

Annual Monitoring Report

1st April 2011 — 31st March 2012



**Adur District Council
December 2012**

Adur &
Worthing
councils



ADUR
DISTRICT COUNCIL



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ADUR DISTRICT COUNCIL

ANNUAL MONITORING REPORT

INTRODUCTION

There have been significant changes within the planning system over the past monitoring year with the introduction of the Localism Act in 2011. Planning Policy Statements and Guidance have been replaced by the National Planning Policy Framework.

The Localism Act removes the requirement for local planning authorities to produce an annual monitoring report for Government, whilst retaining a statutory overall duty to monitor.

The Act requires local authorities to prepare a report which includes:

- Information on the implementation of the Local Development Scheme, and
- The extent to which the policies in the local development documents are being achieved.

Previous monitoring guidance has been withdrawn (including the requirement to monitor Core Output Indicators) and local planning authorities have been given a greater degree of flexibility to choose which targets and indicators to include in their monitoring reports as long as they are in line with relevant UK and EU legislation. Their primary purpose is to share the performance and achievements of the planning service with the local community.

MONITORING PERIOD

This Annual Monitoring Report covers the period 1st April 2011 to 31st March 2012. Until such time as the emerging Adur Local Plan is adopted and Local Indicators have been established to monitor its policies, the Council will continue to monitor the majority of the core output indicators and publish its Annual Monitoring Report each December.

LINKAGES WITH OTHER PLANS AND DOCUMENTS

The Sustainable Community Strategy – ‘waves ahead’

The joint Adur and Worthing Local Strategic Partnership, known as ‘waves ahead’, have prepared a joint Sustainable Community Strategy which is also called ‘waves ahead’ (2010-2016). It identifies four priorities for change:

- A better place to live, work and enjoy
- Better health and wellbeing for all
- Learning, training and employment opportunities for all
- Staying and feeling safe

It identifies the actions and key players relating to each of these priorities and recognises that the Local Development Framework will contribute to the implementation of many aspects of 'waves ahead'.

Adur Local Development Framework

The Annual Monitoring Report will monitor the effectiveness of the policies in the Adur Local Development Framework. Work was progressed on the emerging Local Plan during this monitoring period as outlined below, and subsequently a Draft Adur Local Plan was made available for public consultation 19th September – 31st October 2012 (beyond this monitoring period).

A number of adopted Local Plan policies are currently saved and these are listed under the Current Policy Monitoring section of this document.

THE ADUR LOCAL DEVELOPMENT FRAMEWORK (LDF): PROGRESS

The Local Development Framework will consist of a number of documents, (outlined below). Delivery of these can be assessed against the timetables and milestones set out in the Local Development Scheme (LDS). A revised LDS for the period 2011-2014 was recommended for approval by the Joint Planning Committee on 17th January 2012, and subsequently agreed by the Cabinet Member for Regeneration on 1st February 2012 (and therefore published as Adur LDS 2012 – 2014). This set out the programme for the preparation of new Development Plan Documents (which will eventually replace existing saved policies), Supplementary Planning Guidance and other documents. Prior to this, there had been no LDS in place for some time, due to uncertainty created by proposed Government changes. (Please note that subsequently a further LDS for the period 2012- 2015 has now been agreed, and may be found on the Council's website).

Key elements of the LDS are as follows:

Document	DPD/ SPD/ other	Status 1st April 2011 – 31st March 2012
Adur Local Plan (previously Adur Core Strategy)	DPD	Under progression
Shoreham Harbour Joint Area Action Plan	DPD	Under progression
Gypsy and Traveller Accommodation	DPD	Not yet commenced; in accordance with LDS
Statement of Community Involvement	Other LDF document	Review commenced Spring 2012.
Community Infrastructure Levy	DPD	Early work on evidence base has commenced
Guidance on Infrastructure Provision	SPD	Not yet commenced; in accordance with LDS
Sustainable Design and Construction	SPD	Not yet commenced; in accordance with LDS
Green Infrastructure and Open Space	SPD	Not yet commenced; in accordance with LDS
Guidance on Internal and External Space Standards for New Homes	SPD	Not yet commenced; in accordance with LDS
Demonstrating Genuine Redundancy of Employment Sites	SPD	Not yet commenced; in accordance with LDS

Progress on LDS Documents Currently Under Progression:

Adur Local Plan (previously Adur Core Strategy)

Core Strategies or Local Plans are the main Development Plan Document in an authority's LDF. They set a vision for the District and policies to achieve this. A Core Strategy or Local Plan acts as an 'umbrella' document for any subsequent Development Plan Documents. Whereas a Core Strategy focuses on key strategic policies and broad locations, a Local Plan can address more detailed issues, and contains land allocations.

Due to the Coalition Government's announcement of its intention to abolish Regional Spatial Strategies (in this case, the South East Plan) which have previously set housing targets for local planning authorities, a consultation was undertaken in Summer 2011 on the potential housing targets to be used within the emerging development plan for the district (at that time, the Adur Core Strategy). This was effectively an additional stage of consultation, responding to the change in circumstances, and not anticipated by the previous LDS.

Four separate housing targets for Adur District were consulted on, which would be developed in addition to housing at that part of the Shoreham Harbour Regeneration Area which lies within Adur. This is a strategic development area and Growth Point, the latter awarded by the Government in 2008). Due to potential delivery issues, housing from the Shoreham Harbour Regeneration Area is proposed to be 'ringfenced' (an approach found in the South East Plan) therefore the summer 2011 consultation showed this development as additional to the main housing target for Adur District.

169 representations were received. Following the consultation exercise, and based on advice from the Planning Advisory Service it was agreed in October 2011 that two potential targets should be included in the subsequent development plan consultation document. This was based on the need to demonstrate at Examination that Adur has worked with the local community to thoroughly examine the implications of housing targets of various levels, and their impact on the district; that the NPPF (in draft at that point in time) required that plans should meet all objectively assessed needs for housing; and the fact that the summer 2011 consultation was deliberately not site-specific, and did not address potential housing locations.

At the same time, it was agreed that the Adur Core Strategy should become the Adur Local Plan, incorporating the proposed Site Allocations DPD and Development Management DPDs previously indicated in earlier Local Development Schemes.

Subsequent to this monitoring period, further public consultation on a Draft Adur Local Plan was carried out (under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012) in September – October 2012.

Given the decision to undertake an additional consultation stage in 2011 to address

potential housing targets, the Local Plan is considered to be 'on track' and consistent with LDS adopted in February and October 2012, although the overall production timetable has clearly lengthened.

Joint Area Action Plan for Shoreham Harbour

Shoreham Harbour Regeneration Partnership is producing a Joint Area Action Plan (JAAP) to secure the regeneration of Shoreham Harbour and surrounding areas. The partnership consists of the local planning authorities of Adur District Council, Brighton & Hove City Council and West Sussex County Council, working with Shoreham Port Authority. The partnership also works closely with other relevant bodies, such as the Environment Agency.

The partnership has continued work on preparing the JAAP, and developing a robust base of technical and supporting evidence.

It has also commissioned a Development Brief for the Western Harbour Arm, one of the key areas of change within the regeneration area. This will be subject to public consultation during early 2013 and is intended to be adopted by the council as planning guidance. The Development Brief will also form a significant part of the technical background evidence which is informing the on-going preparation of the JAAP.

The JAAP and Development Brief are being prepared in parallel with a Sustainability Appraisal (SA) process, incorporating the requirements of the Strategic Environmental Assessment (SEA) Directive. This will ensure that decision makers are fully informed of the sustainability aspects of the plans, and that the environmental, economic and social impacts have been considered.

Shoreham Harbour Interim Planning Guidance

Shoreham Harbour Regeneration Partnership has prepared Interim Planning Guidance for Shoreham Harbour and surrounding areas. The current version was adopted in October 2011.

This guidance has been produced to summarise the existing planning policy framework for the harbour and surrounding areas. It is intended to guide development proposals and planning decisions during the interim period whilst the Joint Area Action Plan is prepared and adopted. This guidance will help to ensure that development proposals are consistent with the strategic vision and objectives for the regeneration area.

This guidance is not a formal Supplementary Planning Document (SPD). However, it has been subject to consultation by the project partners and a range of local stakeholders prior to adoption by the partner authorities. As such it is a material consideration when determining planning applications within the regeneration area.

The guidance is an evolving document which will be updated periodically to reflect changes in the planning policy framework.

Statement of Community Involvement

The Statement of Community Involvement (SCI) sets out how the local community is to be involved in progressing LDF documents. It provides details on the groups that will be involved, including those who are considered to be 'hard to reach', and on the different communication and involvement methods to be used. The SCI was approved by the Council in December 2006 (following an examination) and updated in January 2010 following an amendment to the Town and Country Planning (Local Development) (England) Regulations in 2008

A joint Adur and Worthing SCI has now been produced, work commenced spring 2012; consultation was undertaken September – October 2012 and the document will be adopted in December 2012 (one month after the timescale set within the February 2012 LDS).

Strategic Environmental Assessment and Sustainability Appraisal

A Sustainability Appraisal (SA) of Development Plan Documents is required under the planning system and by law this must also incorporate the requirements of the European Strategic Environmental Assessment Directive (SEA). The purpose of the SA is to ensure that the concept of sustainable development is integrated into the new Adur Local Plan. All major DPDs relating to the Adur Local Development Framework (LDF) will be subject to a Sustainability Appraisal (SA) which requires that environmental, economic and social matters are taken into account. This process will include a Strategic Environmental Assessment (SEA) which is designed to provide a high level of environmental protection on a strategic basis. This integration will help to ensure that future development meets the needs of people living and working in an area, both now and in the future, whilst at the same time ensuring that it is provided in such a way to protect the environment.

A Sustainability Appraisal is being undertaken alongside the evolving Local Plan; as an iterative process, this will inform the development of the document.

Community Infrastructure Levy Charging Schedule DPD

Although key milestones are not indicated in the Adur LDS prior to 2013, work on the evidence base to inform a Community Infrastructure Levy DPD commenced in 2012.

THE DUTY TO CO-OPERATE

The Duty to Co-operate introduced through the Localism Act 2011 places a requirement on Local Planning Authorities (as well as a number of other public bodies) to work together on cross-boundary strategic issues. Local Planning Authorities and other public bodies are required to engage constructively, actively and on an on-going basis to develop strategic policies. Adur District Council has always consulted and engaged with relevant Local Planning Authorities and other public bodies as part of the plan-making process. The Duty to Co-operate now formalises this process and places an emphasis on continuity. Adur continued to engage with the relevant local authorities and public bodies throughout the plan-making process.

Dialogue is continuing with neighbouring and other authorities in West Sussex as well as with Brighton & Hove City Council, Lewes District (with regard to housing provision), the South Downs National Park Authority and West Sussex County Council on cross boundary issues.

A Duty to Co-operate Officers Working Group was set up in the middle of 2012 consisting of lead planning officers from the authorities in the Coastal sub-region including Adur, Worthing, Arun, Chichester, Brighton & Hove and Lewes together with West Sussex County Council and the South Downs National Park Authority. This group reports to the Strategic Planning Board of Members for Coastal West Sussex and to the Joint Planning Board of Members for West Sussex as a whole, thus ensuring a wider strategic approach.

CHARACTERISTICS OF ADUR

Contextual indicators describe the wider social, economic and environmental background against which Local Development Framework policies will operate. The aim is to enhance the understanding of the wider context for development of spatial policies.

Main Characteristics of Adur

Below are the key environmental, social and economic characteristics of Adur which are being used to inform the emerging Core Strategy.

Physical/Environmental Features

- Adur District is located on the south coast. The City of Brighton & Hove is to the east of Adur and the Borough of Worthing to the west. Adur covers an area of some 41.5 square kilometres. It includes the settlements of Shoreham-by-Sea, Lancing, Southwick, Fishergate, Sompting and Coombes (which is within the South Downs National Park).
- Adur has 7 conservation areas (Adur District Local Plan) and 118 listed buildings (Source: Statutory List of Buildings of Special Architectural or Historic Interest)
- Just over half of the District is within the South Downs National Park. Other key natural features in the district are the coastline and the River Adur, both of which are important for recreation as well as having significant biodiversity value.
- The coastal location of the district in combination with the River Adur presents notable flood risk issues.
- Adur has two Sites of Special Scientific Interest (SSSIs), four Local Nature Reserves (LNRs) and eleven Sites of Nature Conservation Importance (SNICs). In addition, there are a number of Biodiversity Action Plan habitats. These include ancient woodland, chalk grassland, coastal and floodplain grazing marsh, deciduous woodland, notable road verge, reed bed/fen, traditional orchard and vegetated shingle. There are also a number of Biodiversity Opportunity Areas either within or adjacent to the district. These include Shoreham Estuary and the Beach and Adur to Newtimber including Mill Hill.
- A number of protected species have been recorded in the District including barn owls and reptiles.

Population/Social Features

- Adur has a population of 60,500 and has approximately 27,328 domestic properties (ONS 2009).
- As of 2007, 21% of Adur's residents were 65 or over which is lower than the

average for the County of West Sussex (23%) but notably higher than the national average (16%). This percentage is projected to increase as people continue to live longer. A more elderly population will have specific needs for housing, health and service provision.

