

# **Annual Monitoring Report**

**1<sup>st</sup> April 2009 – 31<sup>st</sup> March 2010**

Adur District Council  
December 2010

**ADUR**  
DISTRICT COUNCIL



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## **ADUR DISTRICT COUNCIL**

# **LOCAL DEVELOPMENT FRAMEWORK - ANNUAL MONITORING REPORT**

### **INTRODUCTION**

This Annual Monitoring Report, produced under Section 35 of the Planning and Compulsory Purchase Act 2004, will assess the implementation of the Local Development Scheme and the extent to which policies set out in Local Development Documents 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. The Act gives local planning authorities the flexibility to update parts of the Local Development Framework (rather than the whole document) to reflect changing circumstances.

### **Requirements of the Planning and Compulsory Purchase Act 2004**

The Planning and Compulsory Purchase Act 2004 requires every local authority to produce an Annual Monitoring Report for submission to the Secretary of State. These reports should contain information on the implementation of the Local Development Scheme and the extent to which the policies set out in Development Plan Documents are being achieved.

### **ODPM Guidance on Monitoring**

This Annual Monitoring Report has been produced in accordance with Planning Policy Statement 12: Local Development Frameworks (PPS12) and Local Development Framework Monitoring: A Good Practice Guide published in March 2005 (as amended by the Regional Spatial Strategy and Local Development Framework Core Output Indicators – Update 2/2008)

Local Authorities are required to undertake five key monitoring tasks:

- Review actual progress in terms of Local Development Document preparation against the Local Development Scheme timetable and milestones.
- Assess the extent to which policies and Local Development Documents are being implemented.
- Where policies are not being implemented, explain why and set out what steps are being taken to ensure that the policy is implemented, or whether the policy is to be amended or replaced.
- Identify the significant effects of implementing policies in Local Development Documents and whether they are as intended.

- Set out whether policies are to be amended or replaced.

The monitoring Good Practice Guide identifies three categories of indicators for monitoring the Local Development Framework:

**Contextual Indicators** – describe the wider social, environmental and economic background against which LDF policy operates;

**Output Indicators** – used to assess the performance of policies and are divided into:

- **Core Indicators** – these are a prescribed set of indicators that all local authorities are required to monitor. This enables consistent monitoring of, for example, housing delivery, at both national and regional level.
- **Local Indicators** – relate to local circumstances and issues and closely relate to policies in the Local Development Framework;

**Significant Effects Indicators** – these are derived from the Sustainability Appraisal process and are used to assess significant social, environmental and economic effects of policies.

## **MONITORING PERIOD**

Annual Monitoring Reports address the period 1 April to 31 March and must be submitted to the Secretary of State by 31 December of each year. This Annual Monitoring Report covers the period 1 April 2009 to 31 March 2010.

## **LINKAGES WITH OTHER PLANS AND DOCUMENTS**

### **The Community Strategy**

Adur's Community Strategy 'Your Community, Your Future' was in place during the monitoring period and addressed the key themes of health and social care, education and training, housing, transport, young people and children, environment, community engagement - crime and community safety, business and the local economy, and culture and leisure. It identified the actions and key players relating to each of these themes and recognises that the Local Development Framework will contribute to the implementation of many of the actions.

(Please note that Adur District Council has since adopted a Sustainable Community Strategy, '*Waves Ahead*' jointly with Worthing Borough Council, outside of this AMR monitoring period. The emerging LDF will take account of this document and implement some of its key actions.)

### **Adur Development Plan (The Local Development Framework)**

The Annual Monitoring Report will monitor the effectiveness of the policies in the Adur Local Development Plan documents. The first Local Development

Document being produced is the Core Strategy. Until this is adopted, a number of adopted Local Plan policies are saved and these are listed under the Current Policy Monitoring section of this document.

### **Sustainability Appraisal and Strategic Environmental Assessment**

In accordance with the Planning and Compulsory Purchase Act 2004, all Development Plan Documents have to undergo a Sustainability Appraisal, which considers social, environmental and economic effects of the policies. Under the European Directive 2001/42/EC Local Authorities are also required to carry out a Strategic Environmental Assessment of the Development Plan Documents. The specific aim of this Directive is to ensure the compatibility of all land use plans with the environmental and conservation aims identified at a European level. A Sustainability Appraisal Report accompanied the Core Strategy Document when it was submitted in January 2007. (As outlined below, that Core Strategy was later withdrawn from submission; a new Core Strategy is being prepared. A revised Sustainability Appraisal is also being produced to inform the emerging Core Strategy.

### **PROGRESS WITH THE ADUR LOCAL DEVELOPMENT FRAMEWORK (LDF)**

The Local Development Framework will consist of a number of documents, (some of which are outlined below). Delivery of these can be assessed against the timetables and milestones set out in the Local Development Scheme (LDS). A revised LDS was submitted to the Government Office for the South East in late March 2010 to cover the period 2010-2013.

(However, please note this remains unadopted by the Council for several reasons:

- 1) Uncertainty as to the timetabling of the Joint Area Action Plan for Shoreham Harbour
- 2) The revocation (and subsequent reinstatement) of the South East Plan
- 3) The forthcoming Decentralisation and Localism Bill to be announced late 2010, which is likely to have implications for public engagement and the plan-making process).

A new LDS needs to be produced to take account of the delay to the plans as a result of the issues outlined above. It is the intention to progress the Adur Core Strategy and the Area Action Plan in parallel for the initial stages and to submit the latter following the adoption of the Core Strategy. On the advice of the Planning Inspectorate, the Examination of the Area Action Plan should only take place once that of the Core Strategy has been heard and the Inspector has produced his/her report.

Until the new LDS is revised and agreed, it is not possible to assess the progress of the LDF against specific targets. However, an update on the progress of the LDF documents is provided below.

## **Local Development Scheme**

The adopted LDS covers the period 2008-11 and sets out the Council's current planning policies for the area and the programme for the preparation of new policies to replace these. New policies and guidance will be produced in a series of Development Plan Documents and Supplementary Planning Documents which will be published over the next 3 years. As indicated above, the LDS will be reviewed to take account of changing circumstances and any proposed changes in the planning system.

The main documents in the new LDS (2010-13) will be:

- The Core Strategy Development Plan Document; this will set out key 'place based' policies, together with some strategic Development Management policies.
- Proposals Map and Inset Maps; these will indicate site specific policies and proposals, and key designations.
- Joint Area Action Plan DPD for Shoreham Harbour (to be prepared jointly with Brighton & Hove City Council and West Sussex County Council to help deliver regeneration in this area);
- A Site Allocations Development Plan Document to include some of the larger site allocations (not included in the Core Strategy) and some development management policies not addressed in the Core Strategy.
- Guidance on Infrastructure Provision (possibly a SPD). However, should the Council decide to utilise the Community Infrastructure Levy, a DPD of charges will need to be produced.
- Green Infrastructure and Open Space Strategy (SPD)
- A review of the Statement of Community Involvement (a joint document with Worthing Borough Council);
- A Supplementary Planning Document to address climate change;
- A Supplementary Planning Document to address Internal and External Space Standards for New Homes;
- A Supplementary Planning guidance Document on demonstrating genuine redundancy of Employment Sites.

