



ADUR DISTRICT COUNCIL

Annual Monitoring Report

1st April 2018 – 31st March 2019

December 2019



ADUR DISTRICT
COUNCIL

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Introduction

This Annual Monitoring Report (AMR) covers the period 1st April 2018 to 31st March 2019.

The key purpose of the Report is to share performance and achievements of the planning service with the local community. It is designed to show what planning is doing and the difference it is making. This is achieved in two main ways by reporting on:

- The implementation of the Local Development Scheme (LDS)
- The extent to which the policies set out in Local Development Documents (LDD's) are being achieved.

This Report is produced in line with the Planning and Compulsory Purchase Act 2004 (as amended by Section 113 of the Localism Act 2011). Part 8 of the Town and Country Planning Regulations 2012 sets out what must be covered within the AMR. Planning Policy Guidance: Plan-making (revised March 2019) also provides advice. Changes to the requirements for monitoring have opened up the opportunity for authorities to shape how the AMR looks. Providing that they are prepared in accordance with the UK and EU legislation the council can now choose which targets and indicators to include within the AMR in order to tell “the local story”.

Format

This is the first AMR that reflects and monitors the policies of the Adur Local Plan which was adopted on 14th December 2017. The Local Plan 2017 contains a framework of indicators and targets which reflects its spatial strategy and the policies to be monitored. There are two Neighbourhood Plans currently being prepared and their progress is reported in this AMR. Their specific monitoring targets will be reported on in due course, once each Plan has been adopted.

The AMR also sets out the Council's latest position in terms of its five year housing land supply.

The AMR is divided into three chapters:

Chapter One – Gives an introduction and measures the progress made on the preparation/revision of the Development Plan Documents and Supplementary Planning Documents set out in the Local Development Scheme 2018-2020.

Chapter Two – Sets out how the Adur Local Plan 2017 policies are performing when measured against key indicators and targets.

Chapter Three – Appendices:

- Appendix 1 provides further detailed information about the housing land supply position, including the five year housing land supply calculation and the trajectory.
- Appendix 2 provides details of employment floorspace not covered by Policy 4.
- Appendix 3 is the Biodiversity Annual Monitoring Report (1st April 2018-31st March 2019) produced by the Sussex Biodiversity Records Centre.

Monitoring data is provided for each policy for the period 1 April to 31st March for the relevant monitoring year. **This includes all data relating to housing provision.** In some cases data is collected over a different time period and this is stated.

Where a significant change has occurred after the monitoring period has ended, an update has been provided in a separate pink coloured box under the policy. This is to ensure that the most up to date information is provided.

The Adur Local Plan

The Adur Local Plan 2017 is divided into five parts:

Part One – The Adur Local Plan

Part Two – A Strategy for Change and Prosperity

Part Three – Policies for Places

Part Four – Development Management Policies

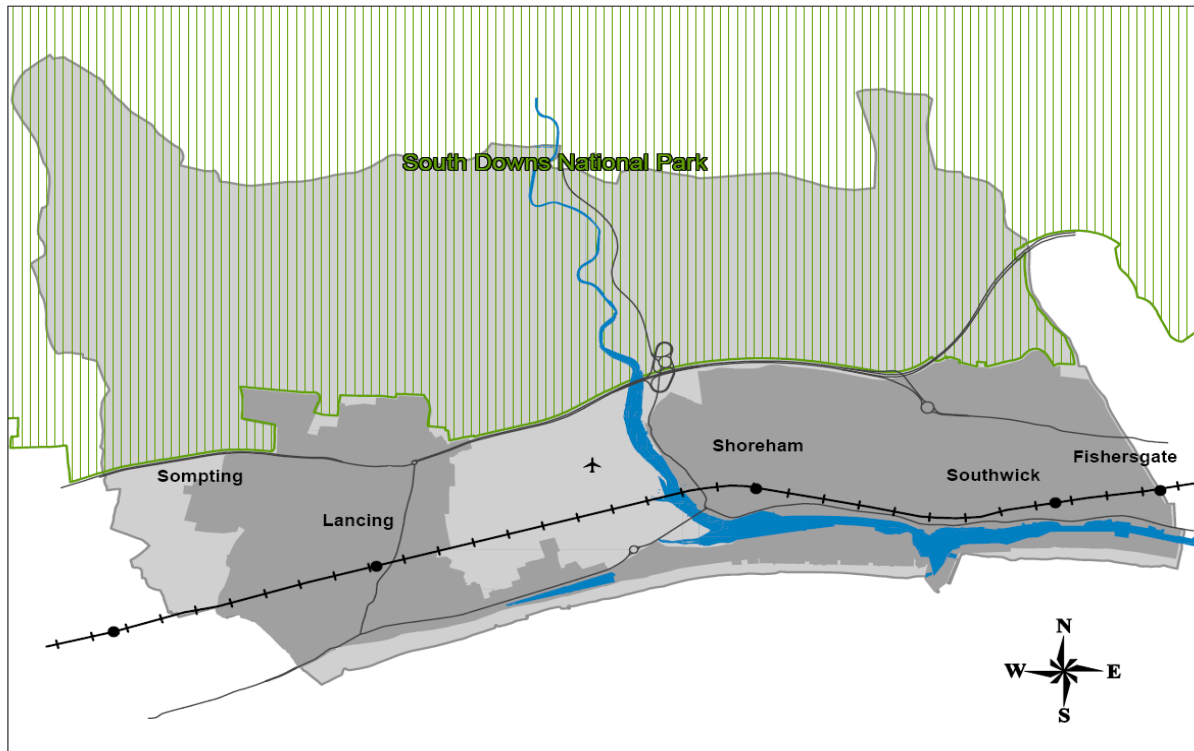
Part Five - Appendices

Geographical Coverage of the Adur Local Plan 2017

South Downs National Park

The South Downs National Park was designated on 12th November 2009 and the South Downs National Park Authority (SDNPA) took on full powers in April 2011. Over half of Adur District (53%) lies within the National Park and the SDNPA is currently producing its own Local Plan which will set planning policy for all areas within the South Downs National Park. The Local Plan has been subject to an Examination by an Independent Inspector appointed by the Secretary of State and his report is awaited. Policies in the Adur Local Plan therefore only cover those parts of Adur which lie outside of the National Park as shown on the map below:

Map of Adur District, showing area within South Downs National Park (vertical stripes), and remaining area within planning remit of Adur District Council (in grey).



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Update

The South Downs National Park Local Plan was adopted on 2nd July 2019

Monitoring the Local Development Scheme

The Planning and Compulsory Purchase Act 2004 requires local planning authorities to prepare and maintain a Local Development Scheme (LDS). The LDS is a public statement of the Council's programme for the production of Development Plan Documents (DPD's). The most recent LDS covers the period 2018-2020 and sets out the timetable for the preparation and production/revision of the Development Plan Documents and Supplementary Planning Documents to be produced. The following information sets out progress made during this monitoring period and provides updates where relevant:

The Adur Development Plan

In 2018 the Development Plan comprised:

- The Adur Local Plan 2017
- The saved policies of the West Sussex Minerals Plan 2003
- The West Sussex Waste Plan 2014

On 20th July 2018 a West Sussex Joint Minerals Local Plan was adopted, covering the period to 2033. It was produced jointly with the South Downs National Park Authority. This document now forms part of the Adur Development Plan and supersedes the saved policies of the West Sussex Minerals Plan 2003.

The Local Development Framework consists of a number of documents, the delivery of which can be assessed against the timetables and milestones set out in the Local Development Scheme.

Shoreham Harbour Joint Area Action Plan (DPD)

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

The Council consulted on the main modifications to the plan between January and March 2019.

Once the JAAP has been formally adopted in late 2019 it will have its own detailed AMR prepared jointly with Brighton & Hove City Council.

Update

The Councils received the Planning Inspector's report in July 2019. This found that the plan was sound and legally compliant. The JAAP was adopted by Full Council on 31st October 2019.

Joint Statement of Community Involvement (SCI)

Consultation on an updated Adur & Worthing Statement of Community Involvement was undertaken between 14th March and 25 April 2019.

Update

Adur & Worthing Councils adopted the revised Joint Adur & Worthing Statement of Community Involvement on 25th July 2019, outside of this monitoring period. It can be viewed at: <https://www.adur-worthing.gov.uk/media/media,154637,en.pdf>

Gypsy and Traveller DPD

A revised Gypsies and Travellers Accommodation Needs Assessment (GTAA) was commissioned by the Coastal West Sussex Authorities of Adur, Worthing, Arun and Chichester Councils. The GTAA takes account of the new planning definition of Gypsies and Travellers in assessing the need for new pitches and plots. The need to produce a Gypsies and Travellers DPD will be considered following publication of the GTAA.

Update

The Gypsies and Travellers Accommodation Needs Assessment was published in April 2019. It can be viewed:

<https://www.adur-worthing.gov.uk/media/media,154274,en.pdf>

Guidance on Infrastructure Provision SPD

An Interim Guidance Note: Planning Guidance for Infrastructure Provision was adopted in July 2013. It gives advice as to the contributions required towards new infrastructure provision to serve new development under existing saved policies. This includes affordable housing and also refers to guidance from West Sussex County Council regarding parking standards. In due course it will be replaced by the proposed SPD: Guidance on Infrastructure Provision, timetabled for late 2019.

Affordable Housing SPD

The LDS states that an Affordable Housing SPD may be produced; however, at the time the LDS was written proposed changes to the National Planning Policy Framework (NPPF) meant that it was not possible to indicate a timetable for this SPD. The LDS also states that, depending on timetabling, consideration will be given to including the requirements of the Affordable Housing SPD within the Infrastructure SPD.

Update

Given the revisions made to the NPPF 2019 which refer to affordable housing being sought from major development, the affordable housing threshold in the Adur Local Plan Policy 21 may be reviewed.

Shoreham Harbour Flood Risk Management Guide SPD

The Local Development Scheme identified a factual update to the Shoreham Harbour Flood Risk Management Guide (SPD). Initial engagement with stakeholders suggested that the majority of the guidance remained valid and relevant, and that it would be more appropriate to produce an Addendum to the SPD. This update will commence in 2020.

Green Infrastructure SPD

Work on a Green Infrastructure SPD was due to commence in late 2016. This was delayed because of the Local Plan Examination held in January/February 2017. The LDS indicates that this will be produced in June-September 2019, outside of this monitoring period.

Update

The Shoreham Harbour Joint Area Action Plan commits the councils to preparing a Shoreham Harbour Green Infrastructure Strategy. Shoreham Harbour Regeneration is preparing an Issues and Options paper for consultation in 2020. It is envisaged that the strategy will comprise an SPD

to be jointly adopted by the councils and an action plan setting out how the councils and partners will deliver green infrastructure across the area.

As this SPD will cover a large part of Adur District, consideration is currently being given to the most appropriate way to proceed with the Adur Green Infrastructure SPD.

Demonstrating Genuine Redundancy of Employment Sites SPD

An SPD entitled 'Demonstrating Genuine Redundancy of Employment Sites in Adur' was adopted on 26th March 2019. This SPD supports and expands on Policy 25 of the Adur Local Plan 2017. It can be viewed:

<https://www.adur-worthing.gov.uk/media/media,151915,en.pdf>

Sustainable Energy SPD

During the monitoring period work was carried out on a Sustainable Energy SPD. It will clarify policies in the Adur Local Plan and the Shoreham Harbour Joint Area Action Plan.

Update

A Sustainable Energy SPD was adopted on 14th August 2019. It can be viewed:

<https://www.adur-worthing.gov.uk/media/media,153456,en.pdf>

Guidance Note on Intertidal Habitats

For information, in July 2019 (outside of this monitoring period) the Council produced a note on Intertidal Habitats. This is aimed at developers in Adur where the proposed development has the potential to cause significant (harmful or negative) impacts to intertidal habitats. The note can be viewed:

<https://www.adur-worthing.gov.uk/media/media,153651,en.pdf>

Neighbourhood Plans

The creation of a Neighbourhood Plan is a partnership between the local community and the Council who can advise and support the process. There are currently two Neighbourhood Plans being promoted in Adur:

Sompting Neighbourhood Plan

The Sompting Parish Neighbourhood Plan (SNP) was published for consultation in accordance with Regulation 16 of the Neighbourhood Planning (General) Regulations 2012 (as amended) from 19th February to 22nd April 2018. Subsequent to this, the SNP was submitted for Examination. However, Sompting Parish Council, at an Extraordinary General Meeting on 2nd July 2018, agreed

to formally withdraw the Sompting Neighbourhood Plan. The withdrawal notice can be viewed here:

<https://www.adur-worthing.gov.uk/media/media,150225,en.pdf>

Sompting Parish Council has been developing a revised version of the SNP throughout the remainder of this monitoring period.

Update

For information regarding the progression of the Sompting Neighbourhood Plan, please see <https://www.adur-worthing.gov.uk/sompting-neighbourhood-plan/> or the Sompting Parish Council website

Shoreham Beach Neighbourhood Plan

The Shoreham Beach Neighbourhood Area, together with the designation of the Shoreham Beach Neighbourhood Forum was approved by Adur District Council in November 2014. The Forum is in the early stages of preparing the Neighbourhood Plan and has held several public consultation events. The Council has continued to work with the Forum throughout this monitoring period.

Update

For more details about the Forum and the emerging Neighbourhood Plan, please see <https://shorehambeachforum.com/>

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 was 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.

The Adur Duty to Co-operate Statement was published alongside the Submission Adur Local Plan 2016. It can be viewed here:

www.adur-worthing.gov.uk/media/media,141988,en.pdf

Following the adoption of the Adur Local Plan in December 2017, the Council has continued to work with other local authorities in the housing market area and further afield through the West Sussex and Greater Brighton Strategic Planning Board. During this monitoring period this included meetings with other local planning authorities on an individual basis to discuss shared strategic issues. In addition the Strategic Planning Board agreed to prepare a Statement of Common Ground regarding its work on Local Strategic Statement 3 (LSS3).

Community Infrastructure Levy Charging Schedule

Work on the evidence base to inform a Community Infrastructure Levy (CIL) commenced in late 2012. A Whole Plan and Community Infrastructure Levy Viability Assessment was prepared in November 2014 and updated in January 2017 to accompany the Adur Local Plan at examination.