- There is a high demand for affordable housing in the district which significantly exceeds supply. The Strategic Housing Market Assessment update (2012) indicates an annual need for 381 new affordable homes for the period 2011-2016.
- Of the 27,328 dwellings in the district, 87% are owner occupied or privately rented which is higher than both the South East (86%) and national figure (82%) (ONS 2009).
- The Indices of Multiple Deprivation shows that there is some degree of localised deprivation in Adur and, as of 2010, Adur was ranked 135 (out of 354 authorities – 1 being the most deprived)) in the Index of Multiple Deprivation making it the most deprived area in West Sussex. This is worse than both 2007 where Adur was ranked 138 and 2004 when Adur was ranked 179. Therefore deprivation in the district has been worsening. Seven wards suffer from significant deprivation issues - Churchill, Eastbrook, Mash Barn, Southlands, Peverel, Hillside and St.Marys. These issues mainly relate to a lack of education, skills and training, barriers to housing and services, and poor living environment. With regard to lack of education, skills and training, the Peverel and Churchill wards are the 2nd and 3rd most deprived in the County respectively.
- Between 2009 and 2010 75.3% of students achieved 5 or more A*-C grades in GCSEs which is similar to the South East average of 75.8% and the national average of 76.1% (ONS). This is a considerable improvement for Adur over previous years. Over the period 2005-9 there has been a growth in the proportion of Adur's population with NVQ2 qualifications and other qualifications, and a steady decline in the proportion with no qualifications and NVQ1 level skills. While the qualifications profile has been improving, the proportion of people with degree-level skills or equivalent has not grown (Annual Population Survey).
- Life expectancy for men in Adur is 79.4 years which is slightly lower than the South East average of 79.7 years but slightly higher than the national average of 78.6 years. Life expectancy for women is 83.1 years which is also lower than the South East average of 83.5 but higher than the national average of 82.6 years (2009).
- 16% of children aged 10-11 in Adur are obese which is lower than both the South East average of 16.6% and the national average of 19% (ONS).
- As of 2010, the level of crime in Adur is classified as 'average' on the Sussex Police website.
- Adur is relatively well served by public transport. There are 4 rail stations in the district, a regular coastal bus service and other bus services within the area that offer good general coverage of the local road network.

Economic Features

- Adur has a number of well-established business areas, including Lancing Business Park, Dolphin Road, Shoreham Harbour and Shoreham Airport, but there is a scarcity of readily available land for new economic development.
- The district is well connected to the strategic road and rail networks between London and the south coast, with Gatwick Airport in relatively close proximity (approximately 35 miles).
- As of 2009, there was an estimated 19,500 jobs in Adur representing 10% of jobs in the Adur-Worthing-Brighton area and 6% of jobs in West Sussex.
- As of 2010, Adur had a jobs density of 0.54. This figure represents a ratio of the number of jobs per each resident of working age in the district. This density is significantly below that of West Sussex (0.80) and England & Wales as a whole (0.79).
- As of 2007, there were 1800 VAT registered businesses in Adur (NOMIS). The majority of firms in the district are small businesses employing 1-10 people. New business formation rates are relatively low - in 2007, Adur had a company birth rate of 36 businesses per 10,000 residents which is behind the regional and national rates of 48 and 42 per 10,000 residents respectively.
- The average gross weekly wage for people who live in the district is £411 which is significantly lower than the average for the South East (£554) and the national average (£503) (NOMIS 2010).
- As of 2011, 75.3% of the working age population in Adur were economically active which is lower than both the South East figure of 79% and the national figure of 76.3% (ONS).
- As of 2009, 59% of the resident population were of working age which is lower than both the regional average of 63% and the national average which is also 63%. This is due to relatively high proportion of people aged 65+ in the district (ONS).
- As of 2008, 79.5% of employee jobs in Adur were in the service sector (distribution, restaurants, public admin, education health, finance, IT etc.) which is less than the South East average of 85.7% and the national average of 83.5%. 12.2% of employee jobs were in the manufacturing sector which is higher than the South East average of 8.1% and the national average of 10.2%.
- A significant amount of people that live in Adur commute to work outside of the district. Although there are no up-to-date figures regarding out-commuting, at the time of the 2001 Census only 43.7% of those living in the Adur district that are economically active actually worked in the district. The majority of those commuting out of the district were mainly travelling to Brighton & Hove and Worthing.

INDICATORS

Indicators are used to assess the performance of policies and inform policy progress and achievement.

BUSINESS DEVELOPMENT AND TOWN CENTRES

Indicator BD1: Total amount of additional employment floorspace (square metres) - by type

Employment type	Total Gross 2009-10	Total Net 2009-10	Total Gross 2010-11	Total Net 2010-11	Total Gross 2011-12	Total Net 2011-12
B1 Offices	0	0	105	105	0	0
B1 Research and development	0	0	0	0	0	0
B1 Light industry	0	0	68	68	953	953
B1 Mixed Uses (designed for any B1 use)	4810	0	0	0	0	0
B2 General industry	1890	0	0	0	154	0
B8 Storage & Distribution	0	0	1169	640	0	0
Sui generis (employment uses not covered by the above use classes e.g. motor vehicle sales)	0	0	0	0	0	0
Total	6700	0	1342	813	1107	953

This monitoring year only saw a 953sqm net increase in employment floorspace. Net new employment floorspace has been generally low in the district since the economic downturn. However, delays in the production of the new Adur Local Plan and the reliance on an outdated Local Plan (1996) is also likely to have had an impact on the levels of new employment development.

The new employment floorspace completed in 2011/2012 was provided at Ricardos – Shoreham Technical Centre (600sqm of light industrial space), Chartwell Business Centre, Lancing and Chapel Road, Fishersgate (640sqm).

Indicator BD2 – Total amount (square metres) of employment floorspace on previously developed land – by type

Employment type	Total gross 2011-2012
B1 Offices	0
B1 Research and development	0
B1 Light industry	353
B1 Mixed (designed for any B1 use)	0
B2 General industry	154
B8 Storage & Distribution	0
Sui generis (employment uses not covered by the above use classes e.g. motor vehicle sales)	0
Total	507

As can be seen from the above table, of the 1107sqm of employment floorspace developed in the district in this monitoring year, only 46% was on previously developed land. The 600 square metres of employment floorspace completed at Ricardos was on greenfield land outside of the built-up area. Previous years have generally seen the majority of employment development on previously developed land.

Indicator BD3 - Employment land available - by type

Employment type	Total (ha) 2009-10	Total (ha) 2010-11	Total (ha) 2011-12
B1 Offices	0.15	0.11	0.19
B1 Research and development	0	0	0
B1 Light industry	0.01	0.04	0.04
B1 Mixed Uses	1.19	1.09	1.09
B2 General industry	3.80	3.79	3.79
B8 Storage & Distribution	0.49	0.10	0.14
Sui generis (employment uses not covered by the above use classes e.g. motor vehicle sales)	0	0	0
Total	5.64	5.13	5.25

Based on employment sites allocated in the existing Adur Local Plan (1996) and developments that are under construction but have not yet been completed, a total of 5.13 hectares of land now remains available for employment use, the majority of this being for general industry.

The largest commitment (3.5 hectares) is located at Basin Road North, Southwick which is within Shoreham Port.

Indicator BD4 – Total amount of floorspace for ‘town centre uses’

3780 net square metres of ‘town centre uses’ were provided but only 380sqm of this total was provided in a town centre. This was at Giant Bicycles at Shoreham town centre. The remainder of the total (3400sqm) was provided at the Holmbush Centre, an out-of-town retail area within Shoreham-By-Sea

HOUSING

Indicator H1: Plan period and housing targets

The South East Plan, adopted in 2009, set a target for Adur District to provide 2100 net new dwellings to meet the requirements of Policy N1 at an annual average rate of 105 dwellings over the period 2006-2026, as well as a requirement to test the development of 10,000 new dwellings for the regeneration of Shoreham Harbour. However, the Coalition Government has made clear its intention to revoke Regional Spatial Strategies and it will be for all districts to determine their own housing targets in conjunction with their local community, and to implement them through their Local Plans. However, monitoring of housing provision will continue to be measured against the South East Plan requirement until such time as this Plan is formally revoked or the new Adur Local Plan (currently being prepared) is adopted.

Housing Land Supply Assessments - 1 April 2012

South East Plan provision compared with likely house building 2006 -2026

		Annual Average
South East Plan Housing Requirement 2006-2026	2100	105
Completed 2006-2012	802	
Remaining Requirement 2012-2026	1298	93
Requirement 2012-2017 (first 5 years)	465	
Supply:		
Commitments (sites with planning permission)		
Large sites	335	
Small sites	104	
Sites within settlements identified in the SHLAA	289	
Total supply 2012-2017	728	
Remaining Requirement 2017-2026	570	63
Requirement 2017-2022 (years 6-10)	315	
Supply:		
Commitments (sites with planning permission)		
Large sites	13	
Small sites	0	
Sites within settlements identified in the SHLAA	0	
Total supply 2017-2022	13	
Remaining Requirement to 2026	557	

Housing Trajectory

The housing trajectory (below) illustrates the past and projected completion rates in the District over the plan period and provides an overview of the Council's housing land supply position.

The planned rate (green line) is the annualised net requirement needed to meet the housing delivery rate established in the South East Plan. The 'manage' line (orange) indicates the number of annual completions required to meet the South East Plan target over the plan period, taking into account past and projected completions. The 'monitor' line (red) indicates how many dwellings above or below the planned rate the plan strategy is.

The trajectory shows that the District has sufficient capacity within the built up area to deliver the required number of new homes until around 2020, after which the trajectory indicates a predicted shortfall of around 557 dwellings up to 2026. To address this shortfall there is a need to bring forward additional land to meet requirements towards the end of the plan period. Evidence from the Councils Urban Fringe Study (2006) and Strategic Housing Land Availability Assessment (SHLAA 2009) shows that there are a number of greenfield sites on the edges of the built up areas of Lancing and Sompting which may have potential for residential development and could be delivered by 2026. Further work, including transport modelling and landscape character is currently being undertaken on these sites and the local development framework process will determine the most suitable sites to come forward in the emerging Local Plan.

Subsequent to this monitoring period, consultation on a Draft Adur Local Plan was undertaken in September-October 2012. This consultation addressed a number of combinations of potential housing locations to address the shortfall in housing provision.

Shoreham Harbour has been identified as a Strategic Development Area in the South East Plan. Within the Draft Adur Local Plan the Shoreham Harbour Regeneration Area is identified as a broad location for change. Evidence is still being gathered and development briefs are being prepared which will indicate the capacity of the area to deliver new homes. Overall this will be considerably less than the 10,000 new homes proposed to be tested in the South East Plan, with between 1200 and 1600 new homes likely to be delivered in total. A separate housing trajectory will be prepared in due course.

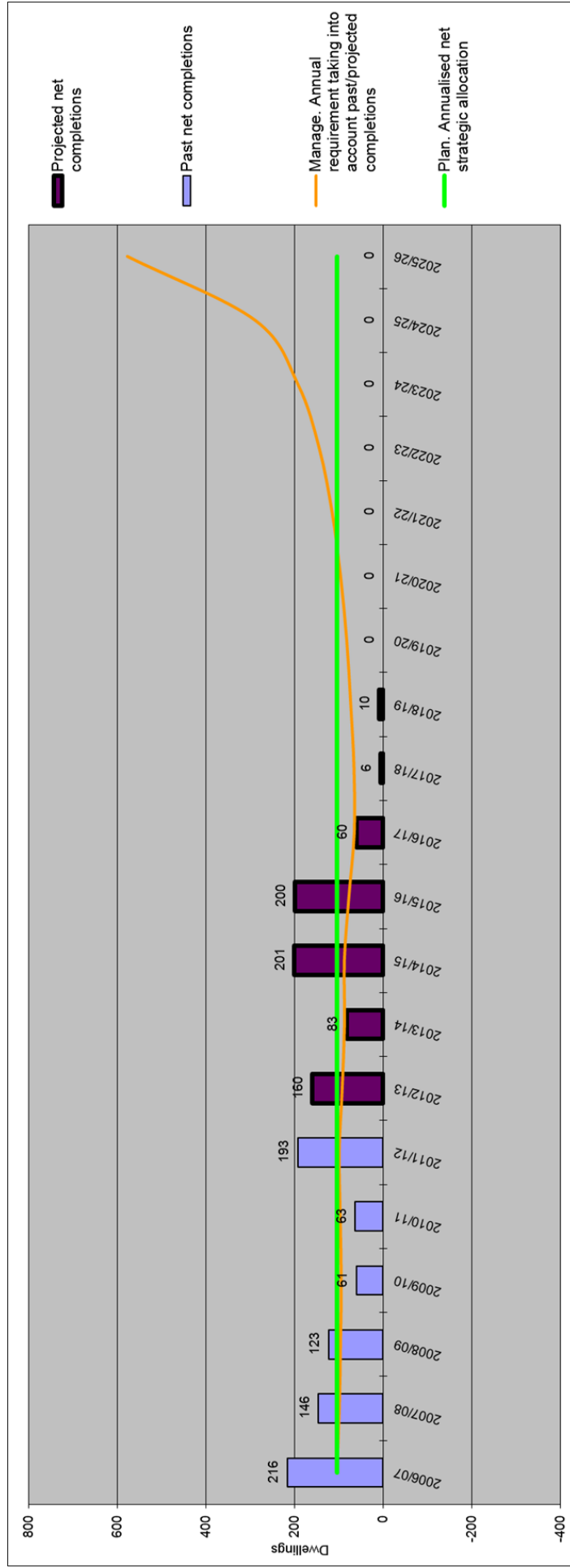
Housing Trajectory for Adur District Council 2012

