](#)

SECTION 2

2 Adur Local Plan timetable

- 2.1 The Adur Local Plan (2017) provides a strategy for development up to 2032. However, paragraph 34 of the [National Planning Policy Framework](#) (2024) requires that local plans are reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary. A review of policies in the Adur Local Plan has indicated that it is necessary to update the plan.
- 2.2 It is anticipated that the only development plan document to be produced within the next three-year period will be the review of the Adur Local Plan. This will not commence until later in the year due to the forthcoming changes to the planning system. The timetable below is based on the assumption that the new planning regulations will be in place and that work can commence from Autumn 2026. Should the regulations be delayed this timetable will be subject to change.

Scoping and early participation	September - December 2025
Gateway 1	January 2026
Visioning and strategy development	January - March 2026
Evidence gathering and drafting the plan	January - September 2026
Public consultation on draft plan	November - December 2026
Preparing the submission plan	January - June 2027
Gateway 2	April 2027
Public consultation on submission plan	August - September 2027
Gateway 3 and submission	December 2027
Examination	January - May 2028
Adoption	June 2028

Shoreham Harbour Joint Area Action Plan

- 2.5 The Shoreham Harbour Joint Area Action Plan (2019) provides a strategy for development up to 2032. As a local plan in its own right, the requirement to review the plan at least every five years also applies.
- 2.6 A review of policies in the Shoreham Harbour Joint Area Action Plan has indicated that it is necessary to update the plan. Rather than producing a separate plan, it is proposed to incorporate the required changes into the Adur Local Plan update.

Shoreham Beach Neighbourhood Plan

- 2.7 Shoreham Beach residents applied to the Council for a Neighbourhood Plan Area and Forum in 2014. A decision was made on 20 November 2014 by Adur District Council to approve the Shoreham Beach neighbourhood area and designate the Shoreham Beach Neighbourhood Forum in relation to this area. The Forum was redesignated on 13 July 2021. Further information can be found on the [Shoreham Beach Neighbourhood Forum](#) website.

SECTION 3

3. Other planning documents

Supplementary Planning Documents

- 3.1 It is not anticipated that any new supplementary planning documents will be produced during the period covered by this LDS (2025 - 2028).

Adur & Worthing Statement of Community Involvement (LDS)

- 3.2 All Local Planning Authorities are legally required to prepare and publish a Statement of Community Involvement (SCI) and ensure it is kept up to date. An SCI describes how the public, businesses and interest groups can get involved in Planning Policy, Neighbourhood Planning, Conservation Area reviews and the planning application decision-making process. Adur & Worthing Councils adopted a joint [Statement of Community Involvement](#) in 2024.

4. Further information

Monitoring and Review – The Annual Monitoring Report

- 4.1 The Council is required to annually monitor the effectiveness of policies and proposals within the local plans. The monitoring period for Adur will cover the period 1st April – 31st March each year. This will address a range of issues including whether the milestones set out in the LDS are being met, and if not, the reasons why. As a result of monitoring, the council will consider what changes, if any, need to be made to planning policy and will bring forward such changes through the review of the Local Development Scheme.
- 4.3 Whilst the council will keep to the timetables agreed in the LDS, in exceptional circumstances it may be appropriate to prepare revisions, for example if there is an urgent need to prepare an SPD or if there is slippage in the production of a document (for example as a result of new planning guidance being issued). In these circumstances, real time information will be made available on the council's website.

Infrastructure Funding Statements

- 4.4 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. Adur's first statement was published by 31st December 2020 (covering the period 2019-20), and an IFS has subsequently been published each year in December and made available on the Council's website. The IFS will set out the developer contributions collected over the previous financial year.

Publication of Documents

- 5.6 Planning documents including the Local Plan, as well as SPDs and the SCI will be made available on the Adur and Worthing Councils website.

Revisions to the Adur Local Development Scheme

- 5.7 This Adur Local Development Scheme 2025 replaces the previous Adur Local Development Scheme. Key changes are as follows:
- Sustainable Energy SPD – an updated SPD was adopted in 2024
 - Green Infrastructure SPD – the council does not have sufficient resources to prepare this at this time. This will be addressed through a policy in the Adur Local Plan update.
 - Affordable Housing SPD – the council does not have sufficient resources to prepare this at this time. This will be addressed through a policy in the Adur Local Plan update.
 - Statement of Community Involvement – an updated SCI was adopted in 2024.