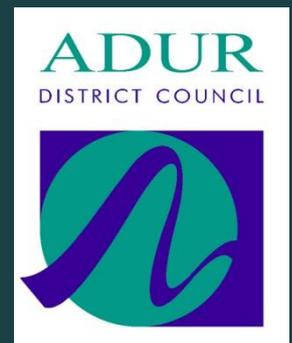


Annual Monitoring Report

1st April 2012 — 31st March 2013



**Adur District Council
December 2013**



Contents	Page
Introduction	3
Linkages with other Plans and Documents	3
The Adur Local Development Framework (LDF): Progress	3
The Duty to Co-operate	7
Indicators	10
• Business Development and Town Centres	10
• Housing	13
• Environmental Quality	28
Local Indicators	29
Current Policy Monitoring	29
Conclusion	32
Appendix 1: Duty to Co-operate	34
Appendix 2: Section 106 Monitoring	37
Appendix 3: Biodiversity Annual Monitoring Report	40

ADUR DISTRICT COUNCIL

ANNUAL MONITORING REPORT

INTRODUCTION

This Annual Monitoring Report aims to assess the extent to which policies set out in Local Development Documents such as the emerging Adur Local Plan are being achieved. Monitoring of policies in the Local Development Framework is essential to enable trends to be compared against existing policies and targets to determine whether these policies are working or need to be amended. This Annual Monitoring Report covers the period 1st April 2012 to 31st March 2013. 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 as set out in the 'Regional Spatial Strategy and Local Development Framework Core Output Indicators – Update 2/2008.' and publish its Annual Monitoring Report each December.

LINKAGES WITH OTHER PLANS AND DOCUMENTS

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 Revised Draft Adur Local Plan was made available for public consultation from 26th September – 7 November 2013 (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 Local Development Scheme for the period 2012-2015 was agreed in September 2012. This reflected a decision made in May 2012 to postpone consultation on the Draft Adur Local Plan until September-October 2012 (previously intended for July-August 2012); the September 2012 LDS reflected this, and the resulting impact on the Local Plan preparation timetable. 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. (Please note that a subsequent LDS for the period 2013 – 2016 was agreed on 17th May 2013 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 (see below)
Gypsy and Traveller Accommodation	DPD	Not yet commenced; in accordance with LDS
Community Infrastructure Levy Charging Schedule	DPD	Early work on evidence base has commenced
Guidance on Infrastructure Provision	SPD	Not yet commenced; in accordance with LDS. However please note that an Interim Planning Guidance Note "Planning Contributions for Infrastructure Provision" was adopted by Adur District Council in July 2013.
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
Sussex Air Quality Assessment and Low Emissions Mitigation Guidance	Guidance	Commenced; this work is being led by Adur and Worthing Councils' Environmental Health team. This document is being consulted on at the time of writing. The LDS 2012 indicated that this may be a SPD or guidance - it is being progressed as guidance.
Noise Guidance	Guidance	Commenced; this work is being led by Adur and Worthing Councils' Environmental Health team. Although the LDS 2012 indicated that this may be a SPD or guidance, it is being progressed as

		guidance. It is likely to be adopted at the end of 2013.
--	--	--

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 Local Plan area and policies to achieve this.

Following consultation undertaken in Summer 2011 on potential housing targets to be used within the emerging development plan for Adur (at that time, the Adur Core Strategy) work was undertaken to develop a Draft Adur Local Plan for consultation purposes. As indicated above, the Local Plan timetable was amended to reflect a delay in consultation from July- August 2012 to September –October 2012. This change was made for the following reasons: publication of the National Planning Policy Framework (NPPF), and the need to assess its implications; the need to undertake an assessment of the consistency of Adur's saved policies with the NPPF; delays in transport modelling required for the plan and the need to incorporate an up-to-date statement on the Duty to Co-operate.

As a result consultation on the Draft Adur Local Plan was undertaken between 19th September – 31st October 2012 (under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012). 289 representations were received in total. A summary of the main issues raised may be found on the Council's website at:

<http://www.adur-worthing.gov.uk/media/media,111437,en.pdf>

(Subsequent to this monitoring period, further public consultation on a Revised Draft Adur Local Plan 2013 was carried out in September – November 2013).

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. A draft of the JAAP is currently being prepared. This will be subject to a ten week period of public consultation during early 2014. The draft JAAP will set out the overall spatial strategy for the regeneration area, area wide policies as well as proposals for individual character areas within the regeneration area.

The partnership also commissioned a Development Brief for the Western Harbour Arm. The Development Brief sets out proposals for the future transformation of the Western Harbour Arm as a new residential-led mixed use

neighbourhood, with a reinvigorated, accessible waterfront. It also includes guiding principles for new development in the area. It was informed by a comprehensive programme of consultation and engagement and was adopted by the council in July 2013.

The Development Brief provides interim guidance for the one of the strategic sites within the regeneration area. The proposals and principles it contains have subsequently been incorporated into the Draft JAAP.

The JAAP is 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.

Joint 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. A joint Adur and Worthing SCI has been produced, work commenced spring 2012; consultation was undertaken September – October 2012 and the document was 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 was undertaken alongside the Draft Adur Local Plan 2012 and was made available for consultation purposes at the same time as the Local Plan itself.

Community Infrastructure Levy Charging Schedule DPD

Work on the evidence base to inform a Community Infrastructure Levy DPD commenced in late 2012. Following changes to CIL regulations in 2012 and 2013, further work will be undertaken.

THE DUTY TO CO-OPERATE: April 2012 – March 2013

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.

Dialogue is continuing with neighbouring and other authorities in West Sussex as well as with Brighton & Hove City Council, Lewes District, the South Downs National Park Authority and West Sussex County Council on a range of cross boundary issues and in particular on housing needs and provision. Mechanisms have been put in place to formalise this dialogue and facilitate joint working.

A Strategic Planning Board (SPB) was established in 2012 by the Local Authorities in Coastal West Sussex (Chichester, Arun, Worthing, Adur and West Sussex County Council) plus Lewes District Council, Brighton & Hove City Council and the South Downs National Park to facilitate joint work on strategic planning priorities. This is an advisory board; key decisions are made individually by each local authority in the partnership. The SPB is supported by an officers working group which undertakes specific work streams as required by the Board.

The SPB commissioned in 2013 the production of a Local Strategy Statement (LSS). This LSS sets out long term strategic objectives for the period 2013-2031 and the spatial priorities for delivering these in the short to medium term (2013 – 2020). The LSS focuses on the strategic issues that are shared across Coastal

West Sussex. It provides an overlay for Local Plans and establishes a clear set of priorities for funding opportunities. The LSS will be used for Duty to Co-operate purposes, demonstrating how strategic issues are being addressed and will act as evidence to indicate that strategic co-operation has been an integral part of plan-making across the area. The Coastal West Sussex Delivery and Investment Framework will help to deliver the LSS.

The strategic objectives of the LSS are:

Delivering sustainable economic growth; meeting strategic housing needs; investing in infrastructure; and managing environmental assets and natural resources.

The spatial priority for Adur as set out in the LSS is the development of Shoreham Harbour and Shoreham Airport, with accompanying infrastructure improvements to secure regeneration for the wider area

Please note that beyond the monitoring period addressed by this AMR, further work in relation to the Duty to Co-operate has been carried out. A Memorandum of Understanding (MOU) has been agreed (October 2013) by the Strategic Planning Board (prior to agreement by the constituent authorities) which establishes a framework for co-operation between the Local Authorities with respect to strategic planning and development issues. The MoU is intended to run for a two-year period. In addition a separate Agreement for Joint Working involving the Coastal West Sussex authorities, Brighton & Hove City Council, Lewes District Council and the South Downs National Park and the remaining authorities in West Sussex has been produced and agreed in November 2013. The Agreement is necessary due to the constraints to meeting objectively-assessed housing needs in the area over the next 20 years which require joint working to find long-term solutions. Both documents have been agreed and signed by the constituent authorities and will be made available on the Adur website in due course.

Duty to Co-operate (Housing) Study 2013

The Strategic Planning Board (on behalf of Coastal West Sussex) commissioned a further evidence-based study on housing requirements and provision in 2012. (The study was completed in summer 2013). The Duty to Co-operate (Housing) Study (see Adur Planning Policy webpages) brings together evidence from the local authorities in the group to consider objectively-assessed housing requirements and compares this to residential land supply and capacity, taking account of physical, infrastructure constraints as well as economic issues. The study recognises that the area's objectively assessed housing needs are unlikely to be achieved across the sub-region due to environmental, landscape and infrastructure constraints. The study considered the objectively assessed needs of the area to be a minimum of 2905 dwellings per annum) but identified a more deliverable housing target of around 2,410 dwellings per annum.

The analysis suggests that housing delivery over the period to 2031 across the Housing Market Area is likely to fall at least 20% below objectively assessed needs, resulting in a shortfall equivalent to *at least* 495 dwellings per year arises – an issue which needs to be addressed through the Duty to Co-operate.

Please note that beyond this monitoring period, in 2013, further work is being undertaken to update the Duty to Co-operate (Housing) Study with regard to demographic issues in the light of the 2011 Census and new population projections.

Appendix 2 provides further detail on the mechanisms that have been put in place to formalise the ongoing dialogue and facilitate joint working between neighbouring authorities and key partners.

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 2010-11	Total Net 2010-11	Total Gross 2011-12	Total Net 2011-12	Total Gross 2012-13	Total Net 2012-13
B1 Offices	105	105	0	0	138	138
B1 Research and development	0	0	0	0	0	0
B1 Light industry	68	68	953	953	0	0
B1 Mixed Uses (designed for any B1 use)	0	0	0	0	0	0
B2 General industry	0	0	154	0	204	0
B8 Storage & Distribution	1169	640	0	0	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	1342	813	1107	953	342	138

This monitoring year only saw a 138sqm 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 2012/2013 was provided at Fishersgate Terrace (138sqm of new office floorspace) and Chartwell Road, Lancing Business Park (204sqm of industrial floorspace).

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

Employment type	Total gross 2012-2013
B1 Offices	138
B1 Research and development	0
B1 Light industry	0
B1 Mixed (designed for any B1 use)	0
B2 General industry	204
B8 Storage & Distribution	0
Sui generis (employment uses not covered by the above use classes e.g. motor vehicle sales)	0
Total	342

As can be seen from the above table, 100% of the employment floorspace developed in the district in this monitoring year was on previously developed land.

Indicator BD3 - Employment land available - by type

Employment type	Total (ha) 2010-11	Total (ha) 2011-12	Total (ha) 2012-13
B1 Offices	0.11	0.19	0.18
B1 Research and development	0	0	0
B1 Light industry	0.04	0.04	0.26
B1 Mixed Uses	1.09	1.09	1.07
B2 General industry	3.79	3.79	3.79
B8 Storage & Distribution	0.10	0.14	1.04
Sui generis (employment uses not covered by the above use classes e.g. motor vehicle sales)	0	0	0
Total	5.13	5.25	6.34

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 6.34 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’

2508 net (6173 gross) square metres of ‘town centre uses’ were provided in the monitoring year but none of this floorspace was provided in a town centre. The two largest ‘town centre use’ developments took place at Marks & Spencer at the Holmbush Centre in Shoreham and Chartwell Road at Lancing Business Park.

HOUSING

Indicator H1: Plan period and housing targets

In previous years, the South East Plan set the housing requirement to provide 2100 net new homes for the District over the period 2006-2026. This Plan has now been revoked and no longer forms part of the Development Plan. The National Planning Policy Framework (NPPF) requires all local planning authorities to determine their own housing targets in conjunction with their local community, and to implement them through their Local Plans. The adopted Adur District Local Plan 1996 provided housing for the period to 2006. A new Local Plan is currently being prepared and will contain a housing requirement for the twenty year period 2011-2031. Whilst consultation has taken place on a preferred approach to providing new housing, the Plan has not yet been submitted and little weight can be attached to its policies at this stage.

It is considered appropriate that the South East Plan, as the most recently examined document, will continue to be used to monitor housing delivery.

Evidence from a number of studies (Locally Generated Housing Needs Study 2011; Coastal West Sussex Strategic Housing Market Assessment update 2012) has been used to assess Adur's objectively assessed housing requirement. As part of the Duty to Co-operate work with other Local Planning Authorities in the Housing Market Area, a study was commissioned to pull together evidence from each authority relating to objectively assessed housing requirements, residential land supply, capacity and constraints to development. It concluded that, for Adur, if there were an absence of land supply and infrastructure constraints an objective assessment of need and demand would be 215-245 homes per year (median figure of 230) over the period 2011-2031. However, the study also recognised the significant constraints to development and concluded that housing targets for the Local Plan are likely to be primarily influenced by deliverable land supply (the approach taken by the South East Plan). It states that a maximum of 180-200 homes per year might be achievable (subject to further detailed assessment); however this would be ambitious and require public sector support and intervention.

Subsequent to this monitoring period, consultation on a Revised Draft Adur Local Plan took place for a six week period September-November 2013. The housing delivery target in Revised Draft Policy 3: Housing Provision equates to an annual delivery target of 140-147 dwellings per year 2011-2031.

For the purposes of this Annual Monitoring Report, three housing trajectories have been included to measure housing delivery against the South East Plan (105 dpa), and the two delivery targets in the emerging Draft Local Plan (140 dpa and 147dpa).

Housing Land Supply Assessments - 1 April 2013

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

		Annual Average
South East Plan Housing Requirement 2006-2026	2100	105
Completed 2006-2013	953	
Remaining Requirement 2013-2026	1147	88
Requirement 2013-2018 (first 5 years)	440	
Supply:		
Commitments (sites with planning permission)		
Large sites	222	
Small sites	77	
Sites within settlements identified in the SHLAA	289	
Total supply 2013-2018	588	
Remaining Requirement 2018-2026	559	70
Requirement 2018-2023 (years 6-10)	350	
Supply:		
Commitments (sites with planning permission)		
Large sites	9	
Small sites	0	
Sites within settlements identified in the SHLAA	0	
Total supply 2018-2023	9	
Remaining Requirement to 2026	550	

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 550 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) updated in 2012, 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-November 2013. This consultation identified potential strategic 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. A separate housing trajectory will be prepared in due course.

Housing Trajectory for Adur District Council 2013

	2006/07 - 2012/13							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)								116	52	85	45	1	0	9	0	0	0	0	0	0	308
Non allocated sites (SHLAA sites)								0	96	146	41	6	0	0	0	0	0	0	0	0	289
Total Past Completions	230	159	134	92	88	204	158														1065
Total Projected Completions								116	148	231	86	7	0	9	0	0	0	0	0	0	597
Estimated losses	14	13	11	31	25	11	7	0	1	0	3	0	0	0	0	0	0	0	0	0	116
Past net completions	216	146	123	61	63	193	151														953
Projected net completions								116	147	231	83	7	0	9	0	0	0	0	0	0	593
Cumulative net completions	216	362	485	546	609	802	953	1069	1216	1447	1530	1537	1537	1546							
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	218	229	271	397	375	277	172	76	-29	-134	-239	-344	-449	-554	
Manage. Annual requirement taking into account past/projected completions	105	99	97	95	97	99	93	88	86	80	65	63	70	80	92	111	139	185	277	554	

Notes Completions include sites with planning permission but which have not commenced and sites on which development has commenced.

