

Adur Local Plan ‘Key Issues’ Consultation Document

November 2024

Introduction

The Council has started work on preparing an updated Adur Local Plan, which will provide a long term vision for the area over a period of 15 years. This consultation provides an opportunity for people to help shape the future of the Local Plan Area¹ to meet their needs to create a better place to live, work and play. The new Plan will provide the strategy for the growth of the Local Plan Area, setting out what development will take place and where. It will set out a vision for the area that helps to establish the long term aims and aspirations. The vision will be turned into objectives and policies which will deal with issues such as housing, the economy, the environment and infrastructure. Once adopted, the new Plan will be an important consideration in deciding planning applications, and replace the existing Adur Local Plan 2017.

Have your say on development in Adur

This consultation is the first stage in preparing the Plan. Plans can only be truly successful if they are rooted in local knowledge and have an appreciation of what residents want. Too much change, change that is too fast, or not listening to people’s views will not deliver a good Plan. Similarly, planning too little development is not an option either, as the plan needs to support growth. Ultimately the Plan will go through independent examination by a planning inspector to make sure it is based on robust evidence and seeks to meet development needs. Not everyone will necessarily get the outcome they want, but making sure your ideas or concerns are understood and considered will help to make the Plan better. This is the first of several chances to have your say.

What is this consultation about?

This consultation identifies the issues and challenges facing the Local Plan area. The Council is not, at this stage, stating which sites it will be looking to allocate for development in the new Plan. However, with reference to key evidence, the Council is inviting views on key issues. The comments that we receive will be given consideration when decisions are made on which sites will be proposed for allocation.

Although the Local Plan will reflect local issues and choices it should be noted that there are also some important limitations as, in line with national policy (particularly the National Planning Policy Framework), the Local Plan must:

- take account of national planning policies and their support for sustainable development;
- be based on an objective assessment of the Local Plan area’s development needs;
- have regard to the various other strategies of the Council and its partners;
- take into account evidence of environmental constraints on development and the need to conserve the built and natural heritage;
- be supported by a Sustainability Appraisal. This is a legal requirement and is used at different stages to assess the impacts of the Plan.

¹ This excludes any part of Adur District which is located in the South Downs National Park (SDNP)

What comments are we seeking?

The purpose of this consultation is to identify the key issues that we should address in the new Plan. Receiving comments at this stage will help us to ensure the Plan sets off in the right direction and covers the things it should cover. It will also help to inform what further evidence is necessary beyond that we have already collected or plan to collect. To do this, the document identifies a number of issues and asks questions in relation to these issues and associated evidence. There is no requirement for you to comment on every element or to answer every question; we would like you to provide comments on any areas that you have an interest in. Please note it is important to comment on things that you may agree with as well as those you disagree with. It would be helpful if you could give an explanation or justification for any comments you make.

Why do we need a new Local Plan?

The Adur Local Plan was adopted in 2017. There is a legal requirement to review every 5 years and check it is still fit for purpose. It also needs to reflect up-to-date evidence such as housing need, and take into account the implications of recent events such as Covid-19, hybrid working, and Brexit. The Plan must also reflect changes to national planning policy and the proposals put forward by the new Labour Government relating to housing and planning. Furthermore, without a new Local Plan there is a risk that the Council would lose a degree of local control of planning matters as the likelihood of speculative development proposals would increase.

What will the Local Plan need to do?

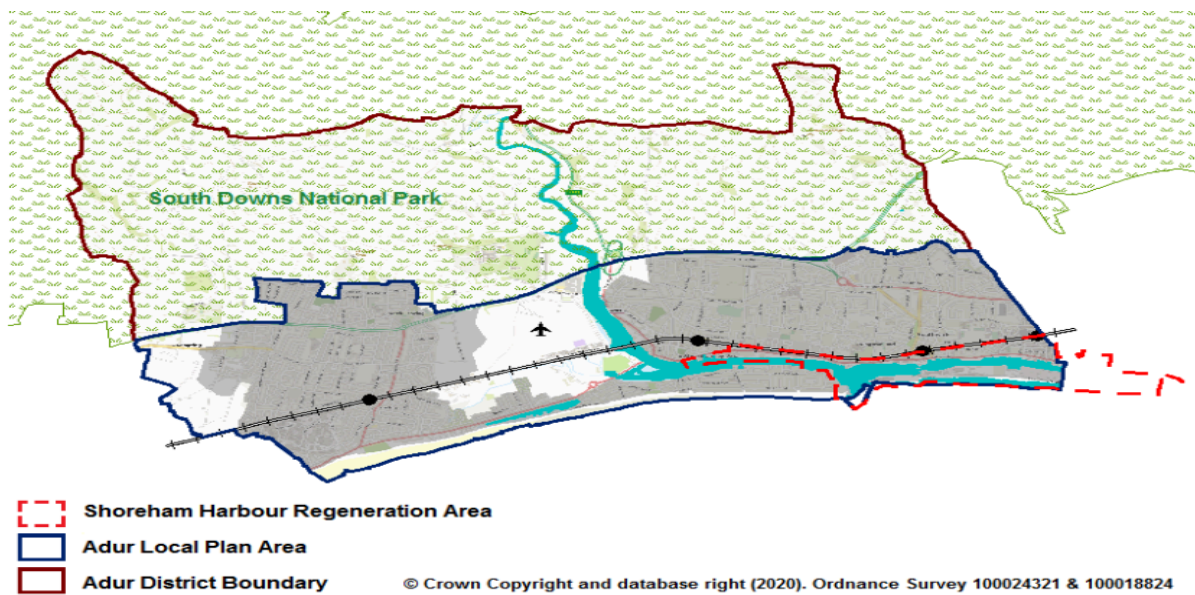
In simple terms the new Local Plan needs to balance the benefits of 'growth' against the potential impact of future development and the need to protect the environment. To do this it will need to:

- Aim to meet the objectively assessed development and infrastructure needs
- Identify land where development would be appropriate, or restricted.
- Contain a clear strategy for enhancing the natural, built and historic environment

The Plan will cover many land uses including homes, employment, retail, transport, community facilities and green infrastructure. It will contain a Vision for the Local Plan area and a set of associated economic, community and environmental objectives. The Plan will also include new land use allocations where they are needed and policies which will be used to assess planning proposals.

What area will it cover?

The new Local Plan covers Adur District apart from the land that lies within the South Downs National Park. (The National Park Authority is a planning authority in their own right and they are producing their own Local Plan which will set planning policy for all areas within the South Downs National Park boundary). In line with the requirements of the duty to co-operate, Adur District Council will work with partners and local authorities to consider a range of cross boundary issues.



How does the Local Plan relate to other plans and strategies?

The Adur Local Plan has to reflect and put into practice a large number of national, regional and local strategies, plans and guidance. At the national level the Local Plan must be in conformity with the National Planning Policy Framework (NPPF) which sets out the government’s policies for planning in England.

Some of the policies in the Local Plan will rely on actions by other parties, so it is important that they are engaged in the process early.. Adur District Council is therefore liaising with relevant bodies that prepare strategies affecting the Local Plan area’s future, including health, transport, housing, employment and the environment. This is to ensure that plans and policies are as closely aligned as possible and that strategies support each other.

The Local Plan will also be supportive of the Council’s current and emerging priorities and strategies set out in related documents.

Format of this document

The Council has started collecting and producing the evidence that will inform the preparation of the Local Plan. As a starting point we have looked at the existing characteristics of the Local Plan area. This has helped us to identify some of the key issues and challenges that are highlighted in this document. The responses received on these issues will help to influence the subsequent drafting of the Plan.

All engagement and how it has influenced the Plan at each stage will be recorded in the Adur Local Plan Statement of Consultation..

Adur Now

The starting point for developing a vision for Adur is to understand where we are now and how its assets and positive attributes can be used to address the key challenges that are expected to arise over the next 15 years and beyond. Some key facts about the Local Plan area and a summary of the challenges that now need to be faced are set out below.

Key Facts

Communities			
The proportion of adults cycling is above the national average. Cycle routes include NCN route 2 along the seafront and national route 223 into the SDNP	1 in 4 adults is physically inactive, more than 1 in 4 is obese, and 1 in 11 adults smoke. Adur is in the highest quartile in Sussex for prevalence of long term conditions.	The population of Adur has grown in size since the last census. However it remains the smallest in West Sussex	House prices are lower than the rest of West Sussex and the South East but in terms of affordability this has worsened from 7.36 times earnings in 2003 to 13.95 times earnings in 2022.
Adur has seen substantial increases in the number of older people. The proportion of children has also increased.	In 2022/23, there were 163 homeless assessments in Adur. At the 2021-22 financial year end, Adur had 829 households on the housing waiting list.	1 in 3 children experience income deprivation in the most deprived neighbourhoods	There is a 7-year gap between the life expectancy of people in the poorest areas of Adur compared with the wealthiest.

Environment			
Air Quality Management Areas have been revoked and mortality due to particulates shows a downward trend suggesting air quality is improving.	There is 1 Site of Special Scientific Interest (SSSI), 11 Local Wildlife Sites (LWSs) and 4 Local Nature Reserves (LNRs) in the plan area. The SSSI is currently in an unfavourable - declining condition.	There is 244ha of coastal floodplain grazing marsh, 144ha lowland calcareous grassland, 109ha deciduous woodland and 74a intertidal mudflat.	22.5% of Adur is developed compared to only 9.9% of land in the south east. 53% of Adur District is within the South Downs National Park.
33.3% of developed land is within Flood Zone 3 compared to 6.8% across the south east.	Greenhouse gas emissions in Adur have steadily decreased. The sectors with the highest emissions are transport and domestic.	Adur has a rich historic environment including 118 Listed Buildings, 7 Conservation Areas, and several Scheduled Ancient Monuments.	The Local Plan area includes a small amount of Grade 1 Agricultural Land to the west of Sompting.
Adur is within an area of Serious Water Stress and 98% of water supply is sourced from groundwater.	Bathing water quality is classed as Excellent. Monitoring of the River Adur has shown high levels Escherichia coli (E.coli).	East Worthing WwTW has had some of the highest incidents of sewer collapses, rising main bursts and internal sewer flooding in the catchment.	Tree canopy cover is below the national average. It varies from 5.5% in Marine Ward to 18.3% in Southwick Green.

Economy			
Major roads including the A27, A259 and A270 suffer from traffic congestion.	There are 3 town centres. Shoreham is the largest with 177 units.	Lancing Business Park is the 2nd largest business area in West Sussex, with over 250 businesses and 3000 employees based on the park.	Shoreham Port had 650 commercial vessel movements and handled 1.5 million tonnes of cargo in 2023.
The number of businesses has increased but the proportion per 10,000 people is still lower than in West Sussex and the South East.	Adur has a higher proportion of small businesses (employing 0-4 people) and a lower proportion of businesses employing 20 or more people. Most are based in the construction industry.	Employment activity rates are higher in Adur than the South East and Great Britain average. Average gross weekly earnings are increasing at a faster rate than the wider area.	NGA superfast broadband is available to 99% of properties.

Housing

We want to plan for good quality and new homes to meet the Local Plan area's future housing needs and help to address housing affordability in Adur.

Because Adur is constrained by the sea and the South Downs National Park to the north, Worthing to the west and Brighton & Hove to the east, opportunities for outward expansion are extremely limited. Furthermore, Adur is relatively compact and there are very few vacant sites or opportunity areas within the existing built up area that could deliver significant levels of growth. We also need to protect the character and heritage and make sure sites are available for other important uses such as employment space, community facilities and open space. Finding enough development sites to meet high levels of housing need is very challenging in such a constrained Local Plan area.

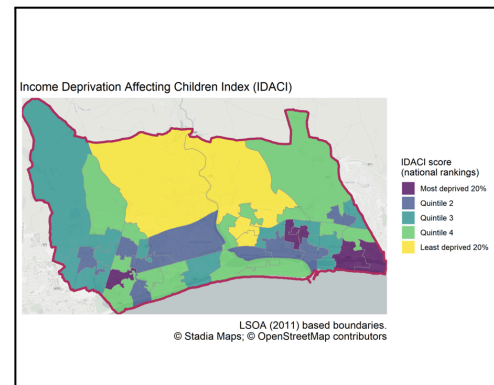
All councils are required to set a housing target through their local plans. A 'standard method' is set out in national guidance to calculate a figure for housing need. This uses a formula to identify the minimum number of homes we should aim to plan for.

The current Standard Methodology generates a housing need figure for Adur of 449 homes per year, although the Government recently consulted on a revised approach which would increase this. A key challenge for the Local Plan is to consider how much housing and the types / sizes of homes can actually be built in the Plan period taking account of the development opportunities that are available in Adur and the important physical and environmental constraints affecting Adur. It will be for the Local Plan process to test what can actually be delivered in the Local Plan area.

Population and Communities

Between 2011 and 2021, the population of Adur increased by more than 5% to 64,500. This increase is similar to England but lower than other parts of West Sussex. Although lower than the England rates overall there has been a substantial increase in the proportion of older people (13.1%). However, since the last census there has been a noticeable increase (11%) in the proportion of under 15s in Adur (compared to a 1.8% increase in Worthing).

Within Adur there is one area ranking in the most deprived 20% of neighbourhoods nationally, with a population of approximately 1,500 residents. Five of its 42 neighbourhoods had an IDACI score (proportion of 0-15s living in income deprived families) in the top 20% most deprived neighbourhoods in the country. The highest score in a neighbourhood locally was 36.9% or one in three children experiencing income deprivation. In contrast there are no neighbourhoods in Adur with an IDAOP1 score (proportion of 60+ year olds living experiencing income deprivation) in the top 20% most deprived neighbourhoods in the country.



In terms of housing, house prices in Adur are lower than within the South East and West Sussex. The proportion of overcrowding and homes without heating are similar to the proportions across both West Sussex and the South East. However, in 2003, house prices were 7.36 times earnings in Adur, this has increased to 13.95 times earnings in 2023. In 2022/23, there were 163 homeless assessments in Adur. As at 31/08/2024 Adur had 976 households on the housing waiting list.

The Local Plan is primarily a framework for meeting housing needs. With an overall aim to meet as much of an area's identified housing need as possible. In doing so the National Planning Policy Framework (2023) requires that planning policies and decisions should aim to achieve healthy, inclusive and safe places and beautiful buildings which promote social interaction, are safe and accessible and enable and support healthy lifestyles. It recognises the importance of proactive and positive joint working to provide and deliver the social recreational and cultural facilities and services that communities need.

The quality of the environment has an important role to play in the health of the local population. The Local Plan can help ensure new developments are of a high quality and that services are able to adapt to any increase in demand as a result of development. The Plan can also set local policies for housing mix, density, affordable housing and tenure to ensure that development contributes to meeting local needs, particularly in terms of providing sufficient affordable homes and specialist housing for the ageing population.

A key challenge for the Local Plan will be reducing deprivation and inequalities by ensuring there is access to good quality suitable housing and high quality safe and accessible public spaces, facilities and services that promote social interaction, health and wellbeing.

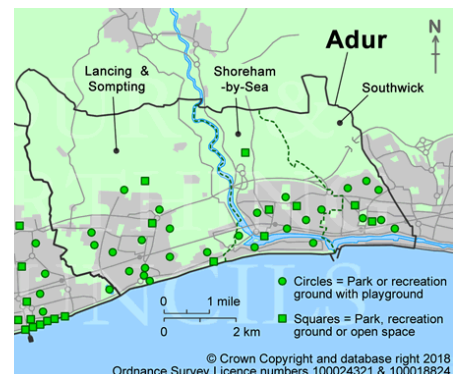
Health

Health Equity in England: The Marmot Review 10 Years On (2020) identified inequalities in life expectancy have risen in England in the last decade especially in deprived areas. Rising child poverty, a housing affordability crisis, a rise in homelessness and inequities in money and resources are all contributing to health inequalities. This is particularly so in urban coastal communities.

The National Planning Policy Framework (2023) requires planning policies and decisions to enable and support healthy lifestyles, especially where this would address identified local health and well-being needs. It also recognises the importance of high quality open spaces for the health and wellbeing of communities.

The West Sussex Joint Health and Well-being Strategy 2019 - 2024 recognises that the environment in which people are born, grow, live and work and their age has a profound effect on the quality of their health and well-being. West Sussex Healthy & Sustainable Places - A Public Health and Sustainability Framework (2020) provides guidance on how to consider health and wellbeing when planning and developing places. Active Design (2023) sets out how the design of our environments can help people to lead more physically active and healthy lives - it's about helping to create 'active' environments.

Overall people in Adur enjoy a relatively long life, however there is a 7-year gap between the life expectancy of people in the poorest areas of Adur compared with the wealthiest. This is a 7.8 years difference for men and a 7.3 years difference for women. Access to outdoor green spaces is known to be important for people's health and wellbeing. On average, Adur District has a total green space coverage of 3.06%. This is similar to the average across South East (3.19%) and similar to the average across West Sussex (2.62%).



The Local Plan can influence the wider determinants of health in relation to the environment, local economy and community that could impact on physical and mental health and help reduce health inequalities. In particular it can help prioritise active travel within new developments and help ensure issues such as overheating are addressed (Overheating is an increasingly important issue for development as the climate warms and the frequency of heatwaves increase which threatens public health). The Local Plan is however limited in terms of its influence on individuals' behaviours.

Many of the challenges for the Local Plan such as prioritising active travel to maintain good air quality, supporting adaptation and increasing resilience to climate change and ensuring there is access to good quality suitable housing and high quality safe and accessible public spaces, facilities and services that promote social interaction will also help to improve and support peoples health and wellbeing.

Climate Change

Mitigation

The National Planning Policy Framework (2023) highlights the important role planning can have in mitigating climate change by reducing greenhouse gas emissions from new developments and increasing the use and supply of renewable and low carbon energy. It requires that planning “contribute to a radical reduction in greenhouse gas emissions”. It defines mitigation as “action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions”

The West Sussex Climate Change Strategy (2020) and Adur & Worthing Councils: Our Plan (2022) commit to achieving carbon neutral by 2030. In Adur, since 2005, per capita greenhouse gas emissions have decreased annually similar to the trend across West Sussex. Data indicates that in our area transport is the sector with the highest emissions.

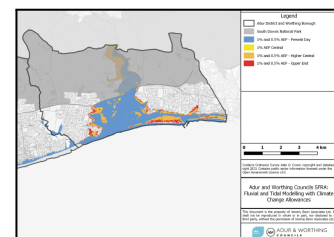
Many sustainability standards particularly for new homes are set by Building Regulations. The Local Plan cannot amend Building Regulations or influence existing owners to improve the sustainability of buildings where development is not proposed. However, Local Plans can identify suitable areas for renewable and low carbon energy sources, and supporting infrastructure; and opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems.

Adaptation

The UK climate change risk assessment (2022) identifies the risks resulting from climate change as flooding and coastal change, high temperatures, water supply shortages, risks to natural capital, risks to food production and new pests and diseases. The National Planning Policy Framework (2023) sets adapting to climate change as a core planning environmental objective. It requires Local Plans to take a proactive approach in adapting to climate change and requires planning policies to support measures to ensure the future resilience of communities and infrastructure to climate change impacts.

Parts of the Local Plan area are at high flood risk from a range of sources particularly tidal associated with the River Adur, surface water flooding and high groundwater levels. Within Adur 33.3% of developed land is currently within Flood Zone 3 (defined as a high probability of flooding from rivers and the sea) compared to 6.8% across the south east (Land Use Statistics, 2022). The majority of the River Adur in Adur District has fluvial and tidal defences along its length and the coastline is protected by coastal defences.

The Local Plan can help direct development away from areas that are at the greatest risk of flooding and ensure they are designed in a way that helps increase resilience to the effects of climate change. However, without a Local Plan planning applications would still need to conform with national policy.



A key challenge for the Local Plan will be that existing communities along the coast are at a high risk of flooding and this is expected to increase. Adapting to the changing climate and increasing the resilience of communities may help reduce this risk and minimise the impacts of flooding.

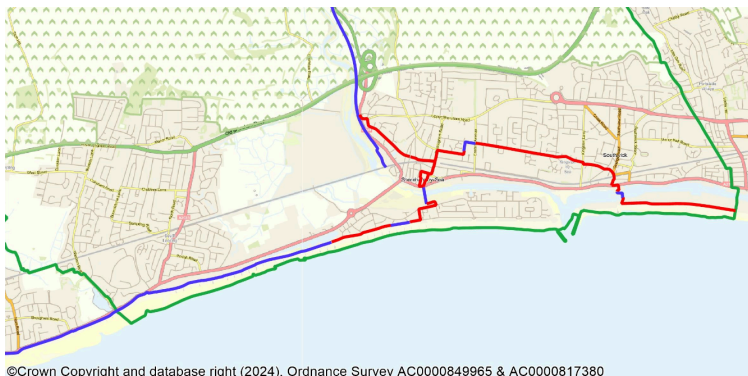
Air

Nationally it is recognised that air quality in the UK has improved significantly, however it continues to be the biggest environmental risk to human health and there are national limits and objectives for pollutants. The national Air Quality Strategy (2023) includes boosting active travel and public transport to improve air quality as one of its 6 priorities and the Adur & Worthing Local Cycling & Walking Infrastructure Plan (2020) hopes to create a place where walking and cycling becomes the preferred way of moving around Adur through better safety, better mobility and better streets.

The National Planning Policy Framework requires planning policies to sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones.

In 2005 two Air Quality Management Areas were declared at High Street in Shoreham and at Old Shoreham Road (the A270) in Southwick due to levels of Nitrogen Dioxide (NO₂). NO₂ is generally emitted from high temperature combustion processes such as road transport or energy generation. Traffic congestion therefore is a significant factor. Air quality annual status reports have confirmed that both areas have complied with the national objective for a number of years and as a result both Air Quality Management Areas were revoked in December 2023. [Public Health Outcomes Framework](#) (PHOF) indicators on mortality attributed to particulate matter also show a downward trend in Adur.

Adur has an increasing number of cycle routes and lanes, some of which make use of its location on the South Coast and the South Downs National Park. National statistics on cycling show that after the increase in cycling throughout the pandemic there was a drop back to levels similar to before the pandemic. 2023 saw lower levels in Adur of the proportion of adults cycling at least once a week however this is still above the national rate.



The Local Plan can include policies to positively address air quality issues by ensuring new developments are designed in a way that reduces reliance on the car and promotes active travel. However, it has limited effect on lifestyle choices and behaviours.

A key challenge for the Local Plan will be to prioritise opportunities for safe active travel through a high quality, connected network of walking and cycling routes, green infrastructure and open spaces that help support healthy lifestyles and good air quality.

Biodiversity

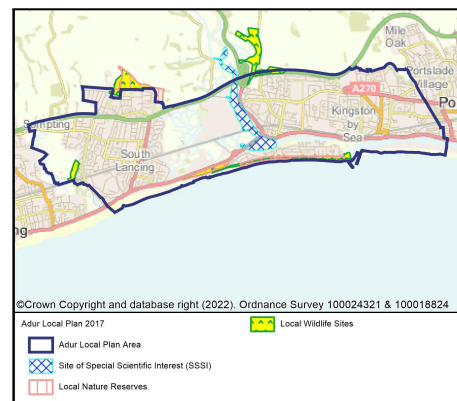
The Environmental Improvement Plan (2023) has a goal to achieve a growing and resilient network of land, water and sea that is richer in plants and wildlife which is underpinned by targets including halting species decline by 2030 and increasing tree canopy and woodland cover from 14.5% to 16.5% of total land area in England by 2050.

The South Marine Plan will help ensure that the right activities happen in the right place and in the right way within the marine environment. Within the Local Plan area there are also a number of projects and programmes intending to improve, create and enhance biodiversity including the Adur River Recovery Project and Sussex Bay

The National Planning Policy Framework (2023) Requires planning policies and decisions to protect and enhance biodiversity and provide net gains.

There are no internationally designated sites within the Adur Local Plan area, though the east of the area is part of the Living Coast Biosphere. Adur Estuary SSSI is the only site within the Local Plan area. The large area of intertidal mudflats within the estuary are important for a variety of wading birds. In 2008 it was recorded as being in favourable condition, however, since 2021 it is recorded as being in unfavourable - declining condition. Coastal squeeze and public access / disturbance are listed as adverse condition reasons. Water Company Discharges Causing Water Pollution' is identified as a potential pressure. There are eleven Local Wildlife Sites (LWSs) in the Local Plan area and four Local Nature Reserves (LNRs) – Widewater, Mill Hill, Shoreham Beach and Lancing Ring.

There are no records of ancient woodland in the Local Plan area but there are recordings of saltmarsh (an irreplaceable habitat) along the River Adur and at Widewater lagoon. There are also areas containing habitats and species of principal importance in England such as coastal and floodplain grazing marsh, lowland calcareous grassland, deciduous woodland and intertidal mudflat (Sussex Biodiversity Records Centre, Annual Monitoring Report, 2023).



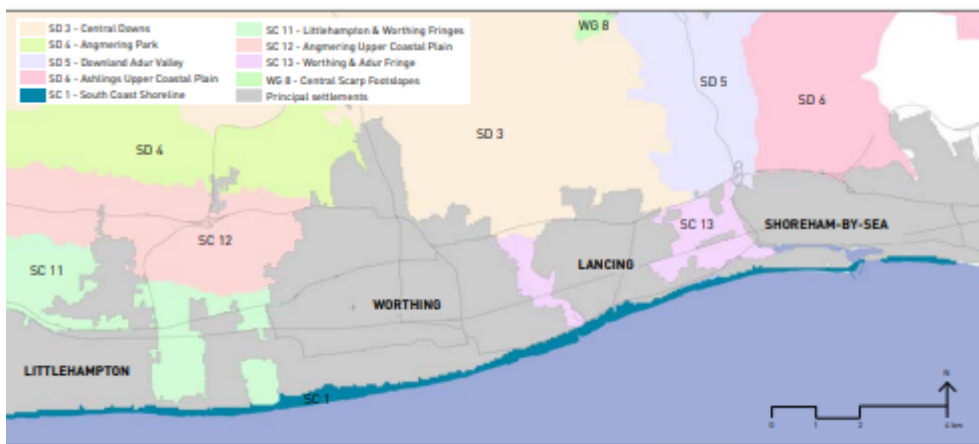
Given the high pressure for housing and limited land availability, unplanned development may threaten the small areas of remaining biodiversity. The Local Plan can seek to protect areas with high ecological and biodiversity value. It can also set local requirements for biodiversity net gain. However, the Local Plan would not influence how habitat is managed on existing sites.

A key challenge for the Local Plan will be protecting, restoring and enhancing biodiversity and improving quality of the natural environment to ensure that biodiversity net gain is delivered, and the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species is promoted

Landscape

The National Planning Policy Framework (2023) requires planning policies and decisions to protect and enhance valued landscapes and recognise the intrinsic character and beauty of the countryside. Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks.

53% of Adur District is within the South Downs National Park and this lies outside of the Local Plan area. Given the proximity of the National Park, parts of the Local Plan area form the setting to the National Park. The Downs Link is an off-road waymarked route popular with walkers, cyclists and equestrians which links the coastal plain, South Downs Way and North Downs. It forms an important part of Adur's 'green infrastructure' as an important 'gateway' into the South Downs National Park. The area falls within the South Coast Plan National Character Area and within SC13 - Worthing and Adur Fringes Local Character Area as part of the West Sussex Landscape Classification.



West Sussex Landscape Character Assessment (2003)

The Adur Local Plan (2017) designated areas as Local Green Gap and countryside. The majority of the countryside lies within the open areas between Worthing – Lancing/ Sompting and Lancing – Shoreham-by-Sea which have also been designated as 'Local Green Gaps' to avoid coalescence and preserve the separate characters and identities of Adur's settlements by providing physical and visual breaks. This is particularly important given the compact and densely developed nature of Adur and its location within the wider Brighton conurbation. Travelling along the south coast there are few breaks in development between Brighton and Chichester; those in Adur are particularly fragile due to their small size and narrowness.

A key challenge for the Local Plan will be ensuring that the natural character of Adur and setting of the National Park are preserved.

Soils

The Environmental Improvement Plan (2023) commits to achieving sustainably managed soils by 2030. The National Planning Policy Framework (2023) requires that planning policies and decisions ensure that a site is suitable for its proposed use taking account of ground conditions and risks arising from land instability and contamination. It also recognises the economic and other benefits of the best and most versatile agricultural land.

At present no sites within Adur have been determined as 'contaminated land' or as 'special sites'. However, given the historic uses of many brownfield sites these will contain some form of soil or groundwater contamination which development may present opportunities to remediate.

The majority of the land within the Local Plan area is defined as urban within the Agricultural Land Classification Grade with some Grade 3 agricultural land to the west of the River Adur. The only exception to this is a small patch of Grade 1 Agricultural land to the immediate east of Lancing and west of Sompting.

Without the Local Plan, unplanned development could accelerate the loss of soils through increased development on greenfield sites. The Local Plan can help ensure that brownfield sites are prioritised with an appropriate level of development to make the most efficient use of a site. Local Plans can also help protect key open areas and the best and most versatile agricultural land.

A key challenge and opportunity for the Local Plan will be supporting the redevelopment and remediation of previously developed land to maximise regeneration benefits and make the best use of the land available in the most sustainable locations.

Water

The Environmental Improvement Plan (2023) includes clean and plentiful water as a goal which includes tackling nutrient pollution, restoring rivers and a reduction in leakages by water companies. The National Planning Policy Framework (2023) requires planning policies and decisions preventing development from contributing to, being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution. Development should also help to improve local water quality, and take into account river basin management plans.

The South East River Basin Management Plan (2022) set the legally binding locally specific environmental objectives that underpin water regulation (such as permitting) and planning activities. The South East river basin district (RBD) river basin management plan describes the challenges that threaten the water environment and how these challenges can be managed. At a more local level, the Adur & Ouse Catchment Management Plan (2019) aims to improve the water environment and surrounding landscape of our catchment for both people and wildlife. The Adur River Recovery Project is a national landscape recovery pilot exploring ways to revive floodplains, increase biodiversity and improve water quality. It is anticipated that the work will connect significant sites of nature recovery in the catchment and create a new ribbon of habitats running through a wildlife-friendly farmed landscape. There are therefore clear links between this topic and biodiversity; as well as health and climate change adaptation.

The River Adur flows out to sea at Shoreham. The lower Adur is an estuarine waterbody classed as having moderate ecological status or potential due to it being heavily modified as it flows through Shoreham. Water quality of this transitional water is monitored because this part of the river is used by the public for leisure activities and water sports. Throughout 2024 water quality monitoring has shown high levels of potentially harmful bacteria such as *Escherichia coli* (E.coli). Bathing water quality at Shoreham Beach and Southwick is currently classed as Excellent. Bathing water quality at Lancing was classed as Good in 2019 and 2021 but has improved to excellent classification for 2022 and 2023. In Lancing, bathing water can sometimes be affected by the River Adur and the Teville Stream, particularly after heavy rainfall.

For Wastewater the Local Plan area is served by East Worthing Wastewater Treatment Works (WwtW) and Shoreham WwTW. Storm Overflow data indicates that Shoreham WwTW experienced 44 spills in 2023 for a duration of 119.61 hours and Worthing WwTW experienced 52 spills for a total of 494.89 hours. In terms of water resources 98% of water supply is sourced from groundwater. Adur is identified as being within an area of Serious Water Stress.

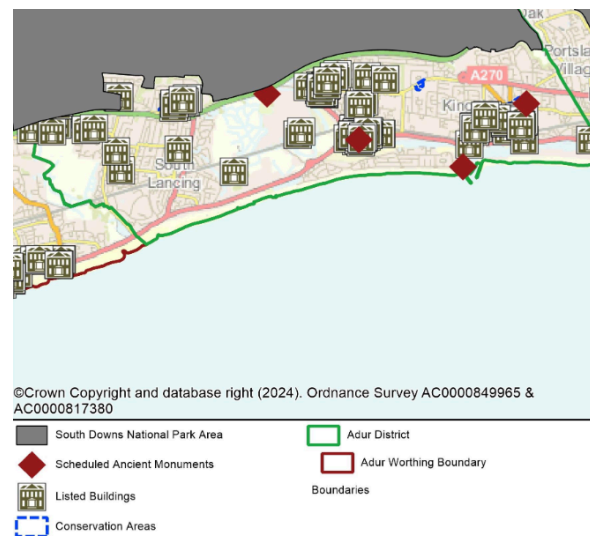
The Local Plan can play a key role in helping to protect and improve the quality and ecology of our coastal and estuarine waters; and supporting opportunities to restore wetland habitats.

Cultural Heritage

The National Planning Policy Framework (2023) requires Local Plans to set out a positive strategy for the conservation and enjoyment of the historic environment. The strategy should take into account:

- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
- b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- c) the desirability of new development making a positive contribution to local character and distinctiveness; and
- d) opportunities to draw on the contribution made by the historic environment to the character of a place

The historic environment of Adur is a significant part of the Local Plan area's distinct character. Adur has a rich historic environment including 118 Listed Buildings, 7 Conservation Areas, various archaeological features and several Scheduled Ancient Monuments (including Shoreham Fort, Marlipins, and the Trainer Dome at Shoreham Airport). The 2020 'Heritage at Risk' register included Southlands Conservation Area and the Church of St Mary De Haura, a Grade I Listed Building.



Without the Local Plan heritage assets would still be protected through national planning policies. However, through Local Plan policies and design guidance, the quality and local distinctiveness of new development and the character of the local area can be protected. The Local Plan can also support the enhancement of heritage assets though this will be limited to where these are part of allocated sites.

A key challenge of the Local Plan will therefore be ensuring that high quality developments preserve and enhance the historic character of our places.

Economy

National plans to Build Back Better (2021) recognise the importance of supporting economic growth and our high streets. The National Planning Policy Framework (2023) requires that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. In addition planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation.

Adur & Worthing Councils: Our Plan (2022) includes a mission for a thriving economy through achievement of an inclusive economy, inward investment through location of high-growth companies and regeneration of our high streets. The Shoreham Harbour Joint Area Action Plan (2019) sets the strategic development and land use priorities along with policies for the regeneration of Shoreham Harbour alongside a consolidated and enhanced Shoreham Port.

The Adur Local Plan (2017) designated 3 town centres: Shoreham, Lancing and Southwick. Shoreham is the largest town centre. The town centres are linked with each having a train station. Outside of the town centres is Holmbush shopping centre which is located close to the A27. The 2017 Local Plan also designated three key employment areas: Lancing Business Park, Shoreham Airport and Dolphin Road Industrial Estate. Lancing Business Park is the 2nd largest business area in West Sussex. Shoreham Port is another key site in the area. It is a busy commercial shipping hub which handled 1.5 million tonnes of cargo in 2023.

The number of local business units per 10,000 people in Adur District is lower than the number in South East and West Sussex. Of these the proportion of small businesses (employing 0-4 people) is similar to the proportion in South East and higher than the proportion in West Sussex. In contrast, the proportion of businesses employing 20 or more people in Adur is lower than the proportion in South East and West Sussex. The highest proportion of business units are based in the construction industry (ONS). The proportion of jobs compared to the working age population is increasing as is the average gross weekly earnings and employment activity rates are also higher in Adur than the South East and England average.

Without the Local Plan regeneration opportunities in the town centres may not be maximised and the need for new housing may threaten existing employment floorspace which could constrain economic growth and investment. The Local Plan can give a level of certainty and clarity about the type of development in a locality and the wider aspirations of the area, which may encourage investment. It can also through policy set tests to afford protection to those employment sites that are functioning well and needed to sustain the local economy.

Key challenges for the Local Plan will be supporting economic growth and provision of good quality jobs by ensuring there is the right type and quality of floorspace for businesses to locate into and expand in Adur as well as supporting the vitality of our town centres.

Contact / How to get involved

This consultation period on the Local Plan 'Key Issues' starts on Tuesday 26th November 2024 and ends at midnight on **Sunday 5th January 2025**. If you want to comment we encourage you to fill in the response form on our website. Alternatively you can send us your comments by post. Responding means we will automatically notify you of future consultation exercises relating to the Local Plan unless you request otherwise. If you do not have access to the internet hard copies of all documents will be available to view at the Shoreham Centre and at Shoreham Library, Lancing Library and Southwick Library during opening hours.

Website: <https://www.adur-worthing.gov.uk/alp-key-issues-consultation/>

Email: adurplanningpolicy@adur-worthing.gov.uk

Post: Planning Policy, Worthing Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA