

## **EXECUTIVE SUMMARY**

This is Mid Sussex District Council's fifth Annual Monitoring Report (AMR) reporting on the period 1<sup>st</sup> April 2008 to 31<sup>st</sup> March 2009. The purpose of the AMR is to report progress of the Council's Local Development Framework against the timetables in the Council's Local Development Scheme and to monitor the effectiveness of policies in the Mid Sussex Local Plan and the emerging Local Development Documents (that comprise the Local Development Framework) against a series of Core and Local Indicators. Chapters 3 and 4 explain this in further detail.

Many important milestones have been achieved during the reporting timeframe, including ongoing work on the Core Strategy and the production of several important background documents for the Local Development Framework evidence base including the Strategic Housing Land Availability Assessment. However, the production of Local Development Documents has slipped against the timetables set out in the approved Local Development Scheme (October 2006). Chapter 3 reports what stages these timetables are at and the reasons for these slippages.

Under the new planning system, all policies contained within the adopted Local Plan (2004) could be saved during the transition period from the Local Plan to the Local Development Framework until September 2007. In February 2007, the Council made an application to the Secretary of State for an extension to this date for a large number of Local Plan policies because the Core Strategy would not be adopted before this date. The Council received confirmation in September 2007 of the Local Plan policies that are saved and those that have expired. This is detailed in Chapter 4.

A housing trajectory has been provided to demonstrate the housing land supply position as at 1<sup>st</sup> April 2009. Delivery is slightly down since last year and continues to be short of the annual requirement and it is expected that under delivery will continue in the short-term. However, completions will pick up and exceed requirements for the period 2011-2013, although beyond this, a shortfall in housing land supply will continue until the emerging Core Strategy can rectify this. The reasons for the shortfalls in completions over recent years and the assumptions behind future completion rates are set out in Chapter 4.

To help reflect the diversity and context of Mid Sussex, Government guidance encourages the use of Local Indicators in addition to Core Indicators that reflect local circumstances and policy issues. A number of Local Indicators are set out in the Report including several that have been developed with the emerging Core Strategy in mind.



## CONTENTS

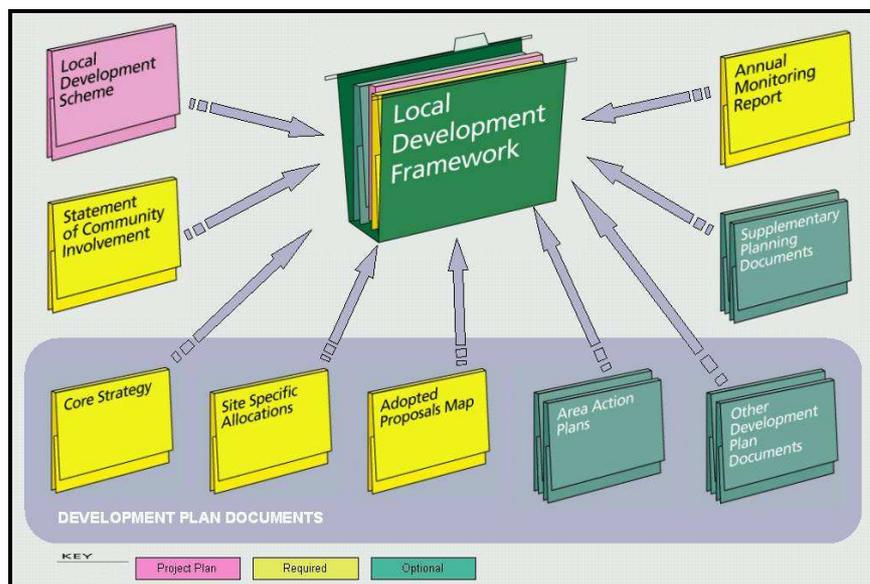
<b>Chapter 1</b>	<b>INTRODUCTION</b>	1
	Why prepare an Annual Monitoring Report?	2
	Requirements of the Planning and Compulsory Purchase Act 2004	2
	Monitoring period	2
	Sources of information	3
	Limitations of the Annual Monitoring Report	3
<b>Chapter 2</b>	<b>LINKAGES WITH OTHER STRATEGIES AND DOCUMENTS</b>	4
	Corporate Plan and Budget Report	4
	Sustainable Communities Strategy	4
	Sustainability Appraisal and Strategic Environment Assessment	5
<b>Chapter 3</b>	<b>PROGRESS OF THE LOCAL DEVELOPMENT FRAMEWORK</b>	6
	Local Development Scheme	6
	Progress of Local Development Documents	7
	Development Plan Documents	7
	Proposed Development Plan Documents	8
	Adopted Development Plan Documents	9
	Supplementary Planning Documents	9
	Proposed Supplementary Planning Documents	9
	Adopted Supplementary Planning Documents	10
	Evidence Based Documents and Technical Reports	10
	Published Evidence Based Documents and Technical Reports	12
	Summary of progress against Local Development Scheme	12
<b>Chapter 4</b>	<b>CONTEXT AND INDICATORS</b>	13
	Review of existing Local Plan policies	13
	Core output indicators	14
	Local and contextual indicators	14
<b>Chapter 5</b>	<b>MONITORING INDICATORS</b>	16
	Introduction	16
	<b>SECTION A – BUSINESS DEVELOPMENT AND TOWN CENTRES</b>	16
	Core Indicator 1 – Total amount of additional employment floorspace by type	16
	Core Indicator 2 – Total amount of employment floorspace on previously developed land – by type	17
	Core Indicator 3 – Employment land available – by type	17
	Core Indicator 4 – Total amount of floorspace for ‘town centre uses’	18