## **Progress on LDS Documents:**

### **Statement of Community Involvement**

The Statement of Community Involvement (SCI) sets out how the local community is to be involved in progressing the LDF. It provides details on the groups we will be involving, including those who have traditionally been 'hard to reach', and on the different communication and involvement methods we will be using. This 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. It is the intention to review the SCI at the end of 2011 and progress a joint Statement with the neighbouring authority of Worthing Borough Council.

### **Core Strategy**

The Core Strategy is the main development plan document, which will set out a vision for the District and the main policies to achieve this. It is the 'umbrella' document for all subsequent Development Plan Documents.

A new Core Strategy is being produced (following the withdrawal of the previous Core Strategy in 2007) which is more delivery focussed and which will identify the Shoreham Harbour area as a 'broad location' for development, reflecting its status as a strategic development area and growth point (the latter awarded by the Government in 2008).

A range of technical background studies have been undertaken to support both the emerging Core Strategy and Joint Area Action Plan.

The Local Development Framework and Sustainable Community Strategy Members Working Group met throughout the monitoring period to consider the development of the LDF (and continue to meet).

### **Joint Area Action Plan for Shoreham Harbour**

An Area Action Plan to secure the regeneration of the Harbour area in line with its growth point status is being produced jointly by the local planning authorities of Adur District Council, Brighton & Hove City Council and West Sussex County Council working with relevant agencies and Shoreham Port Authority. Work has commenced, and technical background evidence continues to be developed. Members have agreed a vision and set of principles for the regeneration project. (Please note that subsequent to the monitoring period, the Shoreham Harbour project was awarded funding from both the government's Growth Point and Ecotown programmes).

### **Interim planning guidance for Shoreham Harbour**

This has been produced by the three local planning authorities of Adur, Brighton & Hove and West Sussex. Until the joint Area Action Plan for the Harbour is produced, guidance is needed in the interim period to consider development proposals which continue to come forward in the Harbour area. This guidance will help to ensure that such developments do not prejudice the long term regeneration goals for the area. This guidance is not a formal SPD (it does not provide policy details) but a document which, in support of policies on the South East Plan, indicates an approach for dealing with early development proposals. The guidance was approved by the Council in January 2009. (Please note that subsequent to this monitoring period, this document is currently under review)

### **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 main purpose of the Sustainability Appraisal process is to predict the positive and negative impacts of policies, whether social, environmental or economic, at an early stage, allowing any negative effects to be mitigated

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



## **INDICATORS**

### **Contextual Indicators**

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 polices.

#### 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 and 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, Lancing, Southwick, Sompting and Coombes.
- 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 consists of the Sussex Downs Area of Outstanding Natural Beauty, which is to become a National Park in April 2010. 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.
- A number of protected species have been recorded in the District including barn owls and reptiles.

#### *Population/Social Features*

- Adur's population has been increasing relatively slowly (from 57,618 in 1991 to 59,625 in 2001). The last population estimates were carried out in 2007 producing a population figure of 60,600 (ONS Mid Year Estimate 2007). The population is estimated to increase to 67,677 by 2026 (ONS 2008-Based estimates).
- ONS 2006-based Sub-National Projections estimate that as of 2006 21% of the population of Adur was 65 years of age or over. 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 are currently 27,280 dwellings in the district (ONS 2008). It is predicted that the number of households will increase to 31,071 by 2026 based on 2008-based ONS projections.

- There is a high demand for affordable housing, which greatly exceeds supply. The net annual affordable housing need is between 226 (low estimate) and 258 (high estimate) dwellings up to 2026. (Strategic Housing Market Assessment, May 2009).
- There is localised deprivation – four wards are ranked in the top ten most deprived wards in the County. These are Churchill, Eastbrook, Mash Barn and Southlands (IMD 2007, CWI 2009).
- Although only 8.9% of the residents in Adur have no qualifications (compared to the UK figure of 13.1%), there is a high proportion of residents with low skills – 26.5% have below level 2 qualifications compared to a national figure of 22.4%.

### *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.
- Adur has a larger manufacturing base (accounts for 12% of employee jobs) than most of the Districts along the south coast although the service sector (80% of employee jobs) is now the largest sector in Adur.
- Adur's economy is linked most closely with Worthing and Brighton & Hove, although it also has good links with the Central Sussex economy (Crawley/Horsham and Mid Sussex Districts).
- Adur has a high level of out-commuting. Only 44% of people living in Adur work in Adur. A significant number of people living in Adur commute to Brighton & Hove (23%) and Worthing (15%) (Census 2001).
- As at 2007, Adur had 1800 VAT registered businesses (NOMIS). The majority of firms in the district are small businesses employing 1-10 people.
- New business formation rate is low. In 2007, Adur had a company birth rate of 36 businesses per 10,000 residents which is significantly behind the regional and national rates of 48 and 42 per 10,000 residents respectively (BERR 2007).
- 81% of the of the working age population in Adur are economically active (ONS 2010)
- The average income in Adur is £404 per week. This is significantly lower than the average for the South East (£537) and notably lower than the national average (£491) (NOMIS).

### **Output Indicators**

Output indicators are used to assess the performance of policies and inform policy progress and achievement. They include Core and Local output indicators and housing trajectories.

## CORE OUTPUT INDICATORS

### BUSINESS DEVELOPMENT AND TOWN CENTRES

#### Indicator BD1: Total amount of additional employment floorspace - by type

<b>Employment type</b>	<b>Total Gross 2007-8</b>	<b>Total Net 2007-8</b>	<b>Total Gross 2008-9</b>	<b>Total Net 2008-9</b>	<b>Total Gross 2009-10</b>	<b>Total Net 2009-10</b>
<b>B1 Offices</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>B1 Research and development</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>B1 Light industry</b>	<b>1146</b>	<b>1146</b>	<b>971</b>	<b>971</b>	<b>0</b>	<b>0</b>
<b>B1 Mixed Uses (designed for any B1 use)</b>	<b>2892</b>	<b>942</b>			<b>4810</b>	<b>0</b>
<b>B2 General industry</b>	<b>7927</b>	<b>316</b>	<b>2583</b>	<b>2215</b>	<b>1890</b>	<b>0</b>
<b>B8 Storage &amp; Distribution</b>	<b>0</b>	<b>0</b>	<b>6289</b>	<b>2043</b>	<b>0</b>	<b>0</b>
<b>Sui generis (employment uses not covered by the above use classes e.g. motor vehicle sales)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		
<b>Total</b>	<b>11965</b>	<b>2404</b>	<b>9843</b>	<b>5229</b>	<b>6700</b>	<b>0</b>

The Adur Employment Land Study (2006) suggested that at least 4000sqm (net) of employment floorspace should be provided a year in order to support economic growth and the vision for a more diverse economy. This monitoring year saw the completion of 6700sqm of gross employment floorspace but no net increase in floorspace at all. This is predominantly a result of the current economic climate. However, delays to the production of the Adur Core Strategy and the reliance on an outdated Local Plan are also likely to have an impact on the levels of new employment development.

All of the gross employment space completed in the monitoring year was located at Lancing Business Park.