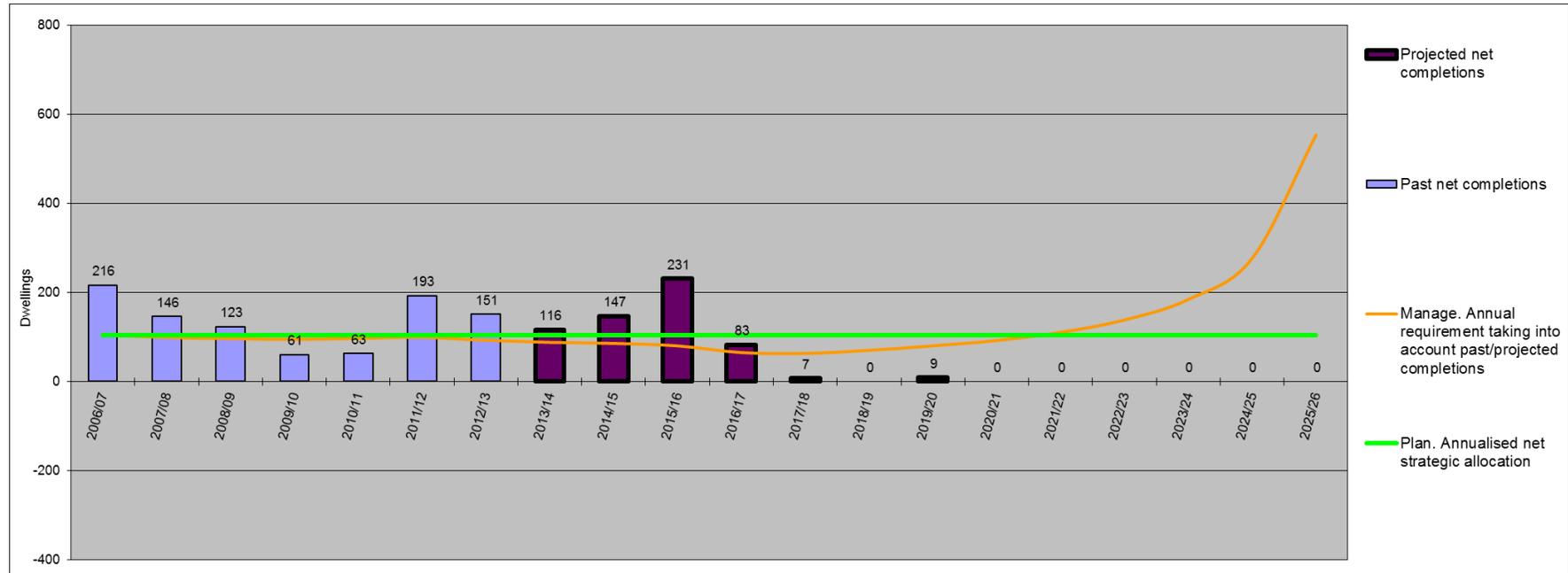
Large sites comprise 6 or more units, small sites comprise 5 or less units. Non allocated sites are those identified in the Strategic Housing Land Availability Assessment (update September 2012) but have not been identified through the plan making process.

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.

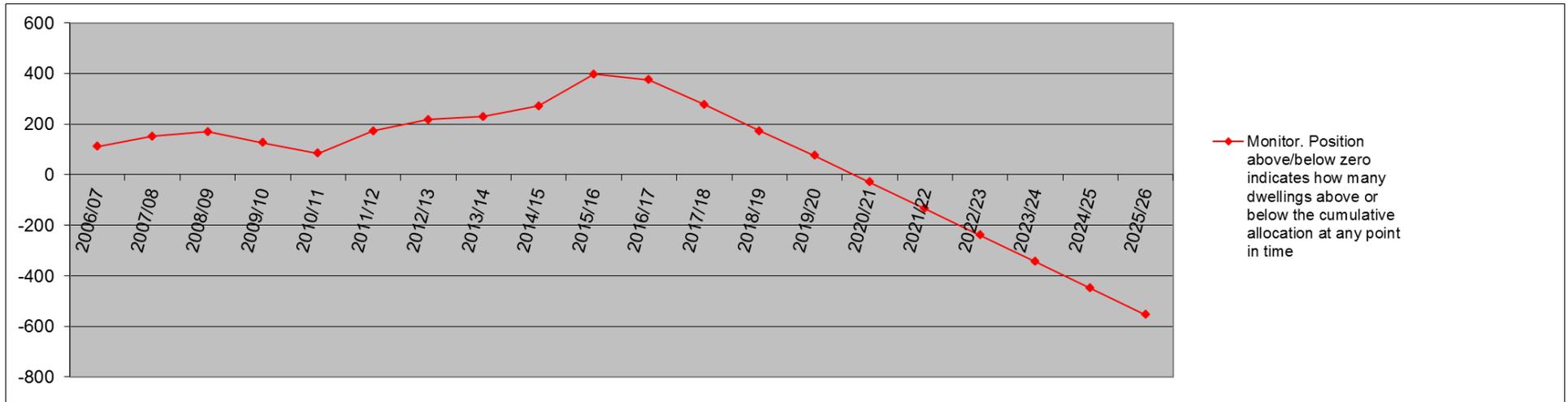
Source: 2013 Residential Land Availability Survey, WSCC. To view source data search WSCC planning data for Housing and Residential Land in West Sussex.

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. **Nov-13**

Housing Trajectory for Adur District (2013)



Housing Trajectory for Adur District (2013)



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 953 net new dwellings (1065 gross), giving an annual average of 136 (net) dwellings (152 gross) which is well above the annual requirement of 105 dwellings. The number of completions has fallen compared with last year but is still above the annual requirement rate. This rate of completion is due mainly 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 (2011-2031). 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 2013/4.

Housing Completions 2006-2013

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
2012/2013	158	151	7
Total	1065	953	112

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 2013-2018. 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:

Sites with extant planning permission (6 units or more) including allocations considered deliverable 2013-2018							
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	0	14		9		Five units have been completed. Remainder of the site unlikely to come forward in next five years. Part of long term plans for the college.
1242/12	Land north of The Globe School, Irene Avenue, Lancing	0	23	23			Development commenced.
0078/11	Regal House, 45/49 Penhill Road	0	13	13			Development to commence within five years. The site is now vacant.
	Sompting						
S/92/08	60-66 Busticle Lane		6	6			Agent confirms that development likely to commence late 2012
0734/11	The Ball Tree, 1 Busticle Lane	0	10	10			Development commenced
	Shoreham by Sea						
SU/287/09	Part of Southlands Hospital	0	76	76			Development commenced. 76 remain to be completed.
	Norfolk House, High Street	0	9	9			Development not yet commenced.
SU/088/07	79-81 Brighton Road	0	79	79			Development not yet commenced. The site becomes vacant December 2013. New planning application submitted which will increase the number of residential units on site. Not yet determined.
	Southwick						

Strategic Housing Land Availability Assessment sites considered deliverable 2013-2018							
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	10			The site is vacant and pre application discussions have taken place with the landowner.	
Lancing Delivery Office, South Street		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. The site is not currently available	
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			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. A planning application has been submitted for a mixed use development and there is confidence that the site will be delivered within the next 5 years.	

	Community Buildings, Pond Road		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				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			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, which is currently under construction.. Once the new medical facility has been constructed the site will be available.
	412-414 Brighton Road		7				SHLAA update 2012 - two letters sent to last known owner - no response received and therefore conclude that site is no longer available.
	Norfolk House, High Street		9	9			The site is currently in use as offices but will be available for development within the next five years. (a planning application has been submitted)
	124 Upper Shoreham Raod		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				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		16	16			The site is available for development and an application has been submitted for 16 dwellings (approved 20/6/13 - outside of this monitoring period)

	79/81 Brighton Road		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 (approved 7/10/13 outside of this monitoring period). 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			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		570	289	0	0	

Note: the figures in this table reflect that included in the Draft Adur Local Plan Background Evidence Document SHLAA Update 2012. **Dec-13**

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

In this monitoring year from 1st April 2012 to 31st March 2013, a total of 151 new dwellings (158 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
2013/2014	116
2014/2015	147
2015/2016	231
2016/2017	83
2017/2018	7
2018/2019	0
2019/2020	9
2020/2026	0
Total	593

Outside of this monitoring period, the Revised Draft Adur Local Plan, which has recently been the subject of public consultation (September/November 2013), included potential strategic allocations for residential development on greenfield sites which could deliver between 930 and 1080 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. In addition, Shoreham Harbour is identified as a

broad location in the Draft Local Plan, which could potentially deliver a further 1050 (approx.) new homes within the Plan period.

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 152(gross)/136(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 2013 to 31st March 2018. 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 2013-2018

		Dwellings (net)	Annual Average
a	South East Plan Housing Requirement 2006-2026	2100	105
b	Completed 2006-2013	953	
c	Number of years left in the plan period = 13		
d	Remaining Requirement 2013-2026 (a – b)	1147	88
e	Requirement for 5 years 2013-2018	462	
	(88 x 5) + 5% buffer (440/100 x 5 = 488.25 (440+22))		
	Supply:		
f	Commitments (sites with planning permission) at 1 st April 2013	299	
g	Sites within settlements identified in the SHLAA	289	
h	Surplus over requirements (f+g-e)	126	

Compared against the South East Plan a five year supply of deliverable housing sites can be demonstrated, with an over supply of 126 (net) dwellings.

Indicator H3 - New and converted dwellings on previously developed land

There were 158 dwellings (151 net) dwellings (including conversions) completed during the monitoring period of which all but 1 dwelling were on previously developed land.