	Actual Completions					Projected Completions										Totals					
	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	
Completions (large and small sites)							160	83	106	54	22	0	13	0	0	0	0	0	0	0	438
Non allocated sites (SHLAA sites)						0	0	96	146	41	6	0	0	0	0	0	0	0	0	0	289
Total Past Completions	230	159	134	92	88	204															907
Total Projected Completions							160	83	202	200	63	6	13	0	0	0	0	0	0	0	727
Estimated losses	14	13	11	31	25	11	0	0	1	0	3	0	3	0	0	0	0	0	0	0	112
Past net completions	216	146	123	61	63	193															802
Projected net completions							160	83	201	200	60	6	10	0	0	0	0	0	0	0	720
Cumulative net completions	216	362	485	546	609	802	962	1045	1246	1446	1506	1512	1522	1522	1522	1522	1522	1522	1522	1522	
Plan. Annualised net strategic allocation	105	105	105	105	105	105	105	105	105	105	105	105	105	105	105	105	105	105	105	105	2100
Monitor. Position above/below zero indicates how many dwellings above or below the cumulative allocation at any point in time	111	152	170	126	84	172	227	205	301	396	351	252	157	52	-53	-158	-263	-368	-473	-578	
Manage. Annual requirement taking into account past/projected completions	105	99	97	95	97	99	93	88	88	78	65	66	74	83	96	116	145	193	289	578	

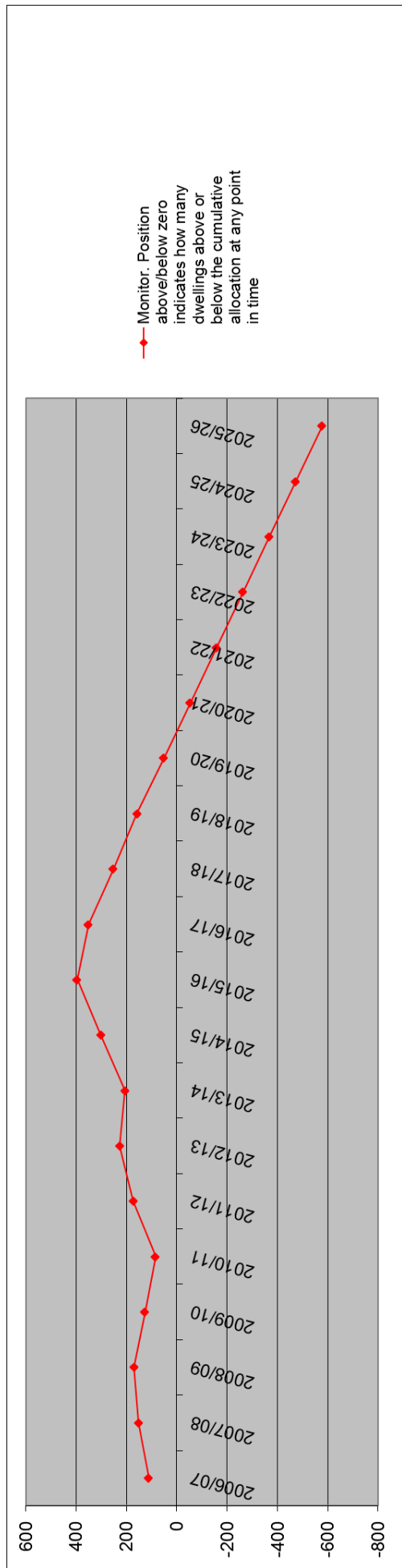
Notes

Completions include sites with planning permission but which have not commenced and sites on which development has commenced. Large sites comprise 6 or more units, small sites comprise 5 or less units. Non allocated sites are those identified in the Strategic Housing Land Availability Assessment (update September 2012) but have not been identified through the plan making process. Estimated losses include actual and projected losses that may occur due to demolition, conversion and change of use. Deducting estimated housing losses from gross housing completion figures gives net completions. Source: 2012 Residential Land Availability Survey, WSCC. To view source data search WSCC planning data for Housing and Residential Land in West Sussex. **Note:** This trajectory does not take account of the Shoreham Harbour Strategic Development Area identified in the South East Plan and does not include any sites identified in the SHLAA that fall within the draft boundary of the Joint Area Action Plan currently being prepared.

Housing Trajectory for Adur District 2012



Housing Trajectory for Adur District 2012



Indicator H2(a) Net additional dwellings – in previous years

The table below shows that completions since the start of the South East Plan monitoring period in 2006 is 802 net new dwellings (907 gross), giving an annual average of 134 (net) dwellings (151 gross) which is well above the annual requirement of 105 dwellings. The number of completions has risen considerably this year compared with the low level of completions in the previous two years. This can be attributed in part to the completion of a large affordable housing scheme at Ropetackle, Shoreham-by-Sea and to the last remaining allocation in the adopted Local Plan 1996 (land at Southlands Hospital) starting to deliver.

The Strategic Housing Land Availability Assessment for the District (2009) was updated in September 2012. Consultation on this update took place in September/October 2012 as part of the Draft Adur Local Plan. It identifies a number of sites that are likely to come forward for development over the plan period (2011-2028). It is predicted that the number of completions will fluctuate over the coming years as SHLAA sites come forward together with sites that have recently been granted planning permission. The South East Plan target will continue to be met until around 2020. It is intended that the SHLAA will be formally reviewed in 2013.

Housing Completions 2006-2012

Year	Dwelling Completions		
	Gross	Net	Lost
2006/2007	230	216	14
2007/2008	159	146	13
2008/2009	134	123	11
2009/2010	92	61	31
2010/2011	88	63	25
2011/2012	204	193	11
Total	907	802	105

Each year the Council prepares a five year housing land supply, which is available to view on our website. The following tables show the sites included in the housing land supply for the period 2012-2017. They are sites which have planning permission, allocated sites and sites identified in the Strategic Housing Land Availability Assessment which are considered deliverable in the five year period:

Annual Monitoring Report 2011-2012

Sites with extant planning permission (6 units or more) including allocations considered deliverable 2012-2017							
Application No.	Address	Demolitions	Site Capacity (gross)	Time Frame (years)			Achievability
				1-5	6-10	11-15	
	Lancing						
L/36/09	Kingdom Hall, Wembley Gardens	0	6	6			Development commenced.
L/53/92	Lancing College Farm	3	13		13		One unit has been completed. Remainder of the site unlikely to come forward in next five years. Part of long term plans for the college.
L/240/07	The Luxor Centre, Station Parade	0	6	6			The site is within the town centre and close to the station. The market demand and price likely to reflect this. Agent confirmed development to commence by end 2011. Development has not commenced. Unable to contact Agent.
0078/11	Regal House, 45/49 Penhill Road	0	13	13			Development to commence within five years.
	Sompting						
S/92/08	60-66 Busticle Lane	1	8	8			Agent confirms that development likely to commence late 2012
0734/11	The Ball Tree, 1 Busticle Lane	0	10	10			Public House demolished.
	Shoreham by Sea						
SU/287/09	Part of Southlands Hospital	0	156	156			Development commenced. 156 remain to be completed.
SU/088/07	79-81 Brighton Road	0	79	79			Development not yet commenced. New planning application submitted which will increase the number of residential units on site. Not yet determined.
0326/10	Land SE and SW Britannia Avenue	0	20	20			Development commenced.
SU/485/08	3-15 New Road	3	11	11			Within the town centre. Identified in the Shoreham Renaissance Strategy for development. Owner confirms that waiting for market conditions to improve. Should commence within 5 years.
	Southwick						
SW/441/09	Former Dairy Depot, Old Shoreham Road	0	14	14			Development commenced.
SW/45/10	Windmill Inn, 180 Old Shoreham Road	0	6	6			Development commenced. 7 dwellings completed. 6 remain to be completed.
	Total	7	342	329	13		

Strategic Housing Land Availability Assessment sites considered deliverable 2012-2017						
Address	Site Capacity (net)			Time Frame (years)		Achievability
	1-5	6-10	11-15			
Lancing						
Laundry, Alma Street		6				SHLAA update 2012 - two letters sent to last known owner - no response received and therefore conclude that site is no longer available.
Lancing Manor Filling Station		10				Planning permission has been granted on this site (September 2010) to redevelop with a petrol filling station. This site is no longer available.
Lancing Delivery Office, South Street		6	6			The agent acting on behalf of the landowner has indicated that, whilst the site is currently strategically important to the Royal Mail, if suitable alternative premises can be provided to enable the current business to continue, the site could be available for redevelopment.
Sompting						
R/O St Peters Place, Western Road		10				SHLAA update 2012 - two letters sent to last known owner - no response received and therefore conclude that site is no longer available.
Rectory Farm Industrial Estate, Rectory Farm Road		70				New policy in Draft Local Plan would protect this site as employment floorspace. The site has been promoted through the SHLAA by the landowner. If the current leases are terminated and it can be demonstrated that employment use on this site is no longer viable, consideration may be given to residential use.

Shoreham-by-Sea								
12-18 Old Shoreham Road/Ropetackle North	174	174			174			Site currently lies within flood zone 3b and is being promoted for a mixed use development to include flood defence works. The site is located on the edge of the town centre. Pre-application discussions are currently taking place and there is confidence that the site will be delivered within the next 5 years.
Community Buildings, Pond Road	31	31			31			Site is being promoted as part of a mixed use development through the Shoreham Renaissance Strategy. Within multiple public ownership, the site is the subject of a development brief which identifies land to the east of Pond Road for development. Within the town centre where demand for residential development is high.
Cecil Norris House, Ravens Road	12	12						Within Council ownership, the site is likely to be redeveloped in the longer term. Internal officer/member discussions will take place. The site has been excluded from the Draft SHLAA update 2012.
Northbourne Medical Centre, Eastern Avenue	10	10			10			It is understood that the lease on this medical facility has expired. There is an extant planning permission for a replacement facility on an alternative site. Once the new medical facility has been constructed the site will be available.
412-414 Brighton Road	7	7						SHLAA update 2012 - two letters sent to last known owner - no response received and therefore conclude that site is no longer available.
124 Upper Shoreham Raod	10	10						SHLAA update 2012 - two letters sent to last known owner - no response received and therefore conclude that site is no longer available.
Car Park, Beach Green	40	40						Within Council ownership, the site is likely to be redeveloped in the longer term. Internal officer/member discussions will take place. The site has been excluded from the Draft SHLAA update 2012.
136 Upper Shoreham Road	15	15						Currently a petrol filling station, the site owner has indicated that residential development is being considered in the medium term. Mitigation of potential contamination will be necessary. SHLAA update 2012 - two letters sent to last known owner - no response received and therefore conclude that the site is no longer available.

Norfolk House, High Street	9	9	9		The site has an extant planning consent (granted after 31 March 2012 and therefore included in the SHLAA update) and is suitable for residential development.
79/81 Brighton Road	53	53	53		Planning permission for 79 dwellings as part of a mixed use development has been granted. A revised application for mixed use development to include 132 dwellings has been submitted - decision pending. The increase in dwelling numbers of 53 units has been included in SHLAA update 2012.
Southwick					
Garage compound, r/o Kingston Broadway	6				SHLAA update 2012 - two letters sent to last known owner - no response received and therefore conclude that site is no longer available.
Grazing land, Overhill	74				Within Council ownership. Covenant on the site restricting its use to that associated with cemetery purposes. Application made to Lands Tribunal to resolve this issue. Member decision taken on 30 August 2011 not to proceed with development on this site and application to the Lands Tribunal has been withdrawn. Site no longer available.
R/O 77-83 Southview Road	6	6	6		Small commercial building within a residential area. Loss of employment may be an issue. The current occupier has a short term lease after which the landowner is considering redeveloping the site. The owner has confirmed his intention to redevelop the site and anticipates delivery in 2012-2014
R/O 53-59 Southview Road	8				This site now falls within the definition of greenfield land in the NPPF and has been deleted from the SHLAA update as it is no longer a brownfield site.
Europa House, 46-50 Southwick Square	12				Site has now been sold for employment use. No longer available.
Total	569	289	0	0	

Indicator H2(b) Net additional dwellings – for the reporting year

In this monitoring year from 1st April 2011 to 31st March 2012, a total of 193 new dwellings (204 gross) were completed. This is above the annual net requirement of 105 dwellings.

Indicator H2(c) – Net additional dwellings – in future years

The housing trajectory for the District indicates the actual and projected level of completions against the South East Plan requirement for the period 2006 to 2026. This is based on sites with planning permission but which have not commenced and sites which are under construction.

A Strategic Housing Land Availability Assessment (SHLAA) was completed in 2009 and updated in September 2012, which identifies sites with potential for residential development and determines when they are likely to be developed. A total of 289 dwellings are considered to be available and deliverable in the period up to 2026, all within the built-up area. The housing trajectory also includes these sites.

The trajectory indicates that the total house building in the District over the early years of the South East Plan is above the annual average. The supply of sites coming forward within the built up area is expected to be sufficient to meet the requirement until around 2020. Windfall allowances are no longer included in the housing trajectory but will continue to come forward as unidentified sites. The SHLAA only includes sites of 6 or more units. The total number of dwellings completed is therefore expected to be higher than that shown in the trajectory.