**Indicator BD2 – Total amount of employment floorspace on previously developed land – by type**

<b>Employment type</b>	<b>Total gross 2000-2010</b>
B1 Offices	0
B1 Research and development	0
B1 Light industry	0
B1 Mixed (designed for any B1 use)	4810
B2 General industry	1890
B8 Storage & Distribution	0
Sui generis (employment uses not covered by the above use classes e.g. motor vehicle sales)	0
<b>Total</b>	<b>6700</b>

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

**Indicator BD3 - Employment land available - by type**

<b>Employment type</b>	<b>Total (ha) 2007-8</b>	<b>Total (ha) 2008-9</b>	<b>Total (ha) 2009-10</b>
B1 Offices	0.15	0.14	0.15
B1 Research and development	0	0	0
B1 Light industry	0.35	0	0.01
B1 Mixed Uses	0.28	1.42	1.19
B2 General industry	13.06	9.71	3.80
B8 Storage & Distribution	0.64	0.49	0.49
Sui generis (employment uses not covered by the above use classes e.g. motor vehicle sales)	0	0	0
<b>Total</b>	<b>14.47</b>	<b>11.76</b>	<b>5.64</b>

Based on sites in the existing Adur Local Plan (1996) and sites for which planning permission has been granted for employment uses, a total of 5.64 hectares of land now remains available for employment use, the vast majority of this being for general industry. This amount has decreased significantly from last year due to the lapsing of an unimplemented planning permission at Ricardo, an engineering firm based just north of Shoreham Airport.

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’**

There was only one completed development for ‘town centre uses’ in the monitoring period. This was outside the town centre, at Lancing Business Park, and involved the change of use of an industrial unit (B2) to a gymnastics facility (D2).

## HOUSING

### Indicator H1: Plan period and housing targets

The South East Plan was adopted in May 2009 and the Local Development Framework currently being prepared will provide for 2100 net new dwellings to meet the requirements of Policy N1 at an annual average rate of 105 dwellings over the period 2006-2026.

In addition, Shoreham Harbour has been identified as a Strategic Development Area in the South East Plan and has been awarded both Growth Point and Eco town funding. Evidence is still being gathered on the capacity of the area to deliver new homes and a separate housing trajectory will be prepared in due course.

### **Housing Land Supply Assessments - 1 April 2010**

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

		Annual Average
<b>South East Plan Housing Requirement 2006-2026</b>	<b>2100</b>	<b>105</b>
Completed 2006-2010	546	137
<b>Remaining Requirement 2010-2026</b>	<b>1554</b>	<b>97</b>
<b>Requirement 2010-2015 (first 5 years)</b>	<b>485</b>	
Supply:		
Commitments (sites with planning permission)		
Large sites	371	
Small sites	127	
Sites within settlements identified in the SHLAA	210	
<b>Total supply 2010-2015</b>	<b>708</b>	142
<b>Remaining Requirement 2015-2026</b>	<b>846</b>	<b>77</b>
<b>Requirement 2015-2020 (years 6-10)</b>	<b>385</b>	
Supply:		
Commitments (sites with planning permission)		
Large sites	53	
Small sites	0	
Sites within settlements identified in the SHLAA	144	
<b>Total supply 2015-2020</b>	<b>197</b>	39
<b>Remaining Requirement 2020-2026</b>	<b>649</b>	<b>108</b>

The housing trajectory shows the past and projected completion rates over the plan period. Indications are that the District has sufficient capacity within the built up area to deliver the required number of new homes until around 2018 after which it is likely that some release of greenfield land will be necessary.

## Housing Trajectory for Adur District Council 2010

	Actual Completions					Projected Completions																Totals
	2005/06	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 (allocated sites)	218	230	159	134	92	160	94	158	88	43	43	13	0	0	0	0	0	0	0	0	0	1214
Completions (non-allocated sites)						0	0	43	59	108	87	45	0	12	0	0	0	0	0	0	0	354
Total Past Completions	218	230	159	134	278																	801
<b>Total Projected Completions</b>						160	94	201	147	151	130	58	0	12	0	0	0	0	0	0	0	953
Estimated losses*	18	14	13	11	31	22	4	19	0	0	0	3	0	0	0	0	0	0	0	0	0	117
Past net completions	200	216	146	123	61																	546
Projected net completions						138	90	182	147	151	130	55	0	12	0	0	0	0	0	0	0	905
<b>Cumulative net completions</b>		216	362	485	546	684	774	956	1103	1254	1384	1439	1439	1451	1451	1451	1451	1451	1451	1451	1451	1451
Plan. Annualised net strategic allocation	99	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	159	144	221	263	309	334	284	179	86	-19	-124	-229	-334	-439	-544	-649	
<b>Manage. Annual requirement taking into account past/projected completions</b>		105	99	97	95	97	94	95	88	83	77	72	73	83	93	108	130	162	216	325	649	

### Notes

Data for 2005/06 relates to the West Sussex Structure Plan Period and is shown for information only.

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

Non allocated sites are those identified in the Strategic Housing Land Availability Assessment but have not been identified through the plan making process

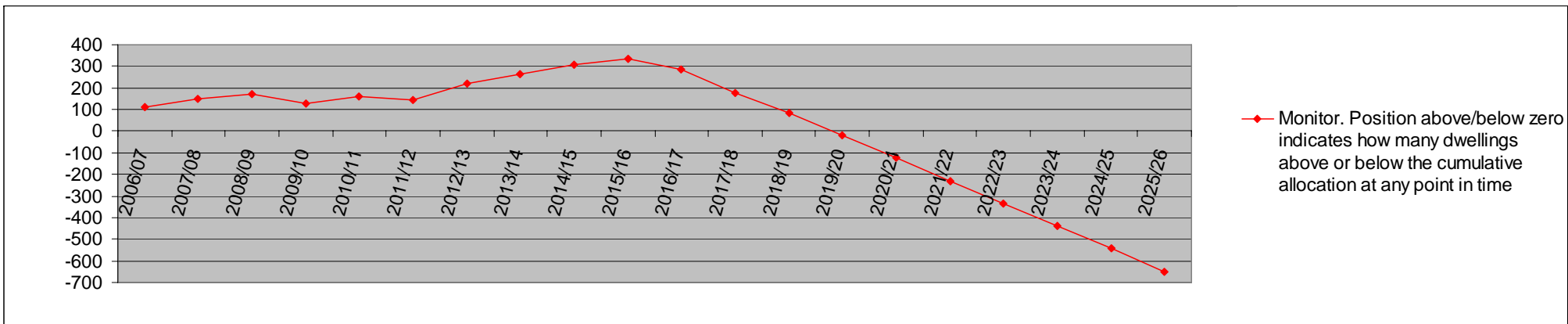
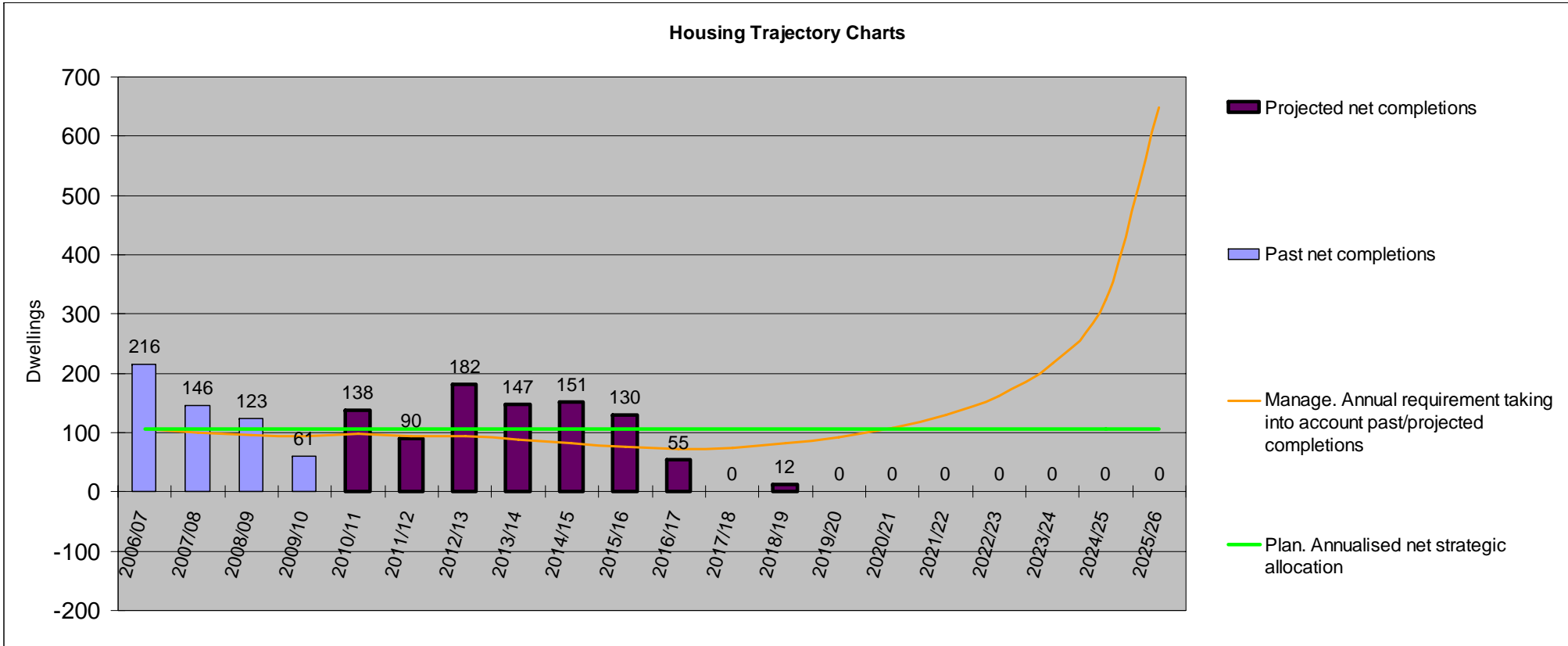
\* figures for the Structure Plan monitoring period are given in gross/net