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
2012/13	157	99.4	1	0.06	158
Total	1061		4		1065

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 Sussex Coastal Authorities (Adur, Arun, Worthing and Chichester Councils, together with the South Downs National Park Authority) with support from West Sussex County Council 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) which was completed in 2013 (beyond this monitoring period). It considered future accommodation needs and identified that an additional 7 permanent pitches are required in Adur up to 2027, all on public sites. This need largely arises as a result of family growth at withy Patch together with Gypsies and Travellers on the current waiting list for a pitch. The Council will need to identify a five year land supply to meet this need for Gypsy and Traveller sites in line with national policy. The table below sets out the requirement for Gypsy and Traveller pitches to be provided during the period to 2027:

2012-2017		2018-2022		2023-2027	
Public	Private	Public	Private	Public	Private
5	0	1	0	1	0

The GTAA also considered that one plot was needed for Travelling Showpeople, who require a permanent, secure base both to live and store equipment when not travelling.

It is intended to produce a Development Plan document to address the accommodation needs of Gypsies and Travellers and Travelling Showpeople

in Adur. Should the accommodation needs be addressed through the emerging Local Plan or through engagement with other authorities through the Duty to Co-operate, this DPD may no longer be required.

Indicator H5 – Gross affordable housing completions

A total of 32 (gross) affordable homes have been completed in this monitoring year, of which 19 were social rented and 13 were shared ownership dwellings. For this monitoring period 21.2% 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
2012/2013	32	151	21.2
Total	287	1058	27.1

***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

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.

Included as Appendix 3 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.

The tables included in the biodiversity report show that there were two developments in the district within the South Downs National Park in this monitoring year. This included a new dwelling at Erringham Farm, Mill Hill, Shoreham-By-Sea, approved in 2011 and 4 new dwellings at Lancing College Farm, approved in 1992, a long time before the National Park was designated. Neither of these were major applications and their impact on the National Park would not be significant.

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 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.

(Please note that an assessment of saved policies was undertaken, following publication of the National Planning Policy Framework (NPPF). This may be found on the Adur Local Plan pages of the Council's website: <http://www.adur-worthing.gov.uk/media/media,111438,en.pdf>. This identifies one policy, AE15, as being in conflict with the NPPF).

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, AR14, AR15, AR16, AR17,	Shoreham Harbour
AR20	Tourism

Development Management Performance

This section reports some of the key figures in relation to Development Management and includes applications for both Adur and Worthing.

During this monitoring period 1392 planning applications were received and 41 appeals to the Secretary of State were determined. The table below shows the outcome of these appeals.

Allowed	8
Withdrawn	1
Dismissed	25
Split decision	2
Enforcement notice quashed	1
Enforcement notice upheld	2
Enforcement notice withdrawn	1
Enforcement notice invalid	1

Section 106 Monitoring

Appendix 2 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 seventh Annual Monitoring Report and covers the period 1 April 2012 – 31 March 2013.

The Council adopted a Local Development Scheme during the monitoring period (subsequently revised) against which to monitor progress of the Local Development Framework. Consultation was undertaken on the Draft Adur Local Plan 2012, and work continued to develop the LDF evidence base. In addition, the ongoing process of liaison with other Local Authorities and other organisations continued (as part of the Duty to Co-operate), with new bodies being created to facilitate co-operation and joint working, joint evidence developed, and a Local Strategy Statement agreed.

Although the South East Plan has been revoked, for this monitoring period it is considered appropriate to continue to use the delivery rates required in this Plan. The Adur Local Plan is currently being prepared and will contain a housing requirement for the 20 year period 2011-2031. This Plan has not yet been submitted for examination and little weight can therefore be attached to its policies at this stage. The Adur SHLAA is also being reviewed, which will inform potential housing delivery on brownfield sites in the Local Plan.

In terms of housing delivery, the number of completions has fallen compared with the previous monitoring period but is still above the annual requirement rate. This rate of completion is due mainly to the last remaining allocation in

the adopted Local Plan 1996 (land at Southlands Hospital) 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 218 dwellings.

Adur can demonstrate a five year supply of deliverable housing, taking into account a 5% buffer as required by the National Planning Policy Framework, with a surplus of 126 homes.

With regard to delivery of employment floorspace, only 138sqm of net employment floorspace was delivered in this monitoring year. This is significantly lower than previous years but on the whole reflects national trends caused predominantly by the economic downturn.

No new developments have commenced this year which would have a detrimental impact on sites in the district designated for their biodiversity/landscape value.

Appendix 1: Duty to Co-operate

The need to work closely with neighbouring authorities and other key partners has always been embedded in Plan-making across the sub-region. Whilst this remains the case, a Duty to Co-operate has been introduced through the 2012 Localism Act. This Duty now formalises, and places greater emphasis on, the process of Councils and other public bodies working together on cross-boundary strategic issues.

To help meet the on-going requirement of the Duty, mechanisms have been put in place to formalise this dialogue and facilitate joint working. A summary of these mechanisms is set out below. It should be noted that this is work in progress and this framework is currently being developed and meetings are being recorded. This will be further enhanced in subsequent AMRs and associated Statements when a greater emphasis will be placed on recording outcomes.

Examples of Key Cross Boundary Partnerships

Partnership / Group	Description
PPOG (Planning Policy Officers Group)	Officer level grouping covering WSCC and Districts and Boroughs within WSCC.
CPOG (Chief Planners Officer Group)	Managerial level grouping covering WSCC and Districts and Boroughs within WSCC.
Officer Working Groups	Established across the sub-region each established to cover the following topic areas: <ul style="list-style-type: none"> - CIL - Gypsy & travellers - Duty to Co-operate - Affordable Housing - Monitoring - Renewable energy
Local Enterprise Partnership (Capital to Coast)	Partnership between local authorities and businesses formed in 2011 to help determine local economic priorities and lead economic growth and job creation within the area.
Coastal West Sussex Partnership (CWSP)	CWSP brings together business and the public sector to work across traditional boundaries and form the foundations of future infrastructure and growth. A Local Strategic Statement to agree long term strategic objectives and spatial priorities has been produced and agreed. The Coastal West Sussex Delivery and Investment Framework will help to deliver the LSS.
CWS Strategic Planning Board	The Board is to inform spatial strategies and policies for the coastal area and to request planning work as may be required. Members for all the constituent authorities sit on the board.
Greater Brighton City Deal	Partnership between Worthing BC, Adur DC, Lewes DC, WSCC and Brighton & Hove CC that would see the transfer of powers, funding and responsibilities to the local authorities in return for a commitment to support growth.
Joint Planning Board	The Joint Planning Board acts as a political forum to discuss and coordinate joint planning issues and working arrangements between local planning authorities in West Sussex.
Shoreham Harbour Project Board	Partnership between Adur District Council, Brighton & Hove City Council, West Sussex County Council and Shoreham Port Authority to steer the Shoreham Harbour Regeneration Project.

Examples of meetings held to address Duty to Co-operate issues

In addition to the meetings of the groups listed above and other existing mechanisms of co-operation, additional meetings were held to facilitate constructive cooperation with the other authorities. The meetings were held with one of the purposes being to establish an overall picture of housing need over the sub-region and whether any LPAs had capacity to accommodate unmet demand from areas that were unable to meet their own needs.

Date	Attendees	Comment
21 st Feb 2012	Coastal West Sussex LDF Leads	Considered DTC issues and raised suggestion to use consultant to undertake housing review.
23 rd May 2012	Coastal West Sussex LDF Leads	Strategic issues identified. Agreement to appoint consultant.
18 th June 2012	Brighton & Hove; Adur; Crawley; East Sussex; Eastbourne; Horsham; Lewes; Mid Sussex; SDNP; Worthing; West Sussex	Officer meeting to scope out issues and agree the next steps.
6 th Sep 2012	Brighton & Hove; Adur; Horsham; Lewes; Mid Sussex; South Downs; Worthing	Agreement to draw up statement of common ground.
6 th Dec 2012	Brighton & Hove; Adur; Eastbourne; Horsham; Lewes; Mid Sussex; South Downs; Worthing	Discussion around Brighton's DTC housing request letter.
1 st Feb 2013	Coastal West Sussex LDF Leads	Consultants, GL Hearn present draft DTC housing study.
17 th April 2013	Brighton & Hove. Adur, Worthing	Officer and Member meeting
5 th March 2013	Coastal West Sussex LDF Leads	Final comments made on DTC Housing study.

Key Studies

The key strategic issues affecting the district are considered to be housing, transport, flood risk, employment land and Gypsy & Travellers and a variety of studies that cover a number of authority areas have been undertaken to address these.

Conclusion

This appendix, although work in progress, helps to demonstrate that the Borough Council is working closely with neighbouring authorities and key partners on strategic issue. This on-going work is in line with the requirements of the Duty to Co-operate and further dialogue and outcomes will be reported in next year's AMR.

Appendix 2: Adur S106 Monitoring Update 2012/2013

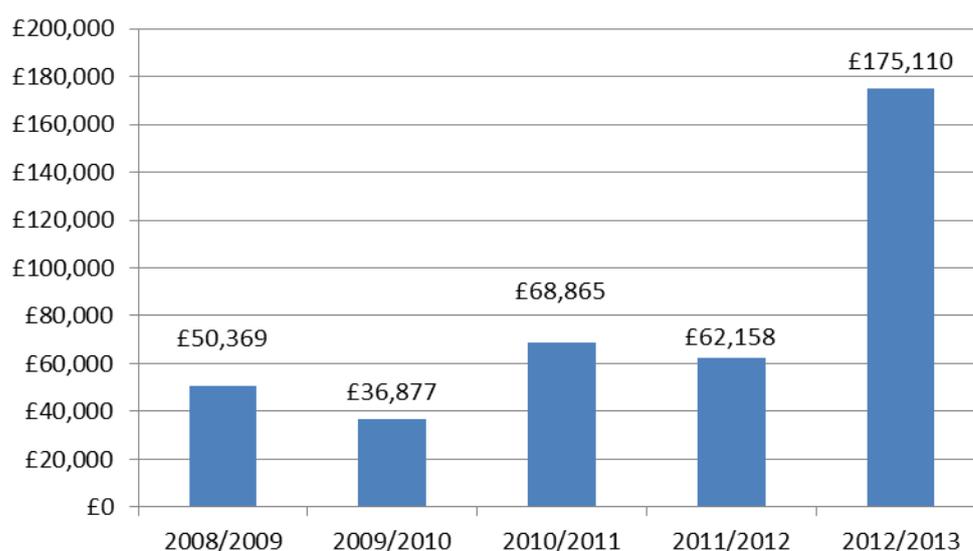
The contributions detailed below comprise of predominantly Transport amounts, but also some Open Space contributions. There were no Air Quality Monitoring, Public Art, Community Facilities or Flood Risk Mitigation contributions received in 2012/2013. The report includes those amounts received in the last five years and a thorough breakdown of contributions in this monitoring year. It then provides a comprehensive overview of amounts 'Spent', 'Committed Initially', 'Committed Actual', and 'Available to Spend' since 1999.

Education, Libraries and Fire contributions are dealt with by West Sussex County Council and have not been included in this report. Affordable Housing provision has also not been included in this report.

S106 Contributions Received

The graph below shows the total amount of S106 contributions received over the last five years, broken into each respective monitoring year.

S106 Contributions - Amount Received (2008-2013)



In the monitoring year 2012/2013, a total of **£175,110** was received. A breakdown of this amount and the individual planning application details are shown in the table below. This is significantly higher than the total amount received in 2011/2012, owing to a particularly large contribution of £140,000 for the development of a new training ground and football academy for Brighton and Hove Albion Football Club (planning reference AWDM/0205/12).

Summary of S106 Amounts Received 2012/2013

Planning Reference	Site	Proposal	Amount Received
AWDM/1031/12	10 Brighton Road, Lancing	Conversion of garage/gym to Granny annex including link porch extension and balcony with staircase to south.	£1,170
ADC/0287/09	Land west of former Southlands Hospital	Redevelopment of redundant land and buildings to provide 197 dwellings (including 57 'affordable').	£22,000
ADC/0098/10	Overstrand, Shopsdam Road, Lancing	Demolish existing house and erect 4 four-bedroom houses (each with rear balconies and 2 parking spaces).	£6,640
AWDM/0205/12	Land South West Of New Monks Farm, Mash Barn Lane, Lancing	Construction of a training ground and football academy for Brighton and Hove Albion Football Club	£140,000
AWDM/0993/12	21 Halewick Lane, Sompting	Demolition of existing bungalow and erection of 2 pairs of semi detached 3 bedroom houses 8 car parking spaces and cycle storage	£5,300

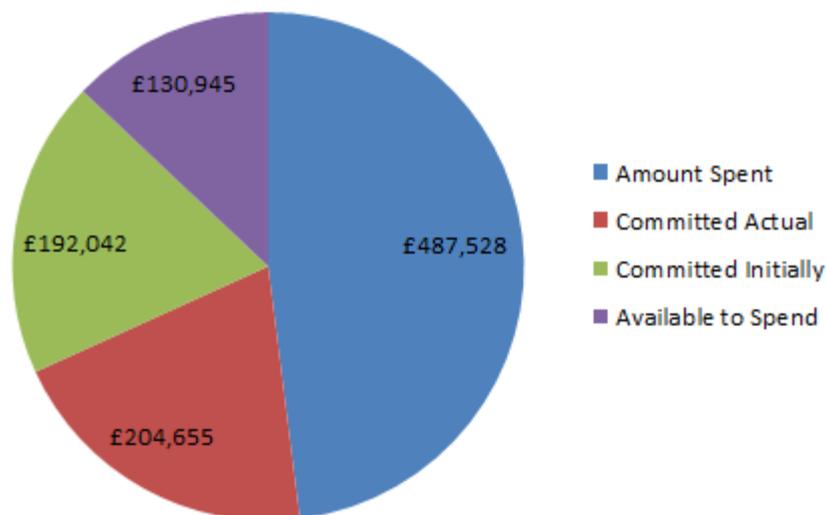
Total = £175,110

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

Below is a breakdown of all amounts received for transport since 1999 and whether they are classed as 'Spent', 'Committed Actual', 'Committed Initially' or 'Available to Spend', as of March 2013. It is important to note that there can often be a time lag from when amounts initially being received to being spent, because it can take time to allocate a contribution to a particular scheme within the district.

Summary of S106 Amounts Received

Summary of S106 Amounts Received (1999 – March 2013)



From the year 1999 to March 2013, the total amount of S106 contributions received for Adur was **£1,015,170**. Of this amount, £487,528 has been spent. Those amounts that have been received for some time have gone through the process of being committed initially or committed actual. Being committed initially is the first stage towards allocating particular monies to a scheme. Once this has been formally agreed, the amount is then designated as committed actual. This currently leaves £130,945 available to spend on transport schemes, taking into account any restrictions the agreement may have. This remaining money is currently being allocated to transport schemes in collaboration with WSCC and the County Local Committee (CLC), some of which are longer-term projects.