Net additional dwellings in future years on brownfield sites

Year	Net dwellings
2012/2013	160
2013/2014	83
2014/2015	202
2015/2016	200
2016/2017	63
2017/2018	6
2018/2019	13
2019/2020	0
2020/2026	0
Total	727

In addition to the brownfield sites, the Draft Adur Local Plan, which has recently been the subject of public consultation (September/October 2012), included several combinations of greenfield sites with potential for residential development which could deliver between 870 and 1830 new homes to address the shortfall in housing provision. All of these sites have constraints, including highway and flood risk issues and further work on these sites is currently being progressed. The local development framework process will determine the most suitable and deliverable sites to allocate in the Local Plan.

Indicator H2(d) – Managed delivery target

Five year supply of ready to develop housing sites

The National Planning Policy Framework requires Local Planning Authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with a buffer of 5% (moved forward from later in the plan period) to ensure choice and competition or a 20% buffer where there is a record of persistent under delivery. Since monitoring of the South East Plan began in 2006, annual average dwelling completions in the District is 151(gross)/134(net), which is well above the annual requirement of 105 dwellings. A buffer of 5% has therefore been applied as it is not considered that there is a history of persistent under delivery.

This five year housing land supply covers the period 1st April 2012 to 31st March 2017. The Strategic Housing Land Availability Assessment Update (September 2012), together with existing planning consents, has been used to assess how much land currently in the housing pipeline is available to be delivered.

Five year housing land supply 2012-2017

		Dwellings	Annual Average
a	South East Plan Housing Requirement 2006-2026	2100	105
b	Completed 2006-2012	802	
c	Number of years left in the plan period = 14		
d	Remaining Requirement 2012-2026 (a – b) (annual average = 1298/14 years)	1298	93
e	Requirement for 5 years 2012-2017 (93 x 5) + 5% buffer (465/100 x 5 = 488.25)	488	
	Supply:		
f	Commitments (sites with planning permission) at 1 st April 2012	439	
g	Sites within settlements identified in the SHLAA	289	
h	Surplus over requirements (f+g-e)	240	

Compared against the South East Plan a five year supply of deliverable housing sites can be demonstrated, with an over supply of 240 dwellings.

Indicator H3 - New and converted dwellings on previously developed land

There were 204 dwellings (193 net) dwellings (including conversions) completed during the monitoring period all of which were on previously developed land. This is well above the South East Plan target of 60% of all new development on previously developed land (Policy SP3).

Percentage of new development on brownfield / greenfield sites

	Brownfield Units (gross)	% of total	Greenfield Units (gross)	% of total	Total Units
2006/07	228	99.1	2	0.9	230
2007/08	158	99.4	1	0.6	159
2008/09	134	100	0	0.0	134
2009/10	92	100	0	0.0	92
2010/11	88	100	0	0.0	88
2011/12	204	100	0	0.0	204
Total	904		3		907

Indicator H4 - Net additional pitches (Gypsy and Traveller)

There were no additional Gypsy and Traveller pitches delivered within the District during the monitoring year. The Gypsy and Traveller Accommodation Assessment (GTAA) undertaken on behalf of the West Sussex Districts and Boroughs (excluding Chichester District Council) indicated that there was a need to provide an additional 6 pitches within the Adur District up to 2011. The partial review of the South East Plan proposed an additional 15 pitches to be provided in the District up to 2016. An Examination in Public took place in February 2010. However, as the new Coalition Government has signalled its intentions to revoke the South East Plan the Inspectors report was never formally published.

The Sussex Coastal Authorities (Adur, Arun, Worthing and Chichester Councils, together with the South Downs National Park Authority) with support from West Sussex County Council have commissioned consultants to undertake a Gypsy, Traveller and Travelling Showpeople Accommodation Needs Assessment (Phase 1) and a Gypsy, Traveller and Travelling Showpeople Sites Study (Phase 2). The final report of this study is expected in February 2013 and will allow the Council to identify a five year land supply to meet the needs for Gypsy and Traveller sites in line with national policy.

Once the District requirement is determined and following adoption of the Local Plan, it is intended that a Development Plan Document will be produced to address the accommodation needs of Gypsies and Travellers. This DPD is programmed to commence in January 2014 and be adopted in July 2015. However, the timetable may be amended should this document be taken forward as a joint DPD with other Local Planning Authorities in the area. Until such time, the emerging Draft Local Plan will contain a criteria based policy on which to assess any planning applications for Gypsy and Traveller sites.

Indicator H5 – Gross affordable housing completions

A total of 91 (gross) affordable homes have been completed in this monitoring year, of which 66 were social rented and 25 were shared ownership dwellings. For this monitoring period 46.6% of all new homes built in the district were affordable homes, helping to meet the need in the District. There are a number of affordable housing schemes currently under construction or having recently been granted planning consent, but the current uncertainty around availability of grants for such schemes makes future provision uncertain.

A Strategic Housing Market Assessment update has been completed for Coastal West Sussex (September 2012) which provides advice on potential threshold levels to be sought throughout the District. Further work on viability issues has been commissioned which will inform the affordable housing policy in the forthcoming Adur Local Plan.

Affordable Housing Completions

	Affordable Housing	Total Dwellings	% Affordable Housing
2006/2007	31	230	13.5
2007/2008	33	159	20.8
2008/2009	14	134	10.4
2009/2010*	66	92	71.7
2010/2011*	20	88	22.7
2011/2012	91	204	44.6
Total	255	907	28.1

***Note:** Due to discrepancies in recording completion dates, the figures for 2009/10 and 2010/11 do not match the return made in the HSSA (Housing Strategy Statistical Appendix) for Adur District. However, the overall provision for these two years of 86 dwellings is correct. In future years the HSSA return will be used to monitor affordable housing provision.

Indicator H6 – Housing Quality – Building for Life Assessments

No Building For Life Assessments were undertaken within the district during this monitoring period.

ENVIRONMENTAL QUALITY

Indicator E1- Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds

No planning applications were granted planning permission contrary to Environment Agency advice on flooding and water quality grounds in this monitoring year.

Indicator E2 - Change in areas of biodiversity importance

Included as Appendix 2 to this Annual Monitoring Report is the latest report prepared by the Sussex Biodiversity Records Centre on behalf of Adur District Council, regarding biodiversity in the District. This information will be reviewed on an annual basis and will identify any changes in priority habitats and species as well as any changes in designated areas.

Just over half of the Adur District consists of the South Downs National Park. There are eleven Sites of Nature Conservation Importance (SNCIs) in the District and four Local Nature Reserves (LNRs) – Lancing Ring, Lancing Widewater, Mill Hill and Shoreham Beach.

The tables included in the biodiversity report show that there were no developments in the District which infringed on sites of national or local importance or any habitats during this monitoring period.

Condition of Sites of Special Scientific Interest (SSSIs) in Adur

There are two SSSIs in the District. These are the Adur Estuary and part of Cissbury Ring and, in total they comprise 6 units. 4 of these are favourable condition, 1 unit is unfavourable but recovering, and the other unit is unfavourable with no change. This is exactly the same situation as the last three years.

LOCAL INDICATORS

Local Indicators relate to local circumstances and issues and local planning authorities have been given a greater degree of flexibility to choose which targets and indicators to include in their monitoring reports. The emerging Adur Local Plan, once adopted, will include a set of Local Indicators to monitor its policies.

CURRENT POLICY MONITORING

Saved Policies

The majority of the policies in the adopted Local Plan 1996 are considered to be operating successfully. In line with previous guidance Adur saved a significant number of policies from the Local Plan (see below). The policies that have been saved support, amongst other things, the delivery of housing, economic development and regeneration. Adur's request to the Secretary of State to save policies from the Local Plan beyond 27 September 2007 was made before the 1 April 2007 and was approved by the Government Office of the South East on 25 September 2007.

Policy number	Subject
AG1	Location of Development
AG3	The relationship between development and the provision of Infrastructure
AP4	Development & Land Drainage
AP5	Development & Land Drainage
AP9	Minimising Pollution: Visual
AC1	Development of the Countryside Generally
AC2	The Sussex Downs Area of Outstanding Natural Beauty
AC3	The Sussex Downs Area of Outstanding Natural Beauty
AC4	The Strategic Gaps
AC6	Agriculture, Horticulture and Forestry
AC7	Agriculture, Horticulture and Forestry
AC8	Diversification of the Rural Economy
AC9	Existing Buildings in the Countryside
AC15	Horse Riding Establishments
AB1	Archaeology
AB3	Conservation areas and their enhancement
AB4	Conservation areas and their enhancement
AB5	Conservation areas and their enhancement
AB6	Conservation areas and their enhancement

AB7	Listed buildings
AB8	Listed buildings
AB9	Listed buildings
AB10	Listed buildings
AB11	Listed buildings
AB13	Improving Town Centres
AB14	Improving Town Centres
AB15	Improving Town Centres
AB16	The Riverside setting of Shoreham-By-Sea
AB17	Controlling Advertisements
AB19	Controlling Advertisements
AB20	Shopfronts
AB21	Shopfronts
AB22	Safeguarding Amenity Open Space
AB23	Trees in the Urban Area
AB25	Trees in the Urban Area
AB26	Trees in the Urban Area
AB27	Landscaping
AB28	Satellite Television Dishes
AB29	Other Telecommunications Development
AB30	Crime Prevention
AB32	Per Cent for Art
AT1	The A259 Coast Road
AT2	The A283
AT3	The South Side of the Canal
AT4	The North Side of the Harbour & Shoreham Beach
AT5	Roadside Facilities for Motorists
DPAT1	Development proposal: Land at Pond Road
AT6	Development Proposal: Ropetackle
AT7	Public Lorry Parking
AT9	Shoreham Airport
AT10	Facilities for Pedestrians, Equestrians and Cyclists
AT11	The Coastal Link
AH2	Infill and Development
DPAH3	Part of Southlands Hospital Site, Upper Shoreham Road
AH3	Housing to Meet Local Need
AH5	Dwelling Size
AH6	Loss of Dwellings
AH7	Householder Proposals

AH9	Flat Conversions
AH10	Residential Care & Nursing Homes
AH11	Residential Mobile Homes
AE2	Redevelopment Opportunities
DPAE2	Land at Dolphin Road, Shoreham
AE4	Mixed Development
AE5	Office Development
DPAE4	Land at Ropetackle, Shoreham
AE6	Town centres
AE7	Shoreham Harbour
AE8	Shoreham Harbour
AE9	Shoreham Harbour
DPAE6	Land on the South Side of Canal
DPAE7	Land on the North Side of the Canal
DPAE8	Land on the North Side of the Canal
AE10 to AE14	Shoreham Airport
DPAE9	Land at Shoreham Airport
DPAE11	Heritage Aviation Museum
AE15	New Development Outside Established Business/Industrial Areas
AE16	Existing Businesses in Residential Areas
AE17	Existing businesses in Residential Areas
AE18	Business and Industry Outside the Built up area
AS1	Protection of the District's Shopping Centres
DPAS1	Land at Ropetackle, Shoreham-By-Sea
AS2,AS3, AS4,AS5	Retail development outside town centres
ACS1	Education
ACS2 to3	Lancing College
ACS4	Health Services
ACS5	Community Centres, Worship, Police, Fire Service
DPAN1	Land to South of Sompting Village
AR1, AR2, AR3, AR4, AR5 & AR6	Public Open Space, Recreation areas not owned by ADC, Allotments, New areas of public open space & Children's play areas
DPAR1	Land adjacent to Sompting Cemetery
AR7	Development of Leisure & Sporting Facilities
AR8	Recreation in the Countryside
AR9	Recreation in the Countryside
DPAR4	Shoreham Cement Works
DPAR5	Land east of Lancing bounded by A27 Trunk Road and Shoreham Airport

AR11	Coastal Recreation
AR12	Coastal Recreation
AR13, AR15, AR17,	AR14, AR16, Shoreham Harbour
AR20	Tourism

Planning Appeal Decisions

During the monitoring period 10 appeals to the Secretary of State were determined. The table below shows the outcome of these appeals.

Allowed	1
Withdrawn	0
Dismissed	9
Enforcement notice quashed	0
Enforcement notice dismissed	0

Section 106 Monitoring

Appendix 1 provides a detailed update on monitoring Section 106 Agreements specifically in relation to transport. It also indicates where other Section 106 contributions have been collected.

CONCLUSION

This is the sixth Annual Monitoring Report and covers the period 1 April 2011 – 31 March 2012.

The Council adopted a Local Development Scheme during the monitoring period (subsequently revised) against which to monitor progress of the Local Development Framework, and work continued to develop the LDF evidence base, and engage the public regarding housing issues, therefore both informing and progressing the Adur Local Plan and Joint Area Action Plan.

In terms of housing delivery, there has been a significant increase in the number of completions during the last monitoring period compared with the previous two years of under delivery. This can, in part, be attributed to the completion of a large affordable housing scheme and the last remaining allocated site in the Adur Local Plan 1996 starting to deliver. Given the constrained nature of the District and the limited amount of land available, the delivery of a large site makes a significant difference to the delivery rate in any particular monitoring year. When considered in the wider context of a longer time frame, it is clear that Adur has 'over delivered' since monitoring of the South East Plan began in 2006 with a surplus of 172 dwellings.

Looking housing land supply, with a 5% buffer as required by the National Planning Policy Framework, Adur can demonstrate a five year supply of deliverable sites with an oversupply of 220 dwellings.

With regard to delivery of employment floorspace, 953sqm of net employment floorspace was delivered in this monitoring year which is a slight increase on the 813sqm of net employment floorspace delivered in the previous monitoring year. This relatively low provision reflects national trends caused predominantly by the economic downturn.

No new developments have commenced within any sites in the district designated for their biodiversity/landscape value.