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-10



Housing Trajectory for Adur District (Nov 2010)



## **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 546 net new dwellings (615 gross), giving an annual average of 136 (net) dwellings (154 gross). Whilst the number of completions has fallen each year since the start of the monitoring period, mainly due to market conditions, this monitoring period has seen a considerable fall in the number of houses being delivered and, for the first time since monitoring started, the annual requirement of 105 dwellings has not been achieved. Overall, however, sufficient dwellings have been completed to meet requirements. The Strategic Housing Land Availability Assessment for the District, completed in March 2009, identifies a number of sites that are likely to come forward for development over the plan period. It is predicted that the number of completions will increase in the next monitoring period as SHLAA sites come forward and together with sites that have recently been granted planning permission, and the higher densities encouraged by PPS3, the South East Plan target is expected to be met until around 2018.

### **Housing Completions 2006-2010**

Relevant Plan	Year	Dwelling Completions		
		Gross	Net	Lost
Structure Plan	2005/2006	218	200	18
South East Plan	2006/2007	230	216	14
	2007/2008	159	146	13
	2008/2009	134	123	11
	2009/2010	92	61	31
<b>Total for South East Plan</b>		<b>615</b>	<b>546</b>	<b>69</b>

Note: Data relating to the West Sussex Structure Plan period is included to provide information for the last five years and is for information only.

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

In this monitoring year from 1<sup>st</sup> April 2009 to 31<sup>st</sup> March 2010, a total of 61 new dwellings (92 gross) were completed. This is below 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 which identifies sites with potential for residential development and determines when they are likely to be developed. The housing trajectory also includes these sites. A total of **354** dwellings are considered to be available and deliverable in the period up to 2026, all within the built up area. To avoid future double counting, those sites identified in the SHLAA but which fall within the indicative joint Area Action Plan boundary for Shoreham Harbour are excluded from the trajectory.

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 approximately 2018. 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**

<b>Year</b>	<b>Gross dwellings</b>	<b>Net dwellings</b>
2010/2011	160	138
2011/2012	94	90
2012/2013	201	182
2013/2014	147	147
2014/2015	151	151
2015/2016	130	130
2016/2017	58	55
2017/2018	0	0
2018/2019	12	12
2019/2020	0	0
2020/2026	0	0
<b>Total</b>	<b>953</b>	<b>905</b>

The SHLAA has identified a number of greenfield sites on the urban fringes of the District which could potentially deliver an additional 1100 dwellings (approximately). A further two greenfield sites could deliver around 450 dwellings. All of these sites have constraints, including highway and flood risk issues and the local development framework process will determine the most suitable sites to allocate in the Core Strategy and Site Allocations SPD, both to meet the housing requirement in the South East Plan and as contingencies should identified sites not come forward at the predicted rate.

### **Indicator H2(d) – Managed delivery target**

#### **National Indicator 159 – five year supply of ready to develop housing sites**

The “manage” line of the housing trajectory indicates the housing requirement re-calculated each year to indicate any surplus or deficit in provision since the start of the monitoring period over the remaining years of the trajectory.

Planning Policy Statement 3 requires Local Planning authorities to maintain a five year supply of deliverable sites for housing. For this Annual Monitoring Report this will cover the five year period April 2010 to March 2015. A Strategic Housing Land Availability Assessment (March 2009), together with existing planning consents, has been used to assess how much land currently in the housing pipeline is available to be delivered.

In accordance with the Department of Communities and Local Government guidance, the five year housing supply percentage has been calculated against the requirement for the period 1<sup>st</sup> April 2011 to 31<sup>st</sup> March 2016. The following table, extracted from the housing trajectory, indicates that 700 completions are projected compared with the requirement of 437 completions over this period. This gives a NI 159 percentage of 160.2%.

Year	2010/11	2011/12	2012 /13	2013 /14	2014 /15	2015 /16	5 year supply 2011/16 excluding current year	6 year supply 2010/16 including current year
	<b>Current year</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>		
<b>Projected completions</b>	<b>138</b>	<b>90</b>	<b>182</b>	<b>147</b>	<b>151</b>	<b>130</b>	<b>700</b>	<b>838</b>
<b>Target completions</b>	<b>97</b>	<b>94</b>	<b>95</b>	<b>88</b>	<b>83</b>	<b>77</b>	<b>437</b>	<b>534</b>

$$\text{NI 159} = 700 / 437 \times 100\% = 160.2\%$$

The NI 159 percentage shows that the District is performing well against the South East Plan target. Since the adoption of the Adur Local Plan in 1996, a number of large unidentified sites have come forward which have been developed at reasonably high densities in line with PPS3.

### **Indicator H3 - New and converted dwellings on previously developed land**

There were 92 dwellings (61 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**

	<b>Brownfield Units (gross)</b>	<b>% of total</b>	<b>Greenfield Units (gross)</b>	<b>% of total</b>	<b>Total Units</b>
<b>2006/07</b>	228	99.1	2	0.9	230
<b>2007/08</b>	158	99.4	1	0.6	159
<b>2008/09</b>	134	100	0	0.0	134
<b>2009/10</b>	92	100	0	0.0	92
<b>Total</b>	<b>612</b>		<b>3</b>		<b>615</b>

### **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 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 is proposing 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 signalled its intentions to revoke the South East Plan and the

Inspectors report was never formally published. Given the current status of the South East Plan, it is not yet known whether the Inspectors report will now be published. Once the district requirement is known, the Local Development Framework will allocate/identify sites to meet the need.

### **Indicator H5 – Gross affordable housing completions**

A total of 66 (gross) affordable homes have been completed in this monitoring year, which is a considerable increase compared with previous years. For this monitoring period 71.7% 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 has been completed for Coastal West Sussex (May 2009) which provides advice on potential threshold levels to be sought throughout the District. Further work on viability issues will be undertaken in 2011, to inform the affordable housing policy in the forthcoming Adur Core Strategy.

### **Affordable Housing Completions**

	<b>Affordable Housing</b>	<b>Total Dwellings</b>	<b>% Affordable Housing</b>
<b>2006/2007</b>	31	230	13.5
<b>2007/2008</b>	33	159	20.8
<b>2008/2009</b>	14	134	10.4
<b>2009/2010</b>	66	92	71.7
<b>Total</b>	<b>144</b>	<b>615</b>	<b>23.4</b>

### **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**

There were no planning applications granted contrary to Environment Agency advice on flooding and water quality grounds.

### **Indicator E2 - Change in areas of biodiversity importance**

Included in this Annual Monitoring Report is the latest report that the Sussex Biodiversity Records Centre has prepared 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 Sussex Downs Area of Outstanding Natural Beauty (AONB) which is in the process of being designated as a National Park. There are eleven SNCIs in the District. There are four LNRs – Lancing Ring, Lancing Widewater, Mill Hill and Shoreham Beach.

The tables included in the 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 last year.



# Desktop Biodiversity Report

Adur District  
Annual Monitoring Report

ESD/10/485

Prepared for Ben Daines (Adur District Council) – 16th December 2010



This report is not to be passed on to third parties without prior permission of the Sussex Biodiversity Record Centre.  
Please be aware that printing maps from this report requires an appropriate OS licence.

<b>Adur District area (ha)</b>	<b>4355.05</b>
<b>West Sussex area (ha)</b>	<b>203023.85</b>
<b>Area of planning applications with code of commencement 2009/2010 (ha)</b>	<b>1.92 (31 sites)</b>
<b>% of Adur infringed by planning applications</b>	<b>0.04</b>

<b>Designated sites and reserves</b>		<b>Area of designation / reserve in West Sussex (ha)</b>	<b>% of West Sussex</b>	<b>Area of designation / reserve in Adur (ha)</b>	<b>% of Adur</b>	<b>Area of designation / reserve in Adur infringed by planning applications (ha)</b>	<b>% of designation / reserve in Adur infringed by planning applications</b>	<b>Number of planning applications within designation /</b>
Inter-national	Ramsar	3767.61	1.86	0.00	0.00	0.00	0.00	0
	Special Area of Conservation (SAC)	3210.48	1.58	0.00	0.00	0.00	0.00	0
	Special Protection Area (SPA)	3789.21	1.87	0.00	0.00	0.00	0.00	0
National	Area of Outstanding Natural Beauty (AONB)	25985.04	12.80	0.00	0.00	0.00	0.00	0
	Chichester Harbour AONB	5986.69	2.95	0.00	0.00	0.00	0.00	0
	High Weald AONB	19998.34	9.85	0.00	0.00	0.00	0.00	0
	National Nature Reserve (NNR)	221.75	0.11	0.00	0.00	0.00	0.00	0
	National Park	81247.93	40.02	2324.98	53.39	0.00	0.00	0
	Site of Special Scientific Interest (SSSI)	8451.91	4.16	86.05	1.98	0.00	0.00	0
Local	Country Park	320.51	0.16	0.00	0.00	0.00	0.00	0
	Local Nature Reserve (LNR)	2028.47	1.00	77.73	1.78	0.00	0.00	0
	Regionally Important Geological Site (RIGS)	1635.36	0.81	2.28	0.05	0.00	0.00	0
	Site of Nature Conservation Importance (SNCI)	9942.76	4.90	214.64	4.93	0.00	0.00	0
Reserve / Property	Environmental Stewardship Agreements *	56756.77	27.96	562.57	12.92	0.00	0.00	0
	National Trust	5054.39	2.49	81.62	1.87	0.00	0.00	0
	RSPB Reserve	559.84	0.28	10.24	0.24	0.00	0.00	0
	Sussex Wildlife Trust Reserve	748.57	0.37	0.00	0.00	0.00	0.00	0
	Woodland Trust	67.93	0.03	0.00	0.00	0.00	0.00	0

\* This only applies to 'live' Environmental Stewardship Agreements. Environmental Stewardship Agreements include: Entry Level Stewardship, Entry Level plus Higher Level Stewardship, Higher Level Stewardship, Organic Entry Level plus Higher Level Stewardship and Organic Entry Level Stewardship.

All statistics are based on information held at the Sussex Biodiversity Record Centre as at 30/09/10. Note that designated sites may overlap therefore the totals shown in the designated site table do not necessarily reflect the total percentage of the district covered by designated sites. Please inform us if you believe the data shown to be inaccurate. For explanations of the different wildlife site designations please email: [sxbrcc@sussexwt.org.uk](mailto:sxbrcc@sussexwt.org.uk)



<b>Adur District area (ha)</b>	<b>4355.05</b>	
<b>West Sussex area (ha)</b>	<b>203023.85</b>	
<b>Area of planning applications with code of commencement 2009/2010 (ha)</b>	<b>1.92</b>	<b>(31 sites)</b>
<b>% of Adur infringed by planning applications</b>	<b>0.04</b>	

<b>Habitat *</b>	<b>Area of habitat in West Sussex (ha)</b>	<b>% of West Sussex</b>	<b>Area of habitat in Adur (ha)</b>	<b>% of Adur</b>	<b>Area of habitat in Adur infringed by planning applications (ha)</b>	<b>% of habitat in Adur infringed by planning applications</b>	<b>Number of planning applications within habitat</b>
Ancient woodland **	21391.25	10.54	5.24	0.12	0.00	0.00	0
Chalk grassland	3160.21	1.56	215.56	4.95	0.00	0.00	0
Coastal & floodplain grazing marsh	4388.76	2.16	244.09	5.60	0.00	0.00	0
Deciduous woodland	21692.13	10.68	69.90	1.61	0.00	0.00	0
Ghyll woodland	1992.83	0.98	0.00	0.00	0.00	0.00	0
Lowland dry acid grassland	13.94	0.01	0.00	0.00	0.00	0.00	0
Lowland heathland	1569.84	0.77	0.00	0.00	0.00	0.00	0
Lowland meadow	34.18	0.02	0.00	0.00	0.00	0.00	0
Notable road verge	135.71	0.07	28.55	0.66	0.00	0.00	0
Reedbed/fen	89.19	0.04	5.18	0.12	0.00	0.00	0
Traditional orchard	182.27	0.09	0.59	0.01	0.00	0.00	0
Vegetated shingle	76.86	0.04	12.05	0.28	0.00	0.00	0

<b>Other</b>	<b>Number of records in West Sussex</b>	<b>Number of records in Adur</b>	<b>Number of records within a 500m buffer of planning applications</b>
Protected species #	6581	187	106
Rare species #	22165	514	180
Biodiversity Action Plan species #	27131	579	374
Bats #	7928	37	22
Invasive alien species #	4519	79	40
Black poplar	12	0	0
Ancient/veteran trees	1047	23	4
Saline lagoon	10	1	0
Marine SNCI	13	0	0

\* Changes in habitat extent year on year may well be a reflection of improved datasets and should not be assumed to be habitat expansion or contraction.

Many habitat datasets overlap with one another, e.g. lowland meadow may be classed as grazing marsh and recorded in both inventories.

\*\* Includes data from Revised Ancient Woodland Inventory (RAWI) for West Sussex, Lewes District and Brighton & Hove. RAWI data for rest of East Sussex not yet available.

# Protected species does not include bat, bird, badger or otter records. Rare and BAP species does not include bat, bird or otter records.

Species records are labelled so that only one record per species per grid reference gets flagged up. This will usually be the most up to date record.

# Adur District

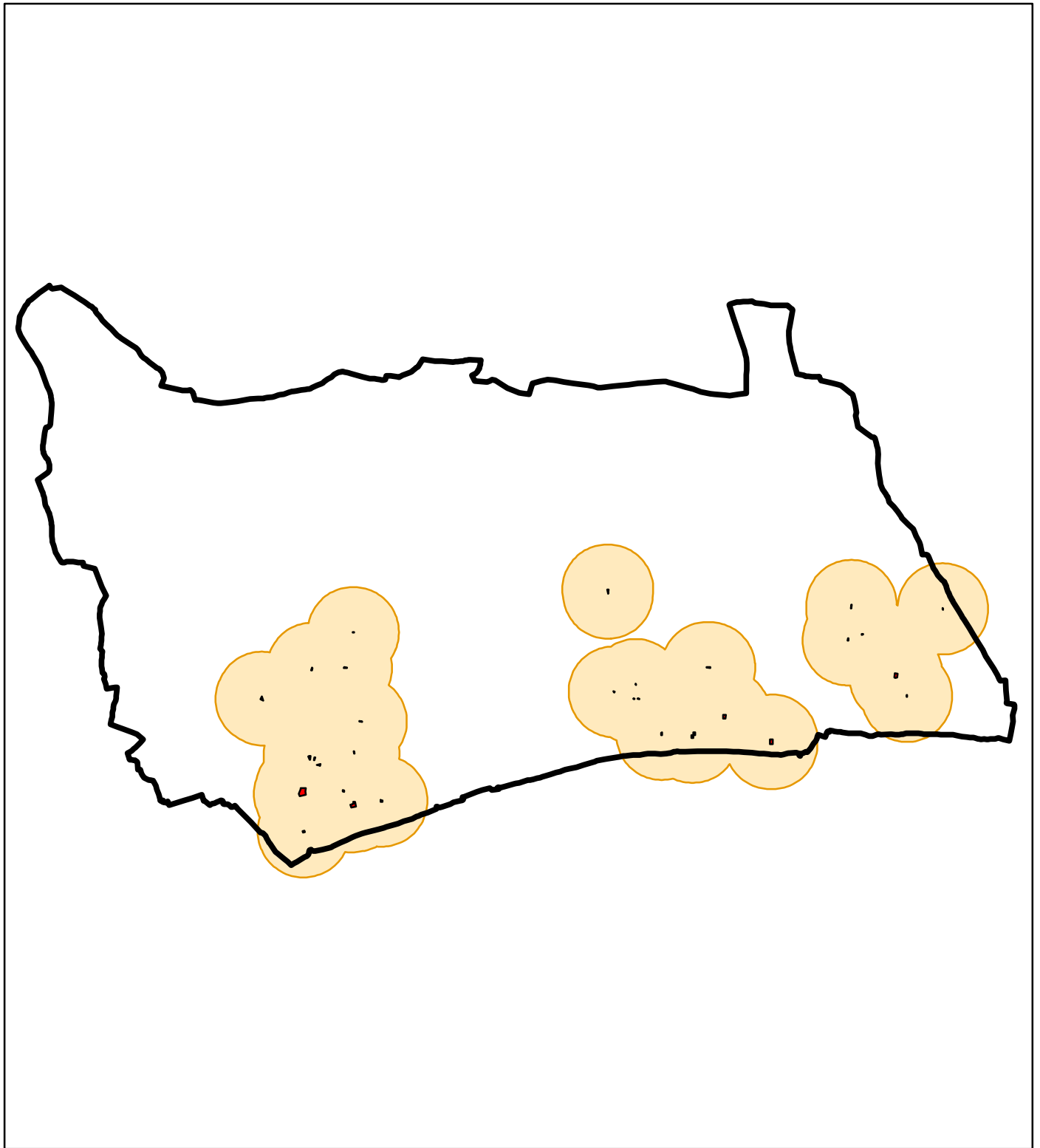
Planning applications with code of commencement  
1st April 2009 to 31st March 2010

Prepared for Ben Daines, Adur District Council - 16/12/2010






**Sussex  
Biodiversity  
Record Centre**

Email: [sxbrcc@sussexwt.org.uk](mailto:sxbrcc@sussexwt.org.uk)  
Website: [www.sxbrcc.org.uk](http://www.sxbrcc.org.uk)  
Woods Mill, Henfield  
West Sussex BN5 9SD  
Tel: 01273 497 558/557  
Fax: 0203 070 0709



### Key to Map:

-  Adur District
-  Commenced planning applications
-  500m buffer zone

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West Sussex County Council 100023447. 2010  
East Sussex County Council 100019601. 2010



## Adur District SSSI Unit Condition

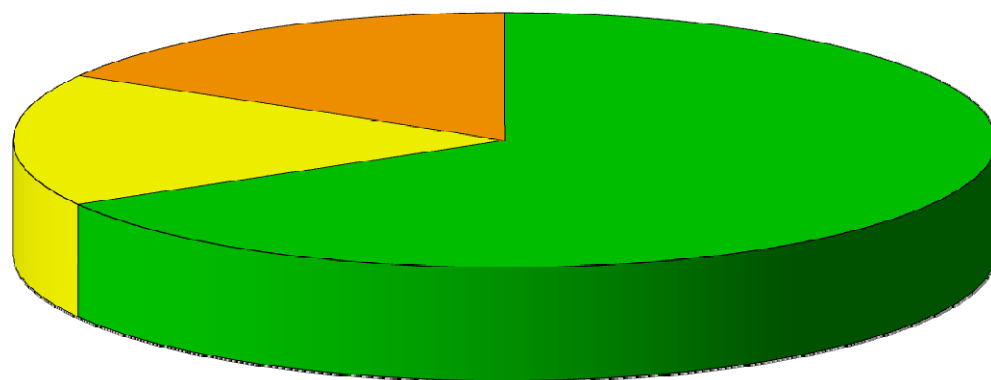
SSSI Units in Adur District = 6

Condition	No of Units	% of Units
Favourable	4	66.67
Unfavourable recovering	1	16.67
Unfavourable no change	1	16.67
Unfavourable declining	0	0.00
Destroyed/Part destroyed	0	0.00



\*Based on information derived from the Natural England SSSI GIS dataset  
Prepared on 01/10/2010

Adur District SSSI Unit Condition



- Favourable
- Unfavourable recovering
- Unfavourable no change
- Unfavourable declining
- Destroyed/Part destroyed

## West Sussex SSSI Unit Condition

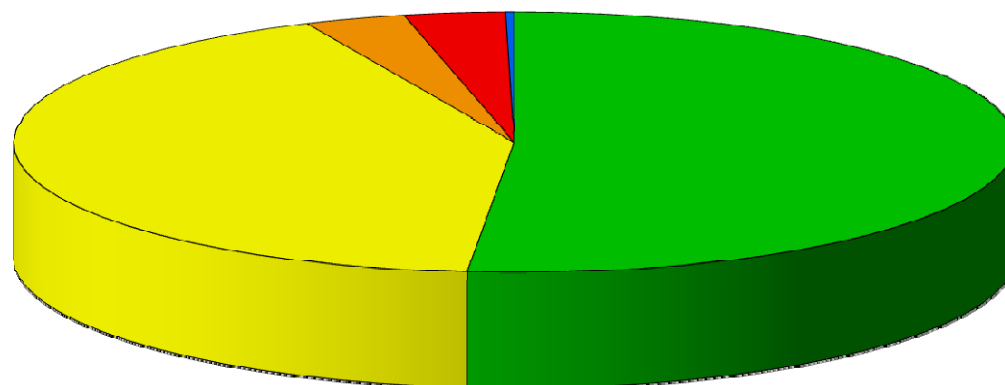
SSSI Units in West Sussex = 367

Condition	No of Units	% of Units
Favourable	189	51.50
Unfavourable recovering	153	41.69
Unfavourable no change	12	3.27
Unfavourable declining	12	3.27
Destroyed/Part destroyed	1	0.27



\*Based on information derived from the Natural England SSSI GIS dataset  
Prepared on 01/10/2010

West Sussex SSSI Unit Condition



- Favourable
- Unfavourable recovering
- Unfavourable no change
- Unfavourable declining
- Destroyed/Part destroyed

## South East Region SSSI Unit Condition

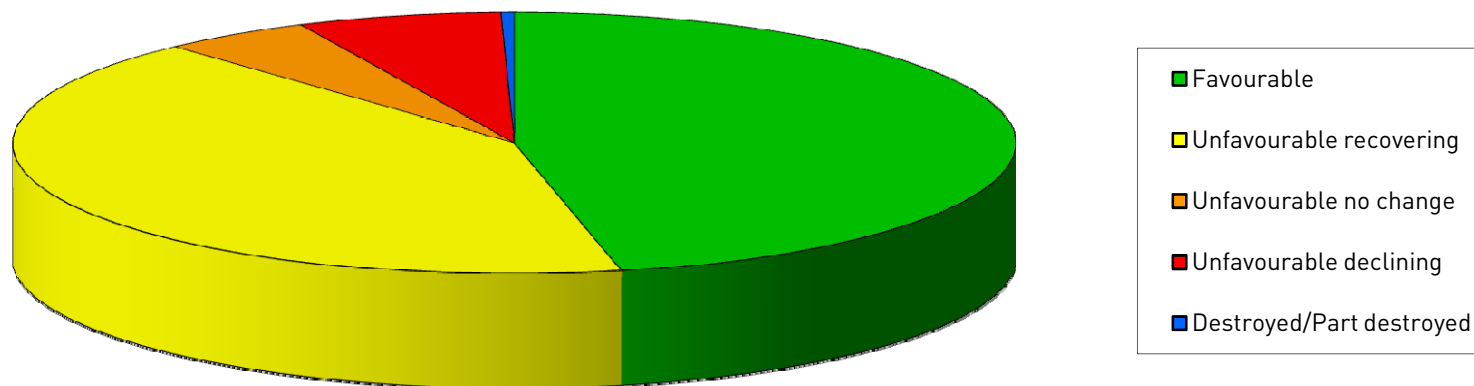
SSSI Units in South East = 4699

Condition	No of Units	% of Units
Favourable	2188	46.56
Unfavourable recovering	1954	41.58
Unfavourable no change	227	4.83
Unfavourable declining	310	6.60
Destroyed/Part destroyed	20	0.43



\*Based on information derived from the Natural England SSSI GIS dataset  
Prepared on 01/10/2010

South East Region SSSI Unit Condition



## GIS DATASETS

The GIS datasets used to produce the statistics in the biodiversity annual monitoring reports are derived from a number of sources, which are detailed below.

### Designated sites

Area of Outstanding Natural Beauty (AONB)	Dataset downloaded from MAGIC website. Owned by NE.
Country Park	Dataset downloaded from NE website.
Local Nature Reserve (LNR)	Dataset downloaded from NE website.
Marine Site of Nature Conservation Importance (MSNCI)	Supplied by ESCC in 2005.
National Nature Reserve (NNR)	Dataset downloaded from NE website.
National Park	Dataset downloaded from NE website.
Ramsar	Dataset downloaded from NE website.
Regionally Important Geological/Geomorphological Site (RIGS)	Data supplied by the Booth Museum, Brighton and digitised by SxBRC in April 2009.
Site of Nature Conservation Importance (SNCI)	Data supplied by WSCC, ESCC & BHCC.
Site of Special Scientific Interest (SSSI)	Dataset downloaded from NE website.
Special Area of Conservation (SAC)	Dataset downloaded from NE website.
Special Protection Area (SPA)	Dataset downloaded from NE website.

### Ownership and management

National Trust property	Owned and provided by National Trust.
RSPB reserve	Owned and provided by RSPB.
Sussex Wildlife Trust reserve	Created and maintained by SxBRC on behalf of SWT.
Woodland Trust site	Owned and provided by the Woodland Trust.
Environmental Stewardship Agreement	Dataset downloaded from NE website.

### Habitats and natural features

Ancient/Veteran tree	Merged dataset created in July 2009. Data from Ancient Tree Hunt (national survey carried out in 2007/2008) and Tree Register of the British Isles (a charity which collates and updates data on notable trees).
Ancient woodland	<b>West Sussex, Lewes District and Brighton &amp; Hove</b> – data is from the Revised Ancient Woodland Inventory carried out between 2007 and 2010 (not yet publicly available). <b>East Sussex (excluding Lewes District)</b> – data is from the current Ancient Woodland Inventory and only includes sites larger than 2ha (dataset downloaded from NE website). N.B. Ancient Woodland data has limitations and should be treated as provisional. It is under constant review by NE. The full Revised Ancient Woodland Inventory for the whole of Sussex should be available in late 2010.
Black poplar	Dataset created by SxBRC based upon species records arising from Sussex Otters and Rivers Partnership.
Chalk grassland	Merged dataset from NE and SDJC created in 2005.
Coastal & floodplain grazing marsh	Dataset created by SxBRC using a variety of existing data sources, as well as newly digitised data. Identifies probable habitat. Provided to NE for eventual inclusion in the national inventory.

Ghyll woodland	Boundaries drawn on paper maps by Dr Francis Rose which were then digitised by SxBRC. Not ground-truthed.
Lowland dry acid grassland	Dataset (version 2.01) downloaded from NE website (updated since 2009 AMR).
Lowland heathland	High Weald Heathland data created by the High Weald Unit in 2006. The rest of Sussex Heathland data was created by SxBRC, with funding from WSCC and RSPB in 2007.
Lowland meadow	Dataset (version 2.01) downloaded from NE website (updated since 2009 AMR).
Notable road verge	Owned and provided by ESCC and WSCC.
Reedbed/Fen	Originally created in June 2007 by SxBRC. Ongoing updates provided by RSPB Sussex Reedbed Officer.
Saline lagoon	Dataset downloaded from NE website.
Traditional orchard	Provisional dataset from PTES. Based on existing survey data combined with aerial photography. Ground-truthing being undertaken by volunteers. Project to be completed in March 2011.
Vegetated shingle	Dataset downloaded from NE website.

### Abbreviations

BHCC	Brighton and Hove City Council
EA	Environment Agency
ESCC	East Sussex County Council
NE	Natural England
PTES	People's Trust for Endangered Species
RSPB	Royal Society for the Protection of Birds
SDJC	South Downs Joint Committee
SWT	Sussex Wildlife Trust
SxBRC	Sussex Biodiversity Record Centre
WSCC	West Sussex County Council

### **Indicator E3 - Renewable energy generation**

There were no renewable energy developments/installations in the monitoring period. However, a 10kw (0.01mw) wind turbine at Lancing Business Park was granted planning permission within the monitoring year but has not yet been constructed.

It should be noted that Adur District Council are currently relying on an outdated Local Plan which has little emphasis on renewable energy. The emerging Core Strategy will seek to address this issue and promote sustainable design and the use of renewable energy in new development.



## **LOCAL INDICATORS**

Local indicators relate to local circumstances and issues not covered by the core output indicators. The emerging Core Strategy will contain such policies and, once adopted, local indicators to monitor these policies will be incorporated in the Annual Monitoring Report

## **SIGNIFICANT EFFECTS INDICATORS**

Significant effects indicators are used to assess the significant social, economic and environmental effects of policies. They inform monitoring of the impacts of policies on sustainability. The Core Strategy is in the process of being revised so there are no current policies in the LDF for the Significant Effects Indicators to address.

## **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 paragraph 5.15 in PPS12, 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. These saved policies will be replaced by emerging DPDs in the Local Development Framework as and when they are adopted.

<b>Policy number</b>	<b>Subject</b>
<b>AG1</b>	<b>Location of Development</b>
<b>AG3</b>	<b>The relationship between development and the provision of Infrastructure</b>
<b>AP4</b>	<b>Development &amp; Land Drainage</b>
<b>AP5</b>	<b>Development &amp; Land Drainage</b>
<b>AP9</b>	<b>Minimising Pollution: Visual</b>
<b>AC1</b>	<b>Development of the Countryside Generally</b>
<b>AC2</b>	<b>The Sussex Downs Area of Outstanding Natural Beauty</b>
<b>AC3</b>	<b>The Sussex Downs Area of Outstanding Natural Beauty</b>
<b>AC4</b>	<b>The Strategic Gaps</b>
<b>AC6</b>	<b>Agriculture, Horticulture and Forestry</b>
<b>AC7</b>	<b>Agriculture, Horticulture and Forestry</b>
<b>AC8</b>	<b>Diversification of the Rural Economy</b>
<b>AC9</b>	<b>Existing Buildings in the Countryside</b>
<b>AC15</b>	<b>Horse Riding Establishments</b>
<b>AB1</b>	<b>Archaeology</b>
<b>AB3</b>	<b>Conservation areas and their enhancement</b>
<b>AB4</b>	<b>Conservation areas and their enhancement</b>
<b>AB5</b>	<b>Conservation areas and their enhancement</b>
<b>AB6</b>	<b>Conservation areas and their enhancement</b>
<b>AB7</b>	<b>Listed buildings</b>
<b>AB8</b>	<b>Listed buildings</b>

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

<b>AE10 to AE14</b>	<b>Shoreham Airport</b>
<b>DPAE9</b>	<b>Land at Shoreham Airport</b>
<b>DPAE11</b>	<b>Heritage Aviation Museum</b>
<b>AE15</b>	<b>New Development Outside Established Business/Industrial Areas</b>
<b>AE16</b>	<b>Existing Businesses in Residential Areas</b>
<b>AE17</b>	<b>Existing businesses in Residential Areas</b>
<b>AE18</b>	<b>Business and Industry Outside the Built up area</b>
<b>AS1</b>	<b>Protection of the District's Shopping Centres</b>
<b>DPAS1</b>	<b>Land at Ropetackle, Shoreham-By-Sea</b>
<b>AS2,AS3, AS4,AS5</b>	<b>Retail development outside town centres</b>
<b>ACS1</b>	<b>Education</b>
<b>ACS2 to3</b>	<b>Lancing College</b>
<b>ACS4</b>	<b>Health Services</b>
<b>ACS5</b>	<b>Community Centres, Worship, Police, Fire Service</b>
<b>DPAN1</b>	<b>Land to South of Sompting Village</b>
<b>AR1, AR2, AR3, AR4, AR5 &amp; AR6</b>	<b>Public Open Space, Recreation areas not owned by ADC, Allotments, New areas of public open space &amp; Children's play areas</b>
<b>DPAR1</b>	<b>Land adjacent to Sompting Cemetery</b>
<b>AR7</b>	<b>Development of Leisure &amp; Sporting Facilities</b>
<b>AR8</b>	<b>Recreation in the Countryside</b>
<b>AR9</b>	<b>Recreation in the Countryside</b>
<b>DPAR4</b>	<b>Shoreham Cement Works</b>
<b>DPAR5</b>	<b>Land east of Lancing bounded by A27 Trunk Road and Shoreham Airport</b>
<b>AR11</b>	<b>Coastal Recreation</b>
<b>AR12</b>	<b>Coastal Recreation</b>
<b>AR13, AR14, AR15, AR16, AR17,</b>	<b>Shoreham Harbour</b>
<b>AR20</b>	<b>Tourism</b>

### Planning Appeal Decisions

During the monitoring period 18 appeals were submitted to the Secretary of State and during the same monitoring period, 20 appeals were determined.

<b>Allowed</b>	<b>3</b>
<b>Withdrawn</b>	<b>0</b>
<b>Dismissed</b>	<b>11</b>
<b>Enforcement notice quashed</b>	<b>1</b>
<b>Enforcement notice dismissed</b>	<b>5</b>

## **CONCLUSION**

This is the fifth Annual Monitoring Report submitted to the Government Office for the South East and covers the period 1 April 2009 – 31 March 2010.

As has been explained, for a variety of reasons the Council does not have an adopted Local Development Scheme against which to monitor progress of the Local Development Framework. However, work has continued in terms of the range of technical and background studies to support both the Core Strategy and the Joint Area Action Plan. The subsequent awarding of both Growth Point and Eco Town funding will help the delivery of these two documents and progress in their preparation is expected during the next monitoring period (this is dependent on any changes to the planning system resulting from the Decentralisation and Localism Bill when introduced)

Interim planning guidance for Shoreham Harbour has been approved and is being used by the three local authorities of Adur, Brighton & Hove and West Sussex County Council to ensure that any development proposal coming forward in the Harbour area does not prejudice the long term regeneration aims for the area.

In terms of housing delivery, as predicted in the trajectory included in the previous monitoring period, fewer homes have been completed this year. This is mainly due to continued uncertainties in the housing market. One significant achievement has been the delivery of much higher numbers of affordable housing this year, which will help meet the identified need in the District.

With regard to delivery of employment floorspace, there has been no net increase in the provision of employment floorspace in the district although a gross amount of 6700sqm of floorspace was provided. However, this low provision reflects national trends caused predominantly by the economic downturn.

No new developments have commenced near or within any sites in the district designated for their biodiversity/landscape value but this is partly due to the general lack of development in the district for reasons stated above.