A report was taken to the Adur Planning Committee in July 2017 (and subsequently to the Executive Member) which considered the future of infrastructure contributions in Adur. It was agreed that CIL would not be progressed at that time. This matter will be considered further in late 2019.

This chapter of the Annual Monitoring Report sets out how the Adur Local Plan policies in Parts One, Two, Three and Four are performing when measured against key indicators and targets.

PART ONE - THE ADUR LOCAL PLAN

Policy 1: Sustainable Development

Key Indicator: Number of appeals allowed/dismissed

Target: Identify which policies are resulting in appeals being allowed

Key Indicator: Percentage of applications determined within 8 weeks (13 weeks for major applications)

Targets: 80% of householder applications and 65% of minor applications to be determined within 8 weeks

60% of major applications to be determined within 13 weeks

Commentary

During this monitoring period, 12 appeals to the Secretary of State were determined:

Type	Number	Policies appeals relates to
Allowed	5	Policy 15 Policy 20
Withdrawn	0	n/a
Dismissed	7	Policy 15 Policy 36
Split decision	0	n/a
Turned away	0	n/a
Total appeals determined	12	

Seven appeal decisions relate to policies in the adopted Adur Local Plan 2017. In forthcoming years, where applications are allowed on appeal, policies used for refusing applications will be monitored to see if there is a consistent pattern, which may trigger a policy review.

The remaining 5 appeals relate either to policies in the Submission Adur Local Plan, not the subject of this monitoring report, or Tree Preservation Orders.

During this monitoring period, 494 planning applications were decided:

Majors	Minors	Others
80%	90%	93%

The data clearly indicates that performance targets have been exceeded and that the Council has been efficient in its decision making process.

PART TWO – A STRATEGY FOR CHANGE AND PROSPERITY

Policy 2: Spatial Strategy

Key Indicator: Number of completed developments contrary to Policy 2

Target: Zero

Commentary

There were 2 new dwellings completed on residential gardens which fall outside of the National Planning Policy Framework definition of previously developed (brownfield) land. However, as both of these sites fall within the defined build up area boundary, they are not contrary to Policy 2.

Year	Brownfield Units (gross)	Greenfield Units (gross)	Total Units (gross)
2011/2012	204	0	204
2012/2013	157	1	158
2013/2014	102	1	103
2014/2015	105	0	105
2015/2016	36	2	38
2016/2017	69	2	71
2017/2018	118	3	121
2018/2019	116	2	118
Total	791	9	800

Policy 3: Housing Provision

Key Indicator: Number of dwellings completed annually

Target: 177 dwellings per annum

Commentary

The table below shows dwellings completed since 1st April 2011, the base date of the Local Plan. It shows that a total of 848 (net) new homes have been completed since 2011, giving an annual average of 106 (net) dwellings per annum.

Year	Dwelling Completions		
	Gross	Net	Lost
2011/2012*	204	193	11
2012/2013	153	146	7
2013/2014	103	93	10
2014/2015	105	96	9
2015/2016	38	31	7

2016/2017	71	64	7
2017/2018	121	114	7
2018/2019	118	111	7
Total	913	848	65

*Although small in number, it should be noted that the figures for 2011/12 includes new homes delivered within the South Downs National Park area. Since that date, the SDNPA has produced its own AMR.

As can be seen in the table above, there has been a considerable fluctuation in the delivery rates per annum, with the highest number recorded in 2011/21 (193 net dwellings) and the lowest in 2015/16 (31 net dwellings). Whilst these fluctuations can, in part, be attributed to economic conditions, the availability, location and size of site coming forward also plays a role. Much of Adur's new development has been on smaller infill brownfield sites. With only a limited number of large brownfield sites available for development, the delivery of these sites makes a significant difference to the annual number of completions.

The development strategy in the Adur Local Plan 2017 is largely dependent on the delivery of a small number of large sites. Two strategic allocations have been identified:

New Monks Farm, Lancing - A planning application for 600 homes and 30,000sqm employment floorspace was validated in 2017. It was resolved to grant permission in October 2018 subject to the signing of a S.106 Agreement and the Secretary of State agreeing not to call in the application for his determination. However, in view of the level of retail floorspace proposed, the application was referred to the Secretary of State. His decision is pending.

Land west of Sompting - a hybrid planning application has been submitted and validated to deliver 520 new homes in two phases (part detailed for 100 dwellings, part outline for 420 dwellings).

The Shoreham Harbour Regeneration Area is identified as a broad location for the development of a minimum of 1100 new homes in the Local Plan. A Joint Area Action Plan (JAAP) prepared jointly with Brighton & Hove City Council and West Sussex County Council and has recently been through Examination. A number of sites within this broad location for development are starting to come forward.

The projected delivery on all of these large sites is shown in the housing trajectory included in Appendix I. It is anticipated that the delivery rate will increase significantly from 2020/2021.

Appendix I sets out in more detail the housing land supply position for Adur. It includes a housing trajectory and the sources of housing land supply that inform it, the five year housing land supply and the Strategic Housing Land Availability Assessment.

Update

New Monks Farm - the Secretary of State issued a holding direction and in May 2019 the Council was notified that the application was not going to be "called in" and the decision notice could be issued. The S.106 continues to be progressed and it is anticipated that planning permission will be granted and the development commenced by the end of 2019.

West Sompting – a decision on the planning application is anticipated in February 2020.

Shoreham Harbour JAAP – the Joint Area Action Plan has been found sound and was adopted by the relevant Councils in late 2019.

Policy 4: Planning for Economic Growth

Key Indicator: Total net amount and type of additional employment floorspace per annum

Target: Minimum of 41,000sqm completed over plan period

Key Indicator: Index of Multiple Deprivation rankings

Target: To improve ranking over plan period

Key Indicator: Average gross weekly earnings

Target: Annual increase

Commentary

Total net amount and type of additional floorspace

This Indicator refers to the three employment allocations in the Local Plan:

- Shoreham Airport (a minimum of 15,000sqm to be provided) – nil
- New Monks Farm (a minimum of 10,000sqm to be provided) - nil
- Shoreham Harbour Regeneration Area (a minimum of 16,000sqm to be provided) – a total of 1275sqm of B1c floorspace has been provided within Character Area 5: Southwick Waterfront and Fishersgate.

Details of other land developed for employment uses during this monitoring year are included in Appendix 2.

Index of Multiple Deprivation rankings

The most recent Government's Indices of Multiple Deprivation (IMD), updated in September 2019, ranked Adur as the 164th most deprived area (out of 317 local authority areas and where the most deprived area is ranked as 1). This demonstrates an improving position as, in 2015 when the last IMD was published, Adur was ranked 159th. Adur is no longer the most deprived local authority in West Sussex.

Average gross weekly earnings

The table below gives details of the gross weekly earnings of both residents and those that work in the area. This is the first AMR in which this indicator has been monitored and will be the baseline for comparing future average gross weekly earning levels in Adur and across the South East.

Area		2018
Adur	Resident	£528.70
	Workplace	£509.70
Arun	Resident	£507.20
	Workplace	£469.30
Chichester	Resident	£582.80
	Workplace	£540.50
Crawley	Resident	£558.70

	Workplace	£632.80
Horsham	Resident	£649.80
	Workplace	£538.70
Mid Sussex	Resident	£645.40
	Workplace	£559.50
Worthing	Resident	£522.70
	Workplace	£488.00
West Sussex	Resident	£574.90
	Workplace	£554.10
South East	Resident	£614.50
	Workplace	£574.90

Policy 5: New Monks Farm

Key Indicator: Number of dwellings completed annually on site

Target: 600 dwellings to be delivered 2018/19 to 2025/26 at approximately 67dpa

Key Indicator: Number of affordable homes delivered

Target: 30% of total homes: 180

Key Indicator: Amount of employment generating floorspace completed annually

Target: 10,000sqm of employment generating floorspace over plan period

Commentary

This development has not yet commenced. A planning application was submitted in June 2016 and generated a considerable number of objections, particularly with regard to the proposed construction of an IKEA store. The planning process took 15 months, with the Adur Planning Committee resolving to grant planning permission in October 2018. In view of the increased level of retail floorspace proposed (approximately 33,000sqm), the application was referred to the Secretary of State. A subsequent holding direction was issued. Work on the detailed Section 106 Agreement is progressing. It is proposed to deliver 180 affordable homes in line with policy.

Update

In May 2019 the Council was notified that the application was not going to be “called-in” and the decision notice could be issued. However, West Sussex County Council remain concerned about the level of financial contribution being made towards the cost of a new school and have started its own viability review. The S.106 continues to be progressed and it is anticipated that planning permission will be granted and the development commenced by the end of 2019.

In light of the delay, the trajectory for the delivery of 600 new homes has been amended and it is anticipated that the first completions will be in 2021/22 (see Appendix 1).

Policy 6: West Sompting

Key Indicator: Number of dwellings completed annually on site

Target: 480 dwellings to be delivered 2017/18 to 2023/24 at approximately 69dpa

Key Indicator: Number of affordable homes delivered

Target: 30% of total homes: 144

Commentary

This development has not yet commenced. Preparation of supporting documents, pre-application discussions with the Council, stakeholder engagement and public consultation took longer than anticipated and a hybrid planning application was submitted and validated in February 2019. The proposal is to deliver 520 homes in two phases (part detailed for 100 dwellings, part outline for 420 dwellings), an increase of 40 homes. The number of affordable homes to be delivered will therefore increase to 156.

Update

A decision on the planning application is anticipated in February 2020.

In light of the delay, the trajectory for the delivery of 520 new homes has been amended and it is anticipated that the first completions will be in 2021/22 (see Appendix 1).

Policy 7: Shoreham Airport

Key Indicator: Total net amount of additional employment floorspace completed annually

Target: 15,000sqm of employment generating uses delivered over the Plan period

Key Indicator: Loss of existing floorspace at Shoreham airport to non B1, B2 and B8 uses

Target: Retention of B class uses at Shoreham Airport in accordance with policy

Commentary

Additional employment floorspace on the north eastern side of the Airport

An outline planning permission for the erection of commercial buildings to provide up to 25,000sqm of B1(c), B2 and B8 floorspace has been submitted to the Council. The Section 106 Agreement has not yet been signed and the decision notice has not been issued.

Loss of existing floorspace

There has been no loss of B Class uses at Shoreham Airport during this monitoring period.

Policy 8: Shoreham Harbour Regeneration
(Refer to Joint Area Action Plan and accompanying Sustainability Appraisal for details of monitoring process and specific targets for Shoreham Harbour Regeneration Strategy)

Key Indicator: Number of dwellings completed annually

Target: 55 dwellings per annum

Key Indicator: Number of affordable homes

Target: 30%

Key Indicator: Amount of employment generating floorspace completed per annum

Target: 16,000sqm over Plan period

Commentary

The Shoreham Harbour Joint Area Action Plan (JAAP) has been through an Examination during this monitoring year and the Inspectors report is awaited. The JAAP has its own monitoring indicators and targets and a separate Monitoring Report, to include a housing trajectory, will be prepared jointly with Brighton & Hove City Council for the monitoring year 2019/2020.

Number of homes completed annually

During the monitoring year a total of 50 new homes have been completed on the following sites:

Address	Site Total	Market Homes Completions	Affordable Homes Completions	% of Affordable Homes
63/67 Brighton Road	14	14	0	0
79/81 Brighton Road	132	0	36	27%
Total	137	14	36	

In this first year of monitoring policies in the Adur Local Plan 2017, the target of delivering 55 dwellings per year has not quite been met. The site at 79/81 Brighton Road was anticipated to have completed this year, but completion of the private market flats was delayed. The site will complete in the next monitoring year.

Similarly, the target of 30% affordable homes delivery has not been met. The site at 79/81 Brighton Road, Shoreham-by-Sea has delivered 27% affordable housing as per the planning application.

Amount of employment generating floorspace

There has been no employment generating floorspace completed during this monitoring year.

Update

The Inspector's report on the Shoreham Harbour Joint Area Action Plan was received on 31st July 2019. It found that the Plan was sound and legally compliant subject to proposed modifications. The Plan was formally adopted by Brighton & Hove City Council on 24th October 2019, West Sussex County Council on 18th October 2019 and Adur District Council on 31st October 2019.

PART THREE – POLICIES FOR PLACES

Policy 9: Lancing

Key Indicator: Changes of use (monitored by completions) in Primary Shopping Area of Lancing Village Centre per annum

Target: Uses completed in accordance with policy

Key Indicator: Loss of floorspace per annum in Lancing Business Park to non B1, B2, B8 or inappropriate sui generis uses

Target: Retention of B class uses in Lancing Business Park in line with policy

Commentary

Changes of use in primary shopping area

There have been no changes of use completed in the Primary Shopping Area of Lancing Village Centre during this monitoring year.

Loss of B Class uses in Lancing Business Park

During this monitoring year the following site was lost to a non B Class use:

Location	Previous Use	Current Use	Floorspace lost (sqm)
Unit 8, Chartwell Business Centre, 42 Chartwell Road	B1	D2	815

Policy 10: Sompting

Key Indicator: Amount and type of development in Sompting Village

Target: No expansion or intensification of Sompting Village in accordance with policy

Commentary

There have been no applications for new development which would cause the expansion/intensification of Sompting Village during this monitoring period

Policy 11: Shoreham-by-Sea

Key Indicator: Amount and type of development on key town centre/edge of centre sites per annum

Target: Delivery of key town centre/edge of centre sites over Plan period

Key Indicator: Changes of use (monitored by completions) in Primary Shopping Area of Shoreham Town Centre per annum

Target: Uses completed in accordance with policy

Key Indicator: Loss of floorspace per annum in Dolphin Road Business Park to non B1, B2, B8 or inappropriate sui generis uses

Target: Retention of B class uses in Dolphin Road Business Park in line with policy

Commentary

Development on key town centre/edge of centre sites

The table below indicates progress on the delivery of key town centre/edge of centre sites identified in the Local Plan:

Location	Potential Uses	Progress
Pond Road	Community uses, including a health centre and library, residential uses and a civic presence	The site is in multiple public ownership (West Sussex County Council, NHS and Adur District Council) and a Joint Project Board is progressing a mixed use scheme to include the re-provision of the library, health centre and community hub together with residential development. Adur Council has been consulted on an application (by WSCC) to demolish the care home (to be demolished in 2019). The site is being redeveloped as part of the "One Public Estate West Sussex" programme.
Ropetackle North	Mixed use development including	Development of 132 houses,

(Riverside Business Centre), Old Shoreham Road	housing and employment	A1 and A2 uses has commenced
Civic Centre and associated car park, Ham Road	Mixed use development to include residential	Development on the car park for B1a: Offices has been completed. The preferred partner for the redevelopment of the former Civic Centre site has been agreed by the Council. A predominantly residential development should be completed by 2022.
Police Station, Ham Road	Mixed use development to include retail	Identified in the Sussex Police Estates and Facilities Department Estates Strategy 2013-2018 as a site where the building is not in the right location/under-utilised or in a poor state of repair and where the service could be re-provided in a better location within the area. The updated Estates Strategy 2018/19 - 2021/22 indicates that work will continue with partners to relocate these identified sites. Pending re-provision of this service, the site is not currently available

Changes of use in primary shopping area

The following development has been completed in the Primary Shopping Frontage of Shoreham-by-Sea:

Location	Lost Use	Current Use	Comment
Western Lodge, Western Road (Block 3)	B1a: Offices	C3: Dwellinghouses	Permitted under Class J of the GPDO

Loss of B Class uses in Dolphin Road Business Park

There has been no loss of B Class floorspace in Dolphin Road Business Park during this monitoring period.

Policy 12: Southwick and Fishersgate

Key Indicator: Changes of use (monitored by completions) in Primary Shopping Area of Southwick Town Centre per annum

Target: Uses completed in accordance with policy

Key Indicator: Amount and type of development completed at Eastbrook Allotments per annum

Target: Delivery of development at Eastbrook Allotments in line with development brief over Plan period

Commentary

Changes of use in primary shopping area

There have been no changes of use completed in the Primary Shopping Area of Lancing Village Centre during this monitoring year.

Eastbrook Allotments

The Eastbrook Allotments Development Brief (2015) identifies three sites and their potential uses:

Site 1 - (Former) Eastbrook Allotments – employment use in the form of “business development”. There have been no proposals to develop this site during this monitoring period.

Site 2 – Manor Hall Road Former Market Garden – open space, small-scale community use or potential housing (subject to overcoming access constraints). There have been no proposals to develop this site during this monitoring period.

Site 3 – Manor Hall Nursery – open space or small-scale community use. A planning application for four dwellings was approved in January 2019. This is not in accordance with the Development Brief, but access constraints have been satisfactorily overcome and the development will provide much needed new homes.

Policy 13: Adur’s Countryside and Coast

Key Indicator: Amount and type of development completed outside the Built Up Area Boundary

Target: Any new development within the countryside to be in accordance with policy

Commentary

Two developments have been completed within the countryside during this monitoring year. Both are within the boundary of the site occupied by Ricardo and the policy allows for development in this location subject to there being no adverse impact on the setting and function of the countryside and the Lancing/Shoreham-by-Sea Local Green Gap.

Location	Development
Ricardo, Old Shoreham Road, Lancing	Construction of a new heritage museum and vehicle display building
Ricardo, Old Shoreham Road, Lancing	Construction of a pre-fabricated steel framework vehicle workshop

Policy 14: Local Green Gaps

Key Indicator: Amount and type of development completed within the Local Green Gaps

Target: Any new development within the Local Green Gaps to be in accordance with policy

Commentary

Two developments have been completed within the countryside during this monitoring year. Both are within the boundary of the site occupied by Ricardo:

Location	Development
Ricardo	Construction of a new heritage museum and vehicle display building
Ricardo	Construction of a pre-fabricated steel framework vehicle workshop

PART FOUR – DEVELOPMENT MANAGEMENT POLICIES

Policy 15: Quality of the Built Environment and Public Realm

Key Indicator: Number of design awards won for buildings/places in Adur

Target: To achieve design awards over the Plan period

Commentary

There were no Design Awards given for buildings/places in Adur during this monitoring year. The scheme did not take place this year due to a lack of resources. It is hoped to reintroduce the scheme in future years.

Policy 16: A Strategic Approach to the Historic Environment and Policy 17: The Historic Environment

Key Indicator: Number of Conservation Area Appraisals and Management Plans in place

Target: Seven appraisals and/management plans in place by 2032

Key Indicator: Number of Listed buildings/Scheduled Ancient Monuments/Conservation

Areas at risk of decay
Target: Reduction in the number of Listed Buildings/Scheduled Ancient Monuments/Conservation Areas at risk of decay by end of the Plan period
Key Indicator: Number of demolitions of Listed Buildings and Scheduled Ancient Monuments
Target: No demolitions over Plan period

Commentary

Conservation Areas and Management Plans

There are 7 Conservation Areas in Adur. The table below provides details of their designation dates and boundary amendments. It also indicates those that have Conservation Area Appraisals and Management Plan in place.

Conservation Area	Designated	Boundary Amendments	Conservation Area Character Appraisal and Management Strategy
Shoreham-by-Sea	May 1971	1993	March 2008
North Lancing	May 1975	1992	
Old Shoreham	November 1975	September 1993	
Sompting	March 1976	November 1992	
Southwick	June 1976	November 1979 November 1993 September 2008 July 2009	July 2009
Kingston Buci	April 1977	November 1992	
Southlands	November 1993	-	July 2008

Listed Buildings/Scheduled Ancient Monuments/Conservation Areas at risk of decay

The most recent Heritage at Risk Register published by Historic England in November 2018 identifies the following buildings/conservation areas at risk of decay:

Building	Condition	Description of works
Church of St Mary De Haura, Shoreham-by-Sea (Grade I)	Poor	The external masonry varies in condition alongside the need for localised stone, roof and gutter repairs. Urgent repairs and repointing to the west wall have been completed but other repairs are still required

Conservation Area	Condition	Vulnerability	Trend
Southlands	Very bad	Medium	Improving significantly

There are currently no Scheduled Ancient Monuments identified as being at risk of decay.

Demolition of Listed Buildings and Scheduled Ancient Monuments

There have been no Listed Buildings or Ancient Scheduled Monuments demolished during this monitoring period.

Policy 18: Sustainable Design

Key Indicator: Number and percentage of new non-residential developments meeting or exceeding BREEAM Very Good standard

Target: All new non-residential developments to meet or exceed BREEAM Very Good standard

Commentary

BREEAM assessments (Building Research Establishment Environmental Assessment Method) measure the environmental performance of a development against set sustainability criteria. Buildings that achieve high ratings use less energy, consume less water and have lower running costs compared to those designed to meet the building regulations alone. The BREEAM ratings that can be achieved are: pass, good, very good, excellent and outstanding.

This is the first year that this policy has been monitored and it is anticipated that the number of non-residential developments meeting the required BREEAM standard will increase in future monitoring years.

One office development has met the BREEAM Very Good standard during this monitoring year:

Location
Civic Centre Car Park, Ham Road, Shoreham-by-Sea

Policy 19: Decentralised Energy and Stand-alone Energy Schemes

Key Indicator: Number and type of renewable energy developments/installations within the Plan area

Target: Increase the generation of renewable energy within Adur over the Plan period

Key Indicator: Number of new major developments incorporating renewable/low carbon energy production equipment to provide at least 10% of predicted energy requirements

Target: Increase the generation of renewable energy within Adur over Plan period

Key Indicator: Number of new developments developing/linking to heating/cooling networks

Target: Increase number of/links to heating/cooling networks over Plan period.

Commentary

Renewable energy developments/installations

There have been no renewable energy developments/installations during this monitoring period.

Major development incorporating renewable/low carbon energy production equipment

Two developments have been completed which incorporate the required renewable/low carbon energy production equipment to provide at least 10% of predicted energy requirements:

Location
63/67 Brighton Road, Shoreham-by-Sea
Civic Centre Car Park, Ham Road, Shoreham-by-Sea

This is the first year that this policy has been monitored and it is anticipated that the number of completed developments complying with this requirement will increase as the policy is applied to future new developments.

Developments developing/linking to heating/cooling networks

One office development has been completed which has the capability of being linked to a future heating/cooling network:

Location
63/67 Brighton Road, Shoreham-by-Sea

Policy 20: Housing Mix and Quality

Key Indicator: Number of dwellings constructed by type, size and tenure

Target: Housing type, size and tenure to reflect policy

Key Indicator: Number of dwellings lost to non-residential uses

Target: To minimise the number of dwellings lost to non-residential uses

Commentary

Type/size/tenure

There were 118 (gross) dwellings completed during this monitoring year. The table below sets out the dwelling type, number of bedrooms and tenure:

	Flat/Maisonette			House/Bungalow			
	Studio/1 bed	2 bed	3 bed	1 bed	2 bed	3 bed	4+ bed
Private	0	36	6	1	3	3	5
Affordable	8	24	4	0	0	0	0

The following two tables provide a comparison between the suggested policy mix in terms of dwelling size and the actual dwelling size for new homes completed for both market and affordable housing:

Comparison between policy mix and actual completions for private dwellings

The Objectively Assessed Need for Housing (OAN) 2015 and Update 2016 recommended that within the Local Plan area future delivery of market housing (and particularly on the strategic sites) should reflect the following mix:

Dwelling Size	Policy Mix (%)	Actual Completions (%)
1 bed	5-10%	2%
2 bed	40-45%	72%
3 bed	40-45%	17%
4+ bed	5-10%	9%

The OAN also suggests that the provision of smaller dwellings should be focused around town centres and Shoreham Harbour. It can be seen from the above completions that the focus has been on two bedroom dwellings. Three development sites, one in Lancing town centre and two within the Shoreham Harbour Regeneration Area have delivered the majority of these dwellings. This is consistent with the Local Plan.

Comparison between policy mix and actual completions for affordable homes

Dwelling Size	Policy Mix (%)	Actual Completions (%)
Intermediate Homes		
1 bed	15-20%	22%
2 bed	50-55%	67%
3 bed	25-30%	11%
4+ bed	0-5%	0%
Social/Affordable Rent		
1 bed	30%	0%
2 bed	40%	0%
3 bed	25%	0%
4 bed	5%	0%

The affordable housing delivered during this monitoring year is from just one development.

Number of dwellings lost to non-residential uses

There has been no loss of residential dwellings to non-residential uses during this monitoring year.

Policy 21: Affordable Housing

Key Indicator: The number of affordable housing units completed per annum by type and as a percentage of all homes built

Target: To deliver affordable housing in line with policy

Commentary

There were 36 affordable homes completed (as part of the development at 79/81 Brighton Road, Shoreham which lies within the Shoreham Harbour Joint Area Action Plan area), which is 31% of the gross supply of housing in this monitoring year.

Policy 21 seeks provision of 30% affordable housing on sites of 11 or more dwellings. The table below sets out how many new build affordable homes have been delivered per annum since 2011 (the base date of the Local Plan). It indicates that 25% of the total housing supply over the last 8 years has been affordable housing with an annual average of 28 affordable homes. The amount of affordable housing provision varies considerably year on year and very much depends on the size of sites coming forward together with viability issues. It is anticipated that affordable housing provision will increase in future years as the both strategic sites and sites within the Shoreham Harbour Regeneration Area begin to deliver.

Year	Affordable Housing	Total Number of Dwellings Built	% Affordable Housing
2011/2012	91	204	45
2012/2013	32	151	21
2013/2014	12	103	12
2014/2015	23	105	22
2015/2016	0	38	0
2016/2017	32	71	45
2017/2018	0	121	0
2018/2019	36	118	31
Total	226	911	25

Policy 22: Density

Key Indicator: Percentage of large sites (6 or more dwellings) achieving a minimum density of 35 dwellings per hectare

Target: All sites of 6 or more dwellings to achieve a minimum density of 35dph

Commentary

This is the first year that this policy has been monitored. The data used will be provided by West Sussex County Council who monitors density on major and minor sites rather than sites of 6+ dwellings stated in Policy 22.

Sites of up to 9 dwellings:

Dwellings per hectare	Number of Sites	Number of Dwellings	Hectares	Average Density	Percentage of Completions
0 to 30	2	2	0.1	20.0	8.3
30 to 50	8	10	0.22	45.5	41.7
50 +	4	12	0.1	126.3	50.0

Sites of 10+ dwellings:

Dwellings per hectare	Number of Sites	Number of Dwellings	Hectares	Average Density	Percentage of Completions
0 to 30	0	0	0	0	0
30 to 50	0	0	0	0	0
50 +	4	94	0.55	170.9	100

The information in the tables shows that, of the 18 sites in Adur where development was completed during this monitoring year, 16 were developed at densities of 30 dph or higher. The four major sites had an average density of 171 dph.

Policy 23: Provision for Gypsies, Travellers and Travelling Showpeople

Key Indicator: Number of Gypsy and Traveller pitches and Travelling Showpeople plots completed per annum, compared against requirements assessed in Gypsy and Traveller Accommodation Assessment

Target: To provide by 2027: 4 public pitches and 1 Travelling Showpeople plot

Commentary

A planning application has been received (not yet determined) for new development at New Monks Farm, Lancing (see Policy 5). The proposal includes the relocation of the existing Gypsy and Traveller site at Withy Patch, Lancing, and an extension to the new site to provide an additional 4 pitches.

Update

Since the adoption of the Adur Local Plan 2017, an updated Coastal West Sussex Gypsies and Travellers Accommodation Assessment has been completed and covers the period 2018-2036. It concludes that there is no longer a need to provide a single plot for Travelling Showpeople.

Policy 24: Safeguarding Existing Gypsy, Traveller and Travelling Showpeople Sites

Key Indicator: Number of pitches lost per annum

Target: No loss of pitches over Plan period

Commentary

No Gypsy and Traveller pitches/plots have been lost during this monitoring period.

Policy 25: Protecting and Enhancing Existing Employment Sites and Premises

Key Indicator: Economic Activity Rate: Aged 16-64 to be monitored on an annual basis

Target: Overall increase in economic activity rate over Plan period

Key Indicator: Amount of B1, B2 and B8 uses lost to other uses in Adur per annum

Target: To minimise the loss of B class uses in Adur in line with policy

Commentary

Economic Activity Rate: Aged 16-64 years

	Adur population aged 16-64	Adur %	South East %	Great Britain %
All people	32,700	83.6	81.6	78.9
Males	15,100	81.6	85.7	83.5
Females	17,600	85.3	77.6	74.3

This is the first year that this indicator has been monitored and provides the baseline for future monitoring years. The table shows that employment activity rate in Adur is higher than that in the South East and Great Britain for all people; however male employment activity rate is lower when compared with the South East and Great Britain whereas female economic activity rate is considerably higher.

Loss of B1, B2 and B8 uses

The following B class uses have been lost to other uses during this monitoring period:

Location	Use Lost	Current Use	Comment
Unit 8 Chartwell Business Centre, 42 Chartwell Road, Lancing (Lancing Business Park)	B1c: Industrial processes	D2: Assembly and leisure	Material considerations which justified an exception to policy.

Policy 26: The Visitor Economy

Key Indicator: To increase the amount of staying trips and day visitors to Adur

Target: An increase in visitor numbers

Key Indicator: Number and type of visitor facilities (including accommodation) completed in Adur per annum

Target: To increase the amount of visitor facilities in Adur over the Plan period

Commentary

Staying trips/day visitors

The base date for monitoring this indicator is 2016.

Year	Staying Trips	Day Trips
2016	81,516	1,039,039
2017	78,800	1,018,000
2018	80,000	1,100,000

A total of 1.9 million trips were made to Adur in 2018; an increase of overnight trips of 1% compared to 2017 and a 9% increase in tourism day trips.

In total, around £44.5 million was spent on trips to Adur in 2018 by overnight and day visitors, an increase of 4% compared to 2017.

Visitor Facilities

There has been no new provision of visitor facilities during this monitoring period.

Policy 27: Retail, Town Centres and Local Parades

Key Indicator: Amount of floorspace provided for “town centre uses” in Adur per annum and amount of this floorspace provided within town centres

Target: To maximise the amount of “town centre uses” provided within Adur’s town centres

Key Indicator: Changes of use (completions) in local parades per annum

Target: To retain vitality and viability of local parades over the plan period in accordance with policy

Commentary

Amount of floorspace provided for “town centre uses”

There has been no floorspace provided for “town centre uses” during this monitoring year.

Changes of use in Local Shopping Parades

The following change of use has been completed during this monitoring period:

Location	Previous Use	Current Use	Comment
8 Lisher Road, Lancing	B8: Storage and distribution	D1: Veterinary clinic	This building has been vacant for a number of years with the last lawful use being for storage and

			distribution (in 1994). The proposal did not therefore result in a loss of a Class A1 retail use.
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Policy 28: Transport and Connectivity

Key Indicator: Number of implemented cycle route projects or cycle facilities
Target: To be monitored

Key Indicator: Number of approved travel plans
Target: 100% of qualifying planning applications

Key Indicator: Number of electric car charging bays provided per annum
Target: Annual increase

Commentary

Cycle route projects:

Location	Scheme
Middle Road/Eastern Avenue junction, Shoreham-by-Sea	Implementation of advanced cycle stop lines and cycle early release signals for the east-west movement across the junction
Riverside Road, Shoreham-by-Sea	Pedestrianisation/shared use space of part of Lower Beach Road to connect the southern end of Adur Ferry Bridge with Riverside Road.
Shoreham High Street	Provision of additional bike storage racks

Approved Travel Plans

There have been two travel plans approved during this monitoring period:

- Tinysaurus Nursery, Shoreham-by-Sea
- Sussex Pad Nursery, Lancing

A further three travel plans have been drafted but have not yet been approved.

Electric car charging bays

There are a total of three EV charging points in Adur. Currently there is just one public EV charging point serving two charging bays. This is provided in Pond Road, Shoreham-by-Sea.

	2018/2019
Public	1
Restricted Access	1
Private (Home)	1

A number of planning applications for new development which include the provision of EV charging points/bays have been approved. These will be included in future monitoring reports when development has been completed.

Policy 29: Delivering Infrastructure

Key Indicator: Delivery of strategic infrastructure (as indicated in IDP). Schemes delivered through planning obligations and CIL

Target: Strategic infrastructure to be delivered in accordance with the IDP

Commentary

Schemes delivered through planning obligations (s106)

The table below details the planning contributions spent by ADC between 01/04/18 and 31/03/19.

Planning Application	Amount Spent	Scheme
AWDM/0043/11	£1,890	Easit Adur & Worthing
AWDM/1045/13	£2,100	Easit Adur & Worthing
SU/56/03	£2,739.87	Maintenance of open space at Sussex Wharf

Money received from planning obligations that is available to spend (s106)

The table below indicates the money from planning contributions that was available to spend (i.e. not committed) by Adur District Council on the 31 March 2019:

Category	Transport	Air Quality	Affordable Housing	Open Space	Public Art
Money Available	£133,898	£2,357	£143,898	£122,797	£10,000

Planning obligations signed (s106)

During 2018/2019 four further agreements were signed. If implemented the following contributions (set out on table below) will be collected to support and mitigate the impacts of development.

Planning Application	Site Address	Date of s106	Amount of Contribution	Purpose of Contribution
AWDM/0969/17	The Luxor Centre, Station Parade, South Street, Lancing	04/04/2018	£32,653.06	Towards the provision of Affordable Housing within the Council's administrative area
			£217.00	Towards the supply and installation of additional fire safety equipment/smoke

				alarms to vulnerable persons homes in Lancing
			£2,300.00	Towards additional stock at Lancing Library
			£1,316.00	Towards additional equipment at Seaside Primary School
			£10,020.00	Towards improvements to cycle and pedestrian links on the A259 linking Lancing to Shoreham
			1 7kw electric vehicle charge point	1 parking bay in the Car Park to be electric vehicle charge point
AWDM/1497/17	Free Wharf, Brighton Road, Shoreham-By-Sea	06/08/2018	162 Affordable Housing units	41 units as Affordable Rent, 121 as Shared Ownership to be provided on the Affordable Housing Land
			£138,802.00	Towards air quality monitoring and mitigation measures
			Heat Network	To connect all Dwellings and commercial floorspace to a centralised, communal wet system for space heating and hot water
			£30,000.00	Towards environmental improvement and mitigation measures
			£265,537.00	Towards either a replacement or expansion of Harbour View GP Surgery (Shoreham Health Centre) or a new integrated community hub facility within the vicinity of the Site
			Publicly Accessible Open Space	Land within the Site laid out as a garden or for the purposes of recreation to be laid out and used by residents or employees at the Development and the public
			£366,655.00	Towards expansion of existing primary schools or innovative solutions to address need
			£394,600.00	Towards expansion at either Sir Robert Woodard Academy or Shoreham

				Academy
			£18,050.00	Towards expansion at either Sir Robert Woodard Academy Sixth Form or Shoreham Academy Sixth Form
			£11,515.00	Towards the re-development or relocation of fire stations and associated vehicles and equipment in Shoreham/Southwick
			£658,422.00	Towards; improvements to A259 Birghton Road/Norfolk Bridge/A282 Old Shoreham Road Roundabout; Shoreham Town Centre public realm improvements; provision of a cycle route along the A259; provision of dedicated bus priority on the A259; new or improved pedestrian and cycle crossing points at High Street/St John Street/East Street; improvements to bus stops along the A259 in the vicinity of the development; wayfinding and Legibility Network Improvements for key destinations consistent with the approach in Brighton & Hove
			£34,620.00	Towards a 3G sports pitch in the vicinity of the Site
			£142,335.00	Towards a new library facility for Shoreham
			£217,731.00	Towards a sports hall in the vicinity of the Site
			£240,157.00	Towards the swimming pool in the vicinity of the Site
AWDM/0699/18	Caxton House, Ham Road, Shoreham-By-Sea	26/10/2018	£3,159.00	Primary Education
			£3,400.00	Secondary Education
			£797.00	Sixth Form education
			£750.00	Libraries
			£62.00	Fire and Rescue
AWDM/1688/18	Caxton House, Ham Road,	06/12/2018	Deeds of Variation	Further supplemental agreement to

	Shoreham-By-Sea			AWDM/1267/16, in addition to AWDM/0699/18 - no change to financial contributions under AWDM/0699/18
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Further information about the applications above can be viewed on the Adur and Worthing website by entering the planning application into the search function at the following link: <https://planning.adur-worthing.gov.uk/online-applications/>

Community Infrastructure Levy (CIL)

Adur does not currently have a Community Infrastructure Levy (CIL). Consideration is being given to introducing CIL and progress will be reported forthcoming AMR's.

Policy 30: Green Infrastructure

Key Indicator: Amount of land identified as BAP habitat

Target: Increase over Plan period

Key Indicator: Amount of land with Local Nature Reserve or Local Wildlife Site designation

Target: Increase over Plan period

Commentary

Biodiversity Action Plan (BAP) area

The Biodiversity Annual Monitoring Report, produced by the Sussex Biodiversity Records Centre contains the relevant information. This Report is included as Appendix 3.

Local Nature Reserve or Local Wildlife Site Designation

Designation	2018/2019
Local Nature Reserve (ha)	77.96
Local Wildlife Site (ha)	214.7

Policy 31: Biodiversity

Key Indicator: Development commencements within designated sites and habitats in Adur per annum

Target: To minimise impact on designated sites and habitats in accordance with policy

Key Indicator: Extent and condition of SSSI's in Adur to be reported annually

Target: No deterioration of SSSI units over Plan period

Commentary

Development within designated sites and habitats

Just over half of the Adur District comprises the South Downs National Park. There are eleven Local Wildlife Sites (LWS's) in the District and four Local Nature Reserves (LNR's) – Lancing Ring, Widewater (Lancing), Mill Hill (Shoreham-by-Sea) and Shoreham Beach.

The Sussex Biodiversity Records Centre considers the potential impacts on biodiversity of approved planning applications. Their report is attached as Appendix 3.

Extent and condition of SSSI's

The Sussex Biodiversity Records Centre provides the information for monitoring purposes. There are two SSSI's in the District. These are the Adur Estuary and part of Cissbury Ring and, in total they comprise six SSSI units. Four of these are in favourable condition and two units are in unfavourable condition but recovering. There has been no change from the previous monitoring period.

Policy 32: Open Space, Recreation and Leisure

Key Indicator: Amount of open space in Adur per 1000 population

Target: to maintain open space provision standards as set out in the Council's Open Space Study over Plan period

Commentary

The Council has commissioned a new Sport, Leisure and Open Space Study which is due to be published in the next monitoring year. It will replace the Open Space Study 2014 and will inform the forthcoming Supplementary Planning Document: Guidance on Infrastructure Provision in terms of development requirements for all types of open space.

Therefore, monitoring of Policy 32 will commence in the next monitoring year.

Policy 33: Planning for Sustainable Communities

Key Indicator: Number of new social and community facilities completed per annum

Target: To increase over Plan period

Key Indicator: Number of social/community facilities lost to other uses per annum

Target: To minimise loss of social and community facilities in accordance with policy

Key Indicator: Key health indicators in Adur to be monitored

Target: Improvement in key health indicators over Plan period

Commentary

New social and community facilities completed:

Location	Description
Burton Hall, Sandown Road, Southwick	Demolition of existing scout hall and associated pre-fabricated garage/store and replace with a smaller scout hall

Social and community facilities lost

No social and community facilities have been lost during this monitoring year.

Key Health Indicators

This is the first year that the following indicators have been monitored and the data will provide the baseline for future monitoring years. The information has been taken from the Public Health Profiles published annually by Public Health England, with the most recent data published in 2019. (<https://fingertips.phe.org.uk/static-reports/health-profiles/2019/e07000223.html?area-name=adur>)

Life expectancy at birth

Year	Male		Female	
	Adur	England	Adur	England
2015-2017	80.5	79.6	83.7	83.1

Prevalence of obesity of children in Year 6 (aged 10-11 years)

Year	Adur %	England %
2018/2019	14.4	20.2

Percentage of adults classified as overweight or obese

Year	Adur %	England %
2017/2018	62.0	62.0

Percentage of physically active adults

Year	Adur %	England %
2017/2018	66.7	66.3

Policy 34: Pollution and Contamination

Key Indicator: Number of Air Quality Management Areas in Adur

Target: No new Air Quality Management Areas designated over Plan period

Key Indicator: NO2 levels within monitored areas in the district
Target: To reduce NO2 levels in accordance with the Adur Air Quality Action Plan

Key Indicator: Number of completed developments which incorporate remediation of contaminated land
Target: Monitor trends

Commentary

Air Quality Management Areas and NO2 levels

Adur has two Air Quality Management Areas (AQMA's), both declared in 2005. Action Plans have been in place for both since 2007. This is the first year that the AMR has reported NO2 levels in the AQMA's and this will be the baseline figure for future monitoring years. The table below provides details of the two Air Quality Management Areas in Adur and indicates the NO2 levels in each area (based on calendar years).

AQMA Name	Location	Description	Level of Exceedance (maximum monitored/modelled concentration at a location of relevant exposure)	
			At declaration (2005)	2018
AQMA 1	High Street, Shoreham-by-Sea	An area encompassing the A259 High Street, Shoreham-by-Sea between the Ropetackle Roundabout and Surry Street.	42 µg/m3	28 µg/m3
AQMA 2	Old Shoreham Road, Southwick	An area encompassing the A270 Old Shoreham Road, Southwick between Kinston Lane and Lower Drive	46 µg/m3	33 µg/m3

Further detailed information on air quality management in Adur can be found in the Air Quality Status Report produced annually: <https://www.adur-worthing.gov.uk/media/media,154329,en.pdf>

Contaminated Land:

Three developments were completed which incorporated remediation of contaminated land:

Location
63/76 Brighton Road, Shoreham-by-Sea
79/81 Brighton Road, Shoreham-by-Sea
32 Chartwell Road, Lancing Business Park, Lancing

Policy 35: Water Quality and Protection

Key Indicator: Status of waterbodies to be monitored annually

Target: No deterioration of status of waterbodies in Adur over Plan period

Commentary

Bathing Water

The quality of bathing water is monitored by the Environment Agency on a weekly basis throughout May to September each year. An annual ratings classification (excellent, good, sufficient or poor) for each area monitored is given, based on measurements taken over a period of up to four years. Measurements are taken on three beaches in Adur:

Area	Classification
	2018
Lancing Beach Green	Good
Shoreham Beach	Good
Southwick	Excellent

River Adur

Adur & Worthing Councils undertake sampling of the bacteriological quality of the River Adur on a monthly basis at the following locations:

- The Old Toll Bridge
- The Adur Ferry Bridge
- Norfolk Bridge
- The channel west of the Adur Recreation Ground

The Council's website provides further information and details of how to obtain a copy of the water sampling results: <https://www.adur-worthing.gov.uk/environmental-health/pollution/water-quality/river-adur/>

Policy 36: Flood Risk and Sustainable Drainage

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

Target: Zero

Key Indicator: Number and percentage of relevant completed developments incorporating Sustainable Drainage Systems (SuDS)

Target: To maximise amount of developments incorporating SuDS

Commentary

Planning applications granted contrary to Environment Agency advice

During this monitoring period, the Environment Agency objected to four planning applications in Adur on flood risk grounds. The details can be found here:

<https://www.gov.uk/government/publications/environment-agency-objections-to-planning-on-the-basis-of-flood-risk>

Of these, two objections were withdrawn by the Environment Agency following the receipt of further information. The Local Planning Authority refused one application for reasons including flood risk and one application was refused and dismissed at appeal on grounds which included flood risk.

Sustainable Drainage Systems

The UNIFORM system used by the Development Management Team is currently unable to monitor this indicator.

Update

The UNIFORM system is being audited (December 2019) and it is likely that changes will be made to allow for this indicator to be monitored in future years.

Policy 37: Telecommunications

Key Indicator: Number of telecommunications applications/prior approvals under Part 24 of GDPO

Target: N/A

Commentary

There is no target set against which to monitor this policy as in many cases planning permission is not required for such works. In cases where permission is required, the number of planning permissions/prior approval notices granted will be recorded:

Monitoring Year	Number of permissions/prior approval notices
2018/2019	1

APPENDIX I – HOUSING

Sources of Housing Supply

Source	Summary
Dwelling completions since 1 st April 2011 (the base date of the Adur Local Plan)	These dwellings have been completed between 1 st April 2011 and 31 st March 2019 and total 848 new homes.
Commitments – sites that currently have planning permission	<p>These sites identified as commitments at 1st April 2019 in the Housing Land Supply Study produced annually by West Sussex County Council:</p> <p>Large sites – can accommodate five or more dwellings which have planning permission but have not commenced or are under construction (Table 1) These sites will deliver 783 new dwellings.</p> <p>Note: in previous years the Study has only included sites accommodating six or more dwellings, but has been amended this monitoring year in line with national guidance to include sites of 5 or fewer dwellings.</p> <p>Small sites of less than five dwellings continue to come forward. It is not practical to identify and assess all of these sites in terms of their deliverability. Therefore, in forecasting house building on these small sites, it is assumed that all dwellings under construction and 45% of those with planning permission but not yet started will be built within the five year period 2019-2023. This is based on past evidence of completion rates and provides an additional 56 dwellings.</p>
SHLAA sites	A Strategic Housing Land Availability Assessment was completed in 2014. It is updated annually through this AMR and identifies a number of sites that are considered to have the potential to deliver 391 dwellings over the Plan period (Table 2). This figure excludes sites identified in the Shoreham Harbour Regeneration Area.
Strategic Allocation at New Monks Farm	Planning permission for 600 new dwellings is anticipated to be granted by the end of September 2019 (outside of this monitoring period).
Strategic Allocation at West Sompting	A hybrid planning application for 520 new dwellings) is anticipated to be granted by the end of 2019 (outside of this monitoring period).
Broad Location – Shoreham Harbour Regeneration Area, Western Harbour Arm	A minimum of 1100 new homes will be delivered within the Western Harbour Arm over the Local Plan period. 50 have been completed, 636 are committed (and are counted as Commitments in the column above) and 480 are identified in the SHLAA. Together this totals 1166 new dwellings.
Windfall Allowance	A windfall allowance takes account of housing development

	<p>on sites which it is not possible to identify in advance (e.g. conversions, changes of use etc.) Historic small sites delivery data over a nine year period has been used to calculate a windfall allowance of 320 dwellings from 2022/23 to the end of the Plan period (32 dwellings per annum)</p>
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Table 1: Large Sites (5+ dwellings) with Extant Planning Permission as at 1st April 2019

Application Number	Site	Site Capacity (Net)	Time Frame (Years)			Achievability
			0-5	6 -10	11-15	
AWDM/0501/12	79/81 Brighton Road, Shoreham-by-Sea	96	96	0	0	Under construction. 36 new homes have been completed leaving the remaining to be completed by 2020.
AWDM/1006/16	Riverbank Business Centre & 12/18 Old Shoreham Road, Shoreham-by-Sea	120	120	0	0	Under construction
AWDM/1267/16	Caxton House, Ham Road, Shoreham-by-Sea	14	14	0	0	Under construction
AWDM/1128/14	Former Lancing Manor Filling Station, Old Shoreham Road, Lancing	6	6	0	0	Under construction
AWDM/0948/18	Regal House, Penhill Road, Lancing	7	7	0	0	Under construction
SH/005/15	Free Wharf, Brighton Road, Shoreham-by-Sea	540	540	0	0	Preparatory groundworks commenced
	Total (net)	783	783	0	0	

Table 2: SHLAA Potential Sites Update as at 31st October 2019

SHLAA Reference	Site Location	Site Capacity (Net)	Time Frame (Years)			Achievability
			0-5	6 -10	11-15	
ADC/059/13	Adur Civic Centre, Ham Road, Shoreham-by-Sea	171	171	0	0	The preferred partner for the redevelopment of this site has been agreed by the Council. Development should be completed by 2022.
ADC/076/13	7-27 Albion Street, Southwick	33	33	0	0	A planning application for 50 dwellings (17 properties will be demolished giving a net gain of 33 dwellings) has been approved but the s.106 has not yet been signed. Work to commence Spring 2020.
ADC/082/13	Laundry, Alma Street, Lancing	13	13	0	0	Given the sites town centre location, site preparation costs in terms of demolition and investigation and mitigation of potential land contamination are unlikely to affect the redevelopment of this site. The laundry use has been relocated and the site is available for development.
ADC/086/13	Community Buildings, Pond Road, Shoreham-by-Sea	27	27	0	0	The site is in multiple public ownership (West Sussex County Council, NHS and Adur District Council) and a Joint Project Board is progressing a mixed use scheme to include the re-provision of the library, health centre and community hub together with residential development. Adur Council has been consulted on an application (by WSCC) to demolish the care home (to be demolished in 2019). The site is being redeveloped as part of the "One Public Estate West Sussex" programme.
ADC/119/13	Land at Eastbrook Primary School, Manor Hall Road, Southwick	36	36	0	0	The site is in public ownership. It has been declared surplus to education requirements and the building has been demolished.
ADC/124/13	Land west of Highview, Mount Way, Lancing	13	13	0	0	The site is in multiple ownership and has been promoted for development for many years. The cost of demolition of a dwelling to provide a satisfactory access is unlikely to affect the viability of this site. The site is available for development.

ADC/25/13	Lancing Police Station, 107-111 North Road, Lancing	24	24	0	0	The site is currently being marketed.
ADC/122/13	New Monks Farm, Lancing (Strategic Allocation)	600	170	325	105	Although outside of this monitoring period, planning permission has been granted subject to the signing of a Section 106 Agreement.
ADC/125/13	Land at West Sompting (Strategic Allocation)	520	180	300	40	This site is allocated in the Adur Local Plan. A planning application has been submitted and a decision is anticipated by the end of 2019.
ADC/151/18	Land East of Manor Close and land south of 72/88 Old Shoreham Road, Lancing	35	35	0	0	These two sites, considered together, form part of the wider New Monks Farm development site and work is progressing to bring these sites forward for development.
ADC/153/18	Mannings, Surry Street, Shoreham-by-Sea	34	34	0	0	A planning application has now been submitted for the demolition of 40 flats and replacement with 74 flats (net gain of 34 homes). Not yet determined.
ADC/154/18	The Joyful Whippet, Steepdown Road, Sompting	5	5	0	0	A planning application has now been submitted but not yet determined.
Total (net)		1511	741	625	145	

Broad Location: Shoreham Harbour Western Harbour Arm SHLAA Sites

SHLAA Reference	Site	Site Capacity (net)	Time Scales			Achievability
			0-5	6-10	11-15	
SH/001/13	5 Brighton Road, Shoreham-by-Sea	45	0	45	0	The regeneration of Shoreham Harbour has been a long term aspiration and the redevelopment of the Western Harbour Arm is recognised as a priority for the Shoreham Harbour Partnership. The principle of redeveloping this site for residential is consistent with emerging policies. The site is vacant and early discussions indicate a proposal for 45 dwellings.
SH/006/16	Kingston Wharf, Brighton Road, Shoreham-by-Sea	255	170	85	0	The regeneration of Shoreham Harbour has been a long term aspiration and the redevelopment of the Western Harbour Arm is recognised as a priority for the Shoreham Harbour Partnership. The principle of redeveloping this site for residential use is consistent

						with emerging policies. A planning application for a mixed residential/retail use is anticipated by the end of 2019.
SH/009/18	Paladone, New Wharf, Brighton Road, Shoreham-by-Sea	80	0	80	0	The regeneration of Shoreham Harbour has been a long term aspiration and the redevelopment of the Western Harbour Arm is recognised as a priority for the Shoreham Harbour Partnership. The principle of redeveloping this site for residential use is consistent with emerging policies. The site is vacant.
SH/013/18	Fuel Tanks, Lennards Wharf, Brighton Road	100	0	100	0	The regeneration of Shoreham Harbour has been a long term aspiration and the redevelopment of the Western Harbour Arm is recognised as a priority for the Shoreham Harbour Partnership. The principle of redeveloping this site for residential use is consistent with emerging policies.
	Total (net)	480	170	310	0	
	Overall SHLAA total	1991	911	935	145	

Housing Trajectory

The housing trajectory illustrates the past and projected completions rates in Adur over the Plan period 2011-2032 and provides an overview of the Council's land supply position (Table 3). The trajectory includes projected annual completion rates for committed sites, Strategic Housing Land Availability Assessment Update 2019 sites, sites identified in the Adur Local Plan 2017 as strategic allocations and the Shoreham Harbour Regeneration Area broad location for development. A windfall allowance has also been included. Historic small sites housing delivery data has been used to calculate a windfall allowance of 32 dwellings per year from 2022/23 to the end of the Plan period.

The 'planned' rate, shown on the trajectory graph as a green line, is the annualised net requirement needed to meet the housing delivery target. The orange 'manage' line indicates the number of annual completions required to meet the housing target over plan period, taking into account past and projected completions. The red 'monitor' line on the second graph indicates how many dwellings above or below the planned rate the overall housing delivery strategy is.

The adopted Adur Local Plan 2017 will deliver an average of 177 dwellings per annum over the plan period 2011-2032.

Housing Trajectory for Adur District Council 2019

	Actual Completions								Projected Completions												Totals		
	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031		2031/2032	
Gross Completions at 1 April 2019 (large and small sites)	204	153	103	105	38	71	121	118	0	0	0	0	0	0	0	0	0	0	0	0	0	0	913
Commitments at 1 April 2019 (large and small sites with planning permission)(net)									126	380	315	18	0	0	0	0	0	0	0	0	0	0	839
Allowance for small windfall sites									0	0	0	32	32	32	32	32	32	32	32	32	32	32	320
SHLAA sites at 1st April 2019 (net)									0	0	114	202	75	0	0	0	0	0	0	0	0	0	391
Broad Location (Shoreham Harbour)									0	0	0	85	85	165	45	50	50	0	0	0	0	0	480
Strategic Allocation (New Monks Farm)									0	0	40	65	65	65	65	65	65	65	65	40	0	600	
Strategic Allocation (West Sompting)									0	0	60	60	60	60	60	60	60	60	40	0	0	520	
Total Projected Completions/Commitments	204	153	103	105	38	71	121	118	126	380	529	462	317	322	202	207	207	157	137	72	32	4063	
Losses	11	7	10	9	7	7	7	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	65
Past net completions	193	146	93	96	31	64	114	111															848
Projected net completions									126	380	529	462	317	322	202	207	207	157	137	72	32	3150	
Cumulative net completions	193	339	432	528	559	623	737	848	974	1354	1883	2345	2662	***	***	***	***	3757	***	***	3998	3998	
Annualised housing target	177	177	177	177	177	177	177	177	177	177	177	177	177	177	177	177	177	177	177	177	177	3717	
Monitor. Position above/below zero indicates how many dwellings above or below the cumulative allocation at any point in time	16	-15	-99	-180	-326	-439	-502	-568	-619	-416	-64	221	361	506	531	561	591	571	531	426	281		
Manage. Annual requirement taking into account past/projected completions	182	176	178	183	188	197	206	213	221	229	215	183	152	132	105	89	65	29	-13	-89	-249		

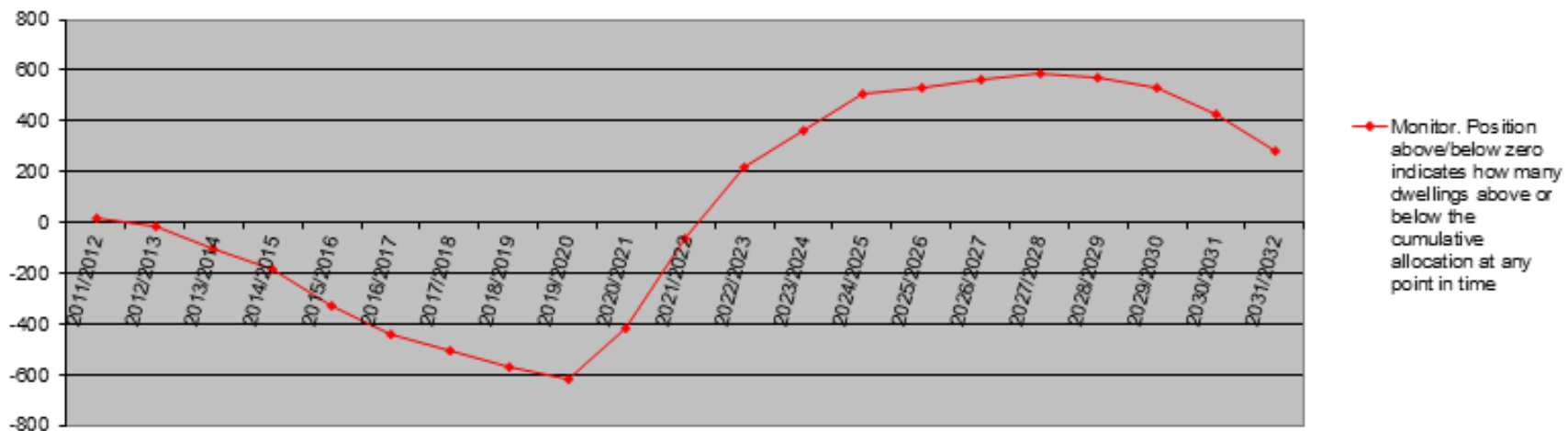
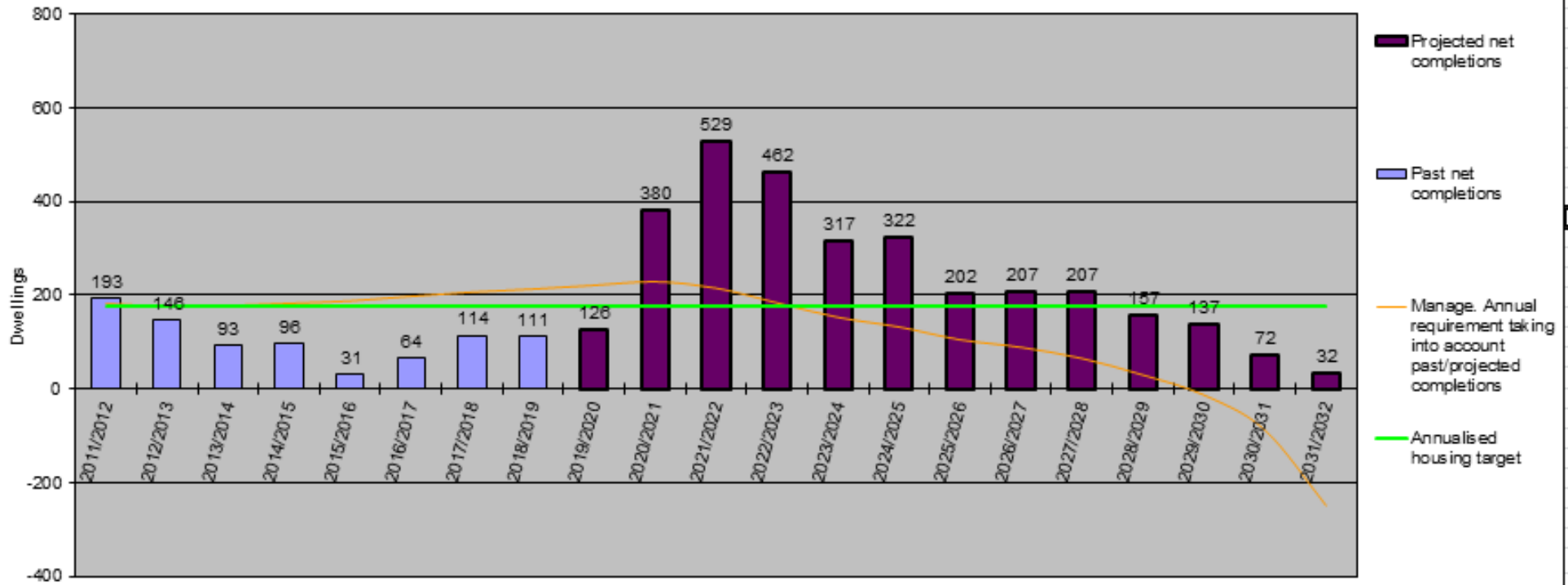
Notes

Completions include sites with planning permission but which have not commenced and sites on which development has commenced. Large sites comprise 5 or more units, small sites comprise 5 or less units. Estimated losses include actual and projected losses that may occur due to demolition, conversion and change of use. Deducting estimated housing losses from gross completion figures gives net completions.

Source: 2019 Residential Land Availability Survey, WSCC. To view source data search WSCC planning data for Housing and Residential Land in West Sussex.

Apr-19

Housing Trajectory for Adur District 2016



Future Housing Projections 2019-2032

Table 4 below, taken from the housing trajectory, sets out the projected number of new homes to be delivered for each year of the remaining Plan period.

Table 4: Housing Projections for 2019-2032

Monitoring Period	Projected Additional Dwellings
2019/2020	125
2020/2021	379
2021/2022	529
2022/2023	462
2023/2024	317
2024/2025	322
2025/2026	202
2026/2027	207
2027/2028	207
2028/2029	157
2029/2030	137
2030/2031	72
2031/2032	32
Total	3148

Five Year Housing Land Supply (2019-2024)

The National Planning Policy Framework (NPPF) 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 set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old. In addition, the supply of specific deliverable sites should include a buffer (moved forward from later in the plan period) of:

- 5% to ensure choice and competition in the market for land; or
- 10% where it wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or
- 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply.

The revised NPPF (2018) has introduced the Housing Delivery Test (HDT) against which housing delivery will now be measured. The HDT measures additional net dwellings provided against the homes required over a three year period. The consequences of failing the test are set out in the NPPF, together with transitional arrangements, and these will apply until subsequent HDT test results demonstrate that delivery has improved:

- An Action Plan must be produced within six months if the HDT test result is less than 95%.
- A 20% buffer must be used when calculating the five year housing land supply if the HDT test result is less than 85%.
- The presumption in favour of sustainable development applies if the HDT test result is less than:
 - 25% in November 2018
 - 45% in November 2019
 - 75% in November 2020 onwards

The Government published the results of the Housing Delivery Test in February 2020. Adur has failed the test and delivered 56% of its housing delivery target:

$$\text{HDT (\%)} = \frac{\text{Total net homes delivered over three year period}}{\text{Total number of homes required over three year period}}$$

$$\text{HDT (\%)} = \frac{300}{531} = 56\%$$

Therefore, the Council will apply a 20% buffer to its five year housing land supply calculation.

The table below shows the five year housing land supply position against the adopted Adur Local Plan capacity based housing delivery target. The table below shows the five year housing land supply position against the adopted Adur Local Plan capacity based housing delivery target. **It should be noted that the figures used to calculate the Adur five year housing land supply differ slightly from those used in the governments HDT calculation as they do not include housing completions in the South Downs National Park.**

There has clearly been a shortfall against the annualised delivery target of 177dpa over the past eight years since the start of the Plan period. Since 2011, when measured against the Local Plan target, there has been an undersupply of 568 homes and the five year housing land supply calculation has been adjusted to reflect this.

The Local Plan trajectory demonstrates that, when measured against the Local Plan delivery target, this shortfall can be addressed in the first five years of the Plan period after adoption. This is due to the strategic allocations at New Monks Farm (Policy 5) and West Sompting (Policy 6), and sites within the Shoreham Harbour Regeneration Area (Policy 8) together with some SHLAA sites starting to deliver from 2020/2021.

Table 5: Five year housing land supply 2019-2024

		Dwellings (net)	Annual Average
a	Local Plan housing target 2011-2032	3718	177
b	Completed 2011-2019 (net)	848	
c	Number of years left in Plan period = 13		
d	Remaining requirement 2019-2032 (a-b)	2870	
e	Five year target with no adjustment (177x5)	885	
f	Shortfall of housing provision from 2011 (177x8 years = 1416-848) minus completions (b)	568	
g	Five year target including shortfall (e+f)	1453	
h	20% buffer (1453/100x20)	291	
i	Requirement for five years 2019-2024 with 20% buffer (g+h)	1744	349
	Supply:		
j	Commitments (large and small sites) at 1 st April 2019	839	
k	SHLAA sites 2019	391	
l	Windfall allowance (32 x 2 years)	64	
m	Local Plan Strategic Allocations	350	
n	Shoreham Harbour Regeneration Area	170	
o	Total Commitments	1814	
p	Surplus (o-i)	70	

This table demonstrates a 5.2 year supply of deliverable sites (o/349) from the current monitoring year 2019.

The most recent assessment of housing need suggests that for C2 uses such as residential care and nursing homes there is a potential need for 38 bed spaces over the plan period 2011-2032 which equates to 1-2 per annum. As the figure is low, the five year housing land supply does not include C2 uses. They do not form part of the housing requirement target and are not included in the

housing completions. However, national planning guidance does allow for C2 uses to be counted against the housing requirement and the position will be kept under review.

Strategic Housing Land Availability Monitoring

The Strategic Housing Land Availability Assessment (SHLAA) has been monitored and updated with a base date of 1st April 2019 for housing completions/commitments data. Where new information on sites included in the SHLAA, Strategic Allocations and the Shoreham Harbour Regeneration Area has come forward between 1st April and 31st October 2019, this has been included (and reflected in the trajectory) to give the most up to date position on each site in terms of progress towards delivery. Table 6 gives a breakdown of the status of all SHLAA sites. The SHLAA Update 2019 can be found at:

<https://www.adur-worthing.gov.uk/planning-policy/adur/adur-background-studies-and-info/housing/#shlaa>

Table 6: Breakdown of SHLAA Sites

SHLAA Status	Number of Sites	Percentage of Total (%)
Potential Site	16	13.2%
Rejected Site – Monitor	15	12.4%
Rejected Site	84	69.4%
Committed Site	6	5.0%
Total	121	

Self-Build and Custom Housebuilding

Planning Practice Guidance requires that the local authority keeps a Self-Build and Custom Housebuilding Register for individuals and associations of individuals who are seeking to acquire serviced plots of land to build their own home.

Adur and Worthing Councils have kept such a Register since 1st April 2016. There are currently 258 individuals/associations of individuals in the Register up to 6 October 2019. Of these, 84 have specifically requested a plot in Adur and 141 have requested a plot in Adur or Worthing. The remaining 33 have requested a plot in Worthing.

Further Regulations now allow local authorities to divide the Register into Part 1 and Part 2. To be entered onto Part 1 of the Register individuals/association of individuals must meet the national eligibility criteria and also demonstrate they have a local connection to Adur. Where an individual/association of individuals cannot demonstrate a local connection but meet the national eligibility criteria they will be entered on to Part 2 of the Register.

Currently no specific opportunities for self-build have been identified by the Council and there is very little available land in the District. Adur District Council does not have significant land holdings and has, at this stage, been unable to identify any suitable sites that could be made available for those seeking to build their own homes. However, the Council is being proactive in its search for available land by undertaking a review of its land holdings and opportunities may be identified in the future.

Update

Adur and Worthing Councils took the decision to set local eligibility criteria and therefore, the Register was “closed” to new entries on 6th October 2019. A new Register has been set up and all individuals/associations of individuals on that Register were invited to re-apply by 4th November 2019 demonstrating a local connection to the District/Borough. As at 5th November 2019 there were 16 entries on the Register requiring a plot in Adur:

Year	Part 1	Part 2	Total
2018/2019	7	9	16

APPENDIX 2 - EMPLOYMENT

Since the start of the Plan period in 2011, the total amount of employment floorspace delivered is 43,336sqm (net):

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	Total
953	138	20,423	5,682	1,293	5,728	9,119	43,336

This is the first year of monitoring the adopted Adur Local Plan. Policy 4: Planning for Economic Growth refers to the three main employment allocations and provision on these sites is monitored under this policy.

However, new/additional employment floorspace is delivered on other sites within Adur and the net amount for each employment type is shown below for this monitoring year:

Employment Type	Total sqm (net)
B1a Offices	5230
B1b Research and Development	0
B1c Light Industry	375
B1 Mixed Uses	0
B2 General Industry	64
B8 Storage and Distribution	-1674
Sui Generis	0
Total additional floorspace	3995



Biodiversity Annual Monitoring Report

Adur District

1st April 2018 – 31st March 2019

Report ref: SxBRC/19/644

30/10/2019

Biodiversity Annual Monitoring Report

Introduction

The Biodiversity Annual Monitoring Report (AMR) is a product provided by the Sussex Biodiversity Record Centre (SxBRC) to all local authorities in East and West Sussex on a yearly basis. It is a retrospective look at the potential impacts on biodiversity of approved planning applications for the financial year.

Why this data matters

The Natural Environment and Rural Communities Act 2006 aims to make biodiversity a central consideration in policy and decision making processes, by placing a legal duty in Section 40 on every public body in exercising its functions, [to] "...have regard...to the purpose of conserving biodiversity." There is an expectation that public bodies when complying with this duty will refer to the list of habitats and species of principal importance in England (Section 41 list). These habitats and species should be treated as material considerations when making planning decisions.

It is also cemented in the National Planning Policy Framework (NPPF) that the planning system has an environmental role to play that is fundamental to achieving sustainable development. In particular the planning system should:

- Provide net gains in biodiversity (8, 170, 174)
- Take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure (171);
- Plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries (171)
- Promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species (174)
- Identify suitable ways of mapping and monitoring biodiversity in local plans (174)
- The preparation and review of all policies should be underpinned by relevant and up-to-date evidence. (31)

The information in this report will help to assess how the local authority is performing at these duties.

SPECIES DATA

Table 3 provides the number of planning applications where designated species data exists within a 200 metre buffer. All species data is from 1980 onwards. The species data are grouped as follows:

European Protected Species (EPS)

The list of European Protected Species is taken from Schedule 2 and Schedule 4 of the Conservation (Natural Habitats &c.) Regulations 1994. It is an offence to deliberately kill, capture, or disturb a European Protected Species, or to damage or destroy the breeding site or resting place of such a species.

Otter records are not included in this report.

A list of European Protected Species can be found here: <http://naturenet.net/law/europe.html>

Wildlife & Countryside Act (1981) Species

Species included in Table 3 of the Biodiversity AMR are from the following Schedules/Parts of the Act:

Schedule 5 - Wild Animals

- Section 9 Part 1: intentional killing, injuring, taking

- Section 9 Part 4(a): damage to, destruction of, obstruction of access to any structure or place used by a scheduled animal for shelter or protection
- Section 9 Part 4(b): disturbance of animal occupying such a structure or place

A list of Schedule 5 species can be found here: <http://naturenet.net/law/sched5.html>

Schedule 8 - Plants

A list of Schedule 8 species can be found here: <http://naturenet.net/law/sched8.html>

Section 41 (S41) Species

Section 41 (S41) of the Natural Environment and Rural Communities (NERC) Act 2006 requires the Secretary of State to publish a list of habitats and species which are of principal importance for the conservation of biodiversity in England.

The S41 list is used to guide decision-makers in implementing their duty under section 40 of the Act, to have regard to the conservation of biodiversity in England, when carrying out their normal functions.

More details about the NERC Act can be found here: <http://bit.ly/1Nedj7X>

Bats

Bats are protected by European and UK legislation. It is an offence to:

- Deliberately capture, injure or kill a bat
- Intentionally or recklessly disturb a bat in its roost or deliberately disturb a group of bats
- Damage or destroy a bat roosting place (even if bats are not occupying the roost at the time)
- Intentionally or recklessly obstruct access to a bat roost
- Possess or advertise/sell/exchange a bat (dead or alive) or any part of a bat

Notable Birds

The list of 'Notable Birds' has been devised by the SxBRC in collaboration with the Sussex Ornithological Society (SOS). It consists of bird species that are particularly scarce or vulnerable to development in Sussex. The full list can be seen at the end of this report.

Rare Species

These species are from the Rare Species Inventory (RSI) devised by the SxBRC in collaboration with local experts. The list contains over 3,400 species, selected on the following criteria:

- All species in the British Red Data Books including all Notable fauna and Nationally Scarce flora and British endemic taxa which have ever occurred in Sussex whether extinct or not.
- Species included in the UK Biodiversity Action Plan (BAP species).
- Internationally rare taxa cited in the Bern Convention, IUCN Red Data lists, or EU Habitats Directive which are not covered by any of the above.
- County rarities.

Bat and bird records are not included in the RSI.

Invasive Non-Native Species (INNS)

An invasive non-native is defined as a species whose introduction and/or spread threatens biological diversity. Section 14 of the WCA (1981) is the principal legislation dealing with the release of non-native species. The list of INNS used in Sussex includes all those listed in Schedule 9 of the WCA and 26 other species not in this Schedule but which pose a particular risk in Sussex. A list of these additional species can be found at the end of this report.

Bird records are not included in the list of invasive non-native species used in this report.

Ancient & Veteran Trees

These records are from the Ancient Tree Hunt (a national survey carried out in 2007/2008) and Tree Register of the British Isles (a charity which collates and updates data on notable trees).

Black Poplars

The black poplar is naturally a tree of wet woodland and forested floodplains. Much black poplar habitat has been drained and cleared in the past, and there are now under 50 mature trees remaining in Sussex.

Adur District area (ha)	4355.79	Area of approved planning applications (ha)	3.15	(27 applications)
West Sussex area (ha)	202361.68	% of Adur District infringed by planning applications	0.07	

Table 1. Designated sites and reserves		Area of designation / reserve in West Sussex (ha)	% of West Sussex	Area of designation / reserve in Adur District (ha)	% of Adur District	Area of designation / reserve in Adur District infringed by planning applications (ha)	% of designation / reserve in Adur District infringed by planning applications	Number of planning applications within or abutting designation / reserve
Inter-national	Ramsar	3724.95	1.84	0.00	0.00	0.00	0.00	0
	Special Area of Conservation (SAC)	3672.08	1.81	0.00	0.00	0.00	0.00	0
	Special Protection Area (SPA)	3746.33	1.85	0.00	0.00	0.00	0.00	0
National	Area of Outstanding Natural Beauty (AONB)	25958.71	12.83	0.00	0.00	0.00	0.00	0
	National Nature Reserve (NNR)	221.50	0.11	0.00	0.00	0.00	0.00	0
	National Park	81247.97	40.15	2325.09	53.38	0.00	0.00	1
	Site of Special Scientific Interest (SSSI)	8310.00	4.11	85.32	1.96	0.00	0.00	0
Local	Country Park	320.52	0.16	0.00	0.00	0.00	0.00	0
	Local Geological Site (LGS)	1573.99	0.78	2.56	0.06	0.00	0.00	0
	Local Nature Reserve (LNR)	2074.37	1.03	77.82	1.79	0.01	0.02	4
	Local Wildlife Site (LWS)	10569.16	5.22	214.65	4.93	0.00	0.00	3
	Notable Road Verge	136.91	0.07	28.55	0.66	0.00	0.00	0
Reserve/Property	Environmental Stewardship Agreement *	35279.18	17.43	1715.00	39.37	0.00	0.00	2
	National Trust	5065.97	2.50	81.63	1.87	0.00	0.00	0
	RSPB Reserve	1425.73	0.70	10.24	0.24	0.00	0.00	0
	Sussex Wildlife Trust Reserve	742.61	0.37	0.00	0.00	0.00	0.00	0
	Woodland Trust	67.89	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 01/10/19. 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.

Table 2. Habitats *	Area of habitat in West Sussex (ha)	% of West Sussex	Area of habitat in Adur District (ha)	% of Adur District	Area of habitat in Adur District infringed by planning applications (ha)	% of habitat in Adur District infringed by planning applications	Number of planning applications within or abutting habitat
Ancient woodland	21373.67	10.56	5.24	0.12	0.00	0.00	0
Coastal & floodplain grazing marsh	4389.36	2.17	244.09	5.60	0.00	0.00	1
Coastal saltmarsh	357.04	0.18	17.21	0.40	0.00	0.00	0
Coastal sand dunes	31.52	0.02	0.06	0.00	0.00	0.00	0
Coastal vegetated shingle	124.93	0.06	29.27	0.67	0.00	0.01	2
Deciduous woodland	30111.06	14.88	112.99	2.59	0.00	0.00	0
Ghyll woodland	1992.74	0.98	0.00	0.00	0.00	0.00	0
Intertidal chalk	0.00	0.00	0.00	0.00	0.00	0.00	0
Intertidal mudflat	1758.88	0.87	74.54	1.71	0.00	0.00	1
Lowland calcareous grassland	2736.04	1.35	144.13	3.31	0.00	0.00	0
Lowland fen	194.74	0.10	0.00	0.00	0.00	0.00	0
Lowland heathland	1506.50	0.74	0.00	0.00	0.00	0.00	0
Lowland meadow	193.42	0.10	0.31	0.01	0.00	0.00	0
Maritime cliff and slope	0.00	0.00	0.00	0.00	0.00	0.00	0
Reedbed	60.11	0.03	5.03	0.12	0.00	0.00	0
Saline lagoon	44.16	0.02	4.65	0.11	0.01	0.11	2
Traditional orchard	139.66	0.07	0.62	0.01	0.00	0.00	0
Wood-pasture & parkland	7057.91	3.49	19.56	0.45	0.00	0.00	0

Table 3. Species Data # (1980 onwards)	Number of records in West Sussex	Number of records in Adur District	No. of planning applications with species records within 200m buffer	% of planning applications with species records within 200m buffer
European Protected species	18039	90	8	29.63
Wildlife & Countryside Act species	34250	611	27	100.00
Section 41 species	331528	18925	27	100.00
Bats	14220	84	8	29.63
Notable birds	184473	7710	27	100.00
Rare species (excludes bats and birds)	53026	1628	26	96.30
Invasive non-native species	11640	256	21	77.78
Ancient Tree Hunt	2695	10	1	3.70
Tree Register	378	8	0	0.00
Black Poplar	17	0	0	0.00

* Changes in habitat extent year on year may well be a reflection of improved datasets and should not be assumed to be habitat expansion or contraction. Many habitat datasets overlap with one another, e.g. lowland meadow may be classed as grazing marsh and recorded in both inventories. #Badger and otter records are not included. Rare species does not include bat or bird records. Some species appear in more than one category. The Sussex Notable Bird Inventory is based on a list of species that are particularly scarce or vulnerable to development in Sussex. Please see species list at end of report for more information. Ancient Tree Hunt and Tree Register of the British Isles datasets include a degree of overlap (i.e. on occasion the same tree may be recorded in both datasets).

Planning applications within or abutting designated site, reserve or habitat

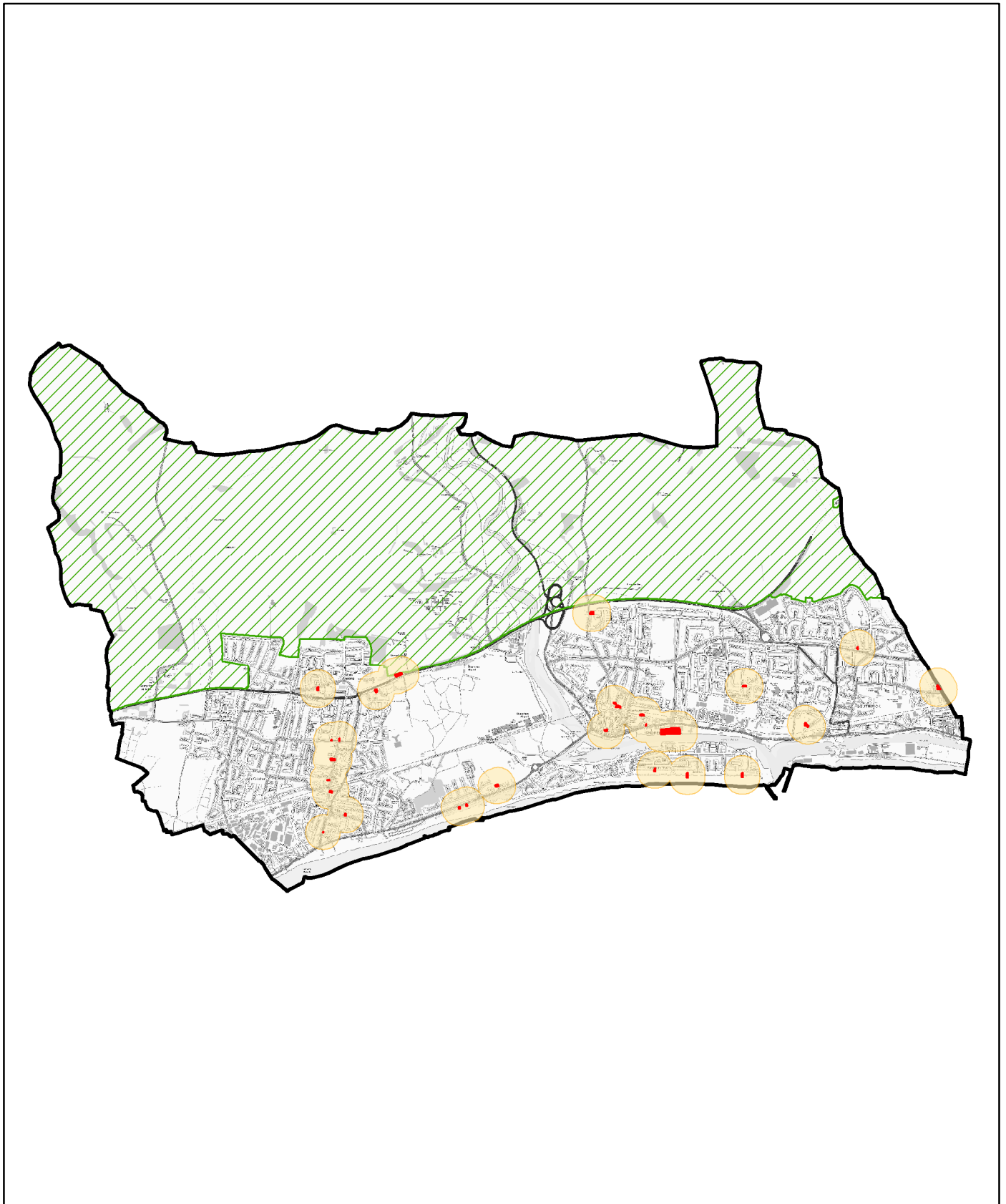
(Applications which abut a designation/reserve/habitat appear in this table with area shown as 0.00)

Designation / Reserve / Habitat	Area (Ha)	Planning Application Number
National Park	0.00	AWDM/0376/18
Local Nature Reserve (LNR)	0.00	AWDM/0330/18
Local Nature Reserve (LNR)	0.01	AWDM/0464/18
Local Nature Reserve (LNR)	0.00	AWDM/1362/18
Local Nature Reserve (LNR)	0.00	AWDM/1921/17
Local Wildlife Site (LWS)	0.00	AWDM/0330/18
Local Wildlife Site (LWS)	0.00	AWDM/0464/18
Local Wildlife Site (LWS)	0.00	AWDM/1362/18
Environmental Stewardship Agreement	0.00	AWDM/0376/18
Environmental Stewardship Agreement	0.00	AWDM/0567/18
Coastal & floodplain grazing marsh	0.00	AWDM/0567/18
Coastal vegetated shingle	0.00	AWDM/0464/18
Coastal vegetated shingle	0.00	AWDM/1362/18
Intertidal mudflat	0.00	AWDM/1497/17
Saline lagoon	0.00	AWDM/0330/18
Saline lagoon	0.00	AWDM/1921/17





Adur District

Approved Planning Applications
1st April 2018 to 31st March 2019

Prepared on 30/10/2019



Key to Map:

-  Approved planning application
-  200m buffer zone
-  Adur District
-  South Downs National Park

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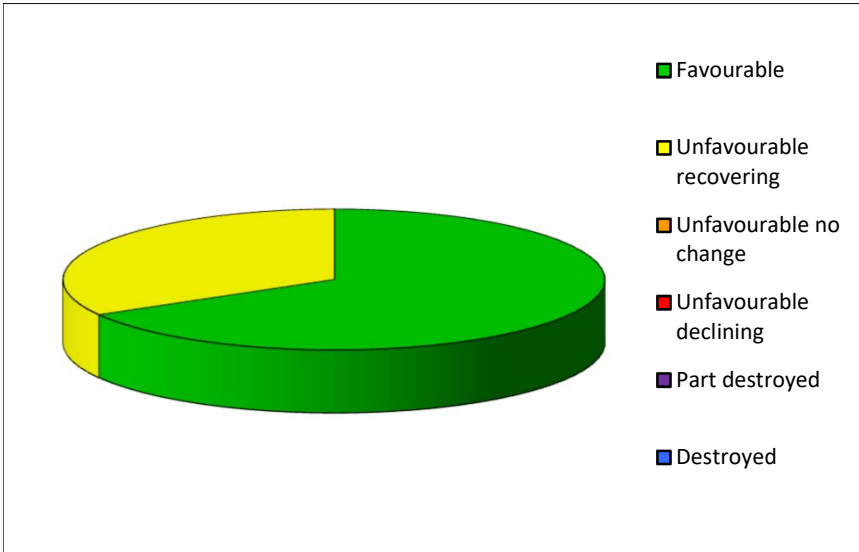


SSSI Unit Condition

Based on information derived from Natural England

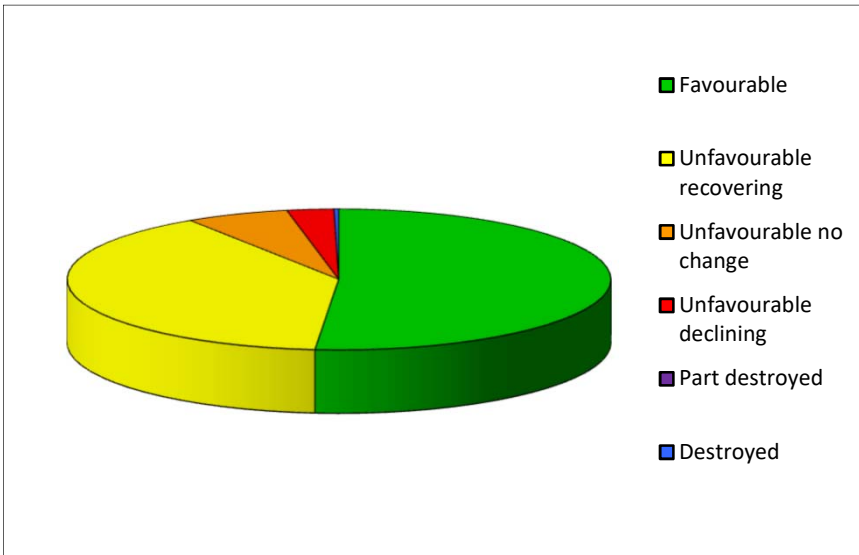
Prepared on 01/11/2019

SSSI Units in Adur District



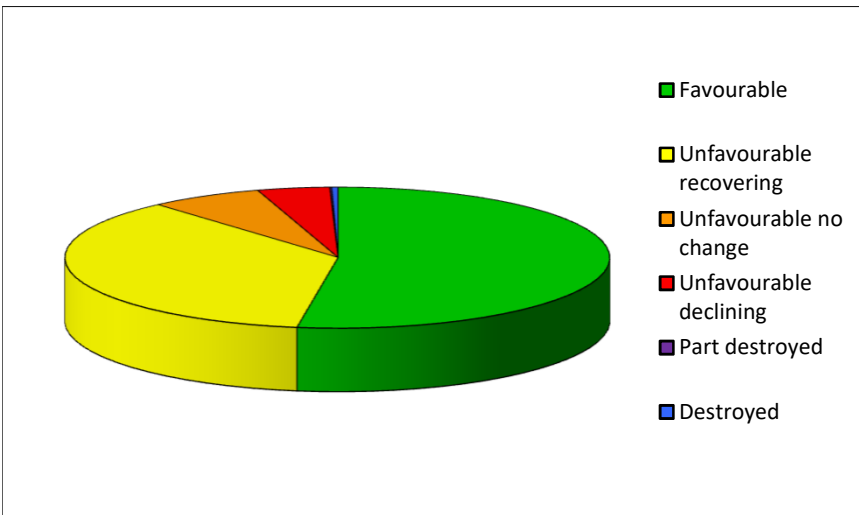
Condition	No. of Units	% of Units
Favourable	4	66.7
Unfavourable recovering	2	33.3
Unfavourable no change	0	0.0
Unfavourable declining	0	0.0
Part destroyed	0	0.0
Destroyed	0	0.0
Total no. of units	6	

SSSI Units in West Sussex



Condition	No. of Units	% of Units
Favourable	184	51.4
Unfavourable recovering	141	39.4
Unfavourable no change	22	6.1
Unfavourable declining	10	2.8
Part destroyed	0	0.0
Destroyed	1	0.3
Total no. of units	358	

SSSI Units in South East Region



Condition	No. of Units	% of Units
Favourable	2474	52.4
Unfavourable recovering	1705	36.1
Unfavourable no change	317	6.7
Unfavourable declining	202	4.3
Part destroyed	5	0.1
Destroyed	18	0.4
Total no. of units	4721	

Sussex Notable Bird List

The Sussex Notable Bird List consists of species that are particularly scarce or vulnerable to development. It includes species which are either on the Birds of Conservation Concern Red and Amber lists, NERC Section 41 or Schedule 1 species known to have bred in Sussex, have been recorded in summer and may breed in the future or have vulnerable overwintering populations in Sussex. Table 6 of the report will show records of these species based on selection criteria decided on by the Sussex Ornithological Society (SOS).

These records are not available to the general public due to the sensitivity of the data. The SOS has kindly shared these records with us, with the view that better planning decisions can be made with their availability.

Below is the list of species and the date ranges/criteria for their inclusion:

Species	Record type treated as notable in Sussex
Dark-bellied Brent Goose	All records
Mute Swan	Confirmed or probable breeding or late May - early July records
Bewick's Swan	All records
Whooper Swan	All records
White-fronted Goose	All records
European Greater White-fronted Goose	All records
Greenland Greater White-fronted Goose	All records
Common Shelduck	Confirmed or probable breeding or late May - early July records
Wigeon	Confirmed or probable breeding or late May - early July records
Gadwall	Confirmed or probable breeding or late May - early July records
Teal	Confirmed or probable breeding or late May - early July records
Mallard	Confirmed or probable breeding or late May - early July records
Pintail	Confirmed or probable breeding or late May - early July records
Garganey	Confirmed or probable breeding or late May - early July records
Shoveler	Confirmed or probable breeding or late May - early July records
Pochard	Confirmed or probable breeding or late May - early July records
Tufted Duck	Confirmed or probable breeding or late May - early July records
Scaup	All records
Common Scoter	All records
Little Egret	Confirmed or probable breeding records + roost
Purple Heron	All records
Bittern	All records
Little Bittern	All records
Spoonbill	All records
Black Grouse	All records
Grey Partridge	Confirmed or probable breeding or March - August records
Quail	Confirmed or probable breeding or March - August records
Red-throated Diver	All records
Black-throated Diver	All records
Great Northern Diver	All records
Little Grebe	Confirmed or probable breeding or late May - early August records
Slavonian Grebe	All records
Fulmar	Confirmed or probable breeding records
Balearic Shearwater	All records
Leach's Petrel	All records
Honey-buzzard	Information provided in summary only
Red Kite	Confirmed or probable breeding or March - August records + roost
White-tailed Eagle	All records
Marsh Harrier	Information provided in summary only
Hen Harrier	Roost
Pallid Harrier	All records
Montagu's Harrier	Information provided in summary only
Goshawk	Information provided in summary only
Golden Eagle	All records

Osprey	Mid-May to July records
Kestrel	Confirmed or probable breeding or May - July records
Merlin	All records
Hobby	Confirmed or probable breeding or April - August records
Gyr Falcon	All records
Peregrine	Information provided in summary only
Spotted Crane	Information provided in summary only
Corncrake	All records
Oystercatcher	Confirmed or probable breeding or late May - early July records
Little Ringed Plover	Confirmed or probable breeding or April - July records
Ringed Plover	Confirmed or probable breeding or late May - early July records
Dotterel	All records
Lapwing	Confirmed or probable breeding or April - June records
Black-winged Stilt	April to August records
Avocet	Confirmed or probable breeding or March - July records
Stone-curlew	Information provided in summary only
Common Sandpiper	Confirmed or probable breeding or late May - early July records
Snipe	Confirmed or probable breeding or April - July records
Curlew	Confirmed or probable breeding or April - July records
Woodcock	Confirmed or probable breeding or March - August records
Ruff	All records
Black-tailed Godwit	All records
Redshank	Confirmed or probable breeding or April - July records
Wood Sandpiper	All records
Red-necked Phalarope	All records
Little Gull	All records
Little Tern	Confirmed or probable breeding records
Mediterranean Gull	Confirmed or probable breeding records
Common Gull	Confirmed or probable breeding records
Lesser Black-backed Gull	Confirmed or probable breeding records
Yellow-legged Gull	Confirmed or probable breeding or April - June records
Herring Gull	Confirmed or probable breeding records
Great Black-backed Gull	Confirmed or probable breeding records
Black-headed Gull	Confirmed or probable breeding records
Kittiwake	Confirmed or probable breeding records
Black Tern	All records
Sandwich Tern	Confirmed or probable breeding records
Common Tern	Confirmed or probable breeding records
Roseate Tern	All records
Stock Dove	Confirmed or probable breeding or May - July records
Turtle Dove	Confirmed or probable breeding or May - July records
Cuckoo	Confirmed or probable breeding or May - July records
Barn Owl	All records
Snowy Owl	All records
Tawny Owl	Confirmed or probable breeding or May - July records
Long-eared Owl	Confirmed or probable breeding or March - July records + roost
Short-eared Owl	Confirmed or probable breeding or May - July records
Nightjar	Confirmed or probable breeding or May - July records
Swift	Confirmed or probable breeding records
Kingfisher	Confirmed or probable breeding or March - August records
Bee-eater	Confirmed or probable breeding or May - July records
Hoopoe	Confirmed or probable breeding or May - July records
Wryneck	Confirmed or probable breeding or May - July records
Green Woodpecker	Confirmed or probable breeding records
Lesser Spotted Woodpecker	All records
Aquatic Warbler	All records
Marsh Warbler	Information provided in summary only
Cetti's Warbler	Confirmed or probable breeding or March - August records

Grasshopper Warbler	Confirmed or probable breeding or May - July records
Savi's Warbler	Information provided in summary only
Wood Warbler	Confirmed or probable breeding or April - August records
Willow Warbler	Confirmed or probable breeding records
Woodlark	Confirmed or probable breeding or February - August records
Skylark	Confirmed or probable breeding or April - July records
Sand Martin	Confirmed or probable breeding records
Swallow	Confirmed or probable breeding records
House Martin	Confirmed or probable breeding records
Tree Pipit	Confirmed or probable breeding or May - July records
Meadow Pipit	Confirmed or probable breeding or May - July records
Yellow Wagtail	Confirmed or probable breeding or May - June records
Blue-headed Wagtail	Confirmed or probable breeding or May - June records
Grey Wagtail	Confirmed or probable breeding or May - June records
Dunnock	Confirmed or probable breeding records
Nightingale	Confirmed or probable breeding records
Bluethroat	All records
Black Redstart	May - July records
Redstart	Confirmed or probable breeding or April - July records
Whinchat	Confirmed or probable breeding or May - July records
Wheatear	Confirmed or probable breeding or May - July records
Ring Ouzel	All records
Song Thrush	Confirmed or probable breeding records
Mistle Thrush	Confirmed or probable breeding records
Spotted Flycatcher	Confirmed or probable breeding records
Pied Flycatcher	Confirmed or probable breeding or May - July records
Whitethroat	Confirmed or probable breeding records
Dartford Warbler	Confirmed or probable breeding or March - August records
Bearded Tit	Confirmed or probable breeding or March - August records
Firecrest	Confirmed or probable breeding or May - August records
Willow Tit	All records
Marsh Tit	Confirmed or probable breeding or April - July records
Red-backed Shrike	Information provided in summary only
Chough	All records
Starling	Confirmed or probable breeding records
House Sparrow	Confirmed or probable breeding records
Tree Sparrow	All records
Lesser Redpoll	Confirmed or probable breeding or May - July records
Linnet	Confirmed or probable breeding records
Twite	All records
Serim	All records
Common Crossbill	Confirmed or probable breeding or February - June records
Bullfinch	Confirmed or probable breeding records
Hawfinch	All records
Yellowhammer	Confirmed or probable breeding records
Cirl Bunting	All records
Reed Bunting	Confirmed or probable breeding records
Corn Bunting	All records

Sussex Invasive Non-Native Species (INNS)

An invasive non-native species (INNS) is defined as a species whose introduction and/or spread threatens biological diversity. The INNS table includes records of non-native species listed in Schedule 9 of the Wildlife & Countryside Act 1981 (WCA) and 26 other species not in this Schedule but which pose a particular risk in Sussex. These additional species are:

Scientific name	Common name
<i>Pseudorasbora parva</i>	Topmouth Gudgeon
<i>Leucaspis delineates</i>	Sunbleak
<i>Amsinckia micrantha</i>	Common Fiddleneck
<i>Centranthus ruber</i>	Red Valerian
<i>Gaultheria shallon</i>	Shallon
<i>Hyacinthoides hispanica</i>	Spanish Bluebell
<i>Nymphoides peltata</i>	Fringed Water-lily
<i>Petasites fragrans</i>	Winter Heliotrope
<i>Prunus laurocerasus</i>	Cherry Laurel
<i>Hyacinthoides non-scripta x hispanica = H. x massartiana</i>	Hybrid Bluebell
<i>Lemna minuta</i>	Least Duckweed
<i>Acaena novae-zelandiae</i>	Pirri-pirri-bur
<i>Lysichiton americanus</i>	American Skunk Cabbage
<i>Cortaderia selloana</i>	Pampas Grass
<i>Quercus ilex</i>	Evergreen Oak
<i>Harmonia axyridis</i>	Harlequin Ladybird
<i>Lilioceris lili</i>	Lily Beetle
<i>Cameraria ohridella</i>	Horse-Chestnut Leaf-miner
<i>Campylopus introflexus</i>	Heath Star Moss
<i>Trachemys scripta</i>	Red-eared Terrapin
<i>Lithobates catesbeianus</i>	American Bullfrog
<i>Styela clava</i>	Leathery Sea Squirt
<i>Dreissena polymorpha</i>	Zebra Mussel
<i>Dreissena rostriformis bugensis</i>	Quagga Mussel
<i>Lymantria dispar</i>	Gypsy Moth
<i>Thaumetopoea processionea</i>	Oak Processionary Moth

**Adur District Council
Planning Policy
Portland House
44, Richmond Road
Worthing
West Sussex
BN11 1HS**



**ADUR DISTRICT
COUNCIL**