Local indicator 1 – Business Activity in the District	19
<b>SECTION B – HOUSING</b>	20
Introduction	20
Core Indicator 5 – Plan period and housing targets	20
Core Indicator 6 – Housing trajectory	21
Five-year housing land supply	24
Core Indicator 7 – New and converted dwellings on previously developed land	27
Core Indicator 8 – Net additional pitches (gypsy and traveller)	28
Core Indicator 9 – Gross affordable housing completions	28
Local Indicator 2 – Affordable housing provision	29
Local Indicator 3 – Affordable housing completions by tenure	29
Local Indicator 4 – Households accepted as full homeless	30
Local Indicator 5 – Number of affordable housing dwellings completed on rural exception sites	30
Core Indicator 10 – Housing Quality – Building for Life Assessments	30
<b>SECTION C – ENVIRONMENTAL QUALITY</b>	31
Core Indicator 11 – Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality	31
Local Indicator 6 – River quality	31
Core Indicator 12 – Change in areas of biodiversity importance	32
Local Indicator 7 - Applications granted contrary to advice given by Natural England	38
Core Indicator 13 – Renewable energy generation	38
Local Indicator 8 – Sustainable construction	39
<b>SECTION D – ADDITIONAL LOCAL INDICATORS</b>	39
Local Indicator 9 – Air Quality	39
Local Indicator 10 – Recycling	39
Local Indicator 11 – Listed Buildings	39
Local Indicator 12 – Financial contributions towards sustainable transport measures	40
Local Indicator 13 – Financial contributions towards leisure facilities	40
<b>Chapter 6 SUMMARY</b>	41
Abbreviations / glossary of terms used	42
<b>Appendix 1 Use Class Order Definition</b>	45
<b>Appendix 2 Gross/ Net Completions 1<sup>st</sup> April 2008 – 31<sup>st</sup> March 2009</b>	49

## CHAPTER 1 – INTRODUCTION

- 1.1 The Council is required to produce an Annual Monitoring Report for Submission to the Secretary of State detailing the progress that has been made in preparing Local Development Documents<sup>1</sup> and the delivery of the emerging Mid Sussex Local Development Framework<sup>2</sup>. The Annual Monitoring Report focuses on reporting against a series of Core Output Indicators, produced by the Government to assist in assessing the performance of policies<sup>3</sup>. To meet with the requirements of the Act, the Annual Monitoring Report is submitted to the Department of Communities and Local Government (DCLG) by 31<sup>st</sup> December.
- 1.2 Where possible, the Report takes into account the performance of Local Development Documents and the adopted Mid Sussex Local Plan (2004), particularly in relation to the delivery of residential and commercial uses. In future, the Report will focus solely on monitoring the adopted policies of the Local Development Framework as Local Development Documents replace the Local Plan, in particular the emerging Core Strategy. Several Local Indicators have been developed to begin this process and provide baseline information for the monitoring framework of the emerging Core Strategy. Further Local Indicators are planned and will be developed as the Core Strategy progresses. The monitoring framework also has regard to the requirements of the South East Plan, published in May 2009.

### The Local Development Framework



<sup>1</sup> The collective term for Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs) that make up the Local Development Framework.

<sup>2</sup> As required by Section 35 of The Planning and Compulsory Purchase Act 2004.

<sup>3</sup> As required by, and set out in the DCLG publication – Core Output Indicators – Update 2/2008.

### **Why prepare an Annual Monitoring Report?**

- 1.3 The presence of clear mechanisms for implementation and monitoring forms part of the test of 'soundness' of the Local Development Framework. Monitoring is crucial as it:
- Provides feedback within the process of policymaking and provides information on the performance of policy and its surrounding environment;
  - Identifies challenges and opportunities and enables adjustments and revisions to be made to policies if necessary; and
  - In the context of the planning system, with its focus on the delivery of sustainable development, provides a check on whether those aims are being achieved.

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

- 1.4 Section 35 of the Planning and Compulsory Purchase Act 2004 (the Act), Local Planning Regulation 48 and SEA Regulation 17 detail that the Annual Monitoring Report should seek to achieve five key monitoring tasks, all of which are inter-related. These are:
- Review actual progress in terms of Local Development Document preparation against the timetable and milestones in the Local Development Scheme;
  - Assess the extent to which policies in Local Development Documents are being implemented and what impact they are having in respect of primary national, regional and local policy targets;
  - Where policies are not being implemented, explain why and set out what steps are to be taken to ensure that the policy is implemented; or whether the policy is to be amended or replaced;
  - Identify the significant effects of implementing policies in Local Development Documents and whether they are as intended; and
  - Set out whether policies are to be amended or replaced.

(Section 35, Planning and Compulsory Purchase Act 2004)

### **Monitoring Period**

- 1.5 Annual Monitoring Reports are required to address the period 1<sup>st</sup> April to 31<sup>st</sup> March of each year and this Report addresses the period 1<sup>st</sup> April 2008 to 31<sup>st</sup> March 2009 (unless otherwise stated, reference to years such as 2008-09 relate to this period).

### **Sources of Information**

- 1.6 Many existing sources of monitoring information have been used to produce this Report. West Sussex County Council Planning Services provides data for key indicators on housing and commercial delivery, supplemented by the District Council's own monitoring systems. Other departments within the Council and external agencies have helped to provide information to help meet the requirements and objectives of the Annual Monitoring Report. In addition, targets and indicators that form part of the Sustainability Appraisal work to inform the emerging Local Development Documents have been used. All sources of information are acknowledged.
- 1.7 To help establish an appropriate framework for the Report, tackle issues and provide general consensus across the county, Mid Sussex District Council is represented on a countywide officers working group. The Government Office for the South East (GOSE) has commended this group as an example of good practice.

### **Limitations of the Annual Monitoring Report**

- 1.8 Monitoring is an increasingly important task for the Council but it is acknowledged that there are limitations to the extent that effective monitoring can be feasibly carried out. Prioritisation has had to take place over which policies of the Local Plan are monitored to ensure that the Annual Monitoring Report only monitors relevant, meaningful and robust indicators and targets.
- 1.9 Core Output Indicators relating to minerals and waste are not reported as West Sussex County Council is the planning authority for these areas.

## **CHAPTER 2 – LINKAGES WITH OTHER STRATEGIES AND DOCUMENTS**

- 2.1 The Local Development Framework is the collection of documents that sets out the policy framework and development proposals for the district. The Local Development Framework goes beyond 'traditional' land-use planning to deliver a 'spatial approach' to planning. Spatial planning brings together and integrates other policies and programmes, which influence the nature of places and how they function.
- 2.2 As part of the Local Development Framework, the Annual Monitoring Report is influenced by a range of documents and strategies, which in turn are influenced by sources both internal and external to the Council. For most of these documents and strategies, existing monitoring procedures will be in place to determine the effectiveness of implementing them. The Annual Monitoring Report will draw upon these monitoring sources and in turn, contribute towards improving the Council's holistic monitoring framework. The range of documents and strategies influencing the Annual Monitoring Report are detailed below:

### **Corporate Plan and Budget Report**

- 2.3 The Council publishes its Corporate Plan and Budget Report on a yearly basis. It brings together the different roles of the council in a single text, and sets out performance indicators for each service department.

The Plan is a key document that helps the Council to ensure each department is working to deliver three main objectives:

- Better Environment
- Better Lives
- Better Services

- 2.4 The Plan explains the Council's overall objectives with the aim of communicating to residents and stakeholders in partner organisations, the work the Council is undertaking and to make the Council accountable for its actions. The Council adopted a new Corporate Plan and Budget in March 2009.

### **Sustainable Communities Strategy 2008-2018**

- 2.5 The vision of the Sustainable Communities Strategy (2009) is to improve the social, economic and environmental well being of the district by developing strong links between the Council and community stakeholders. The Strategy sets out the proposed vision and plans of the agencies, organisations and communities that are working together through the Local Strategic Partnership to deliver key priorities for Mid Sussex for the future. The document highlights four main areas including:

- Protecting and enhancing the environment;
- Ensuring cohesive and safe communities;
- Promoting economic vitality; and
- Supporting healthy lifestyles.

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

- 2.6 A Sustainability Appraisal Report simultaneously fulfils the requirements of both European Directive 2001/42/EC, relating to the Strategic Environmental Assessment (SEA) of plans and programmes, and the requirements of the Planning and Compulsory Purchase Act 2004 regarding the Sustainability Appraisal (SA) of the Local Development Framework. It achieves this by giving full consideration to environmental issues whilst addressing the range of socio-economic concerns.
- 2.7 The effects of all Local Development Framework policies on the Sustainability Appraisal objectives will be assessed in the Annual Monitoring Report. Because the Sustainability Appraisal objectives incorporate the requirements of both the SA and the SEA, the Annual Monitoring Report will provide a monitoring framework, which covers the scope of both the SA and SEA.

## CHAPTER 3 – PROGRESS OF THE LOCAL DEVELOPMENT FRAMEWORK

- 3.1 One of the key tasks of the Annual Monitoring Report is to review the progress of Local Development Document<sup>4</sup> preparation against the timetables and milestones set out in the Council's Local Development Scheme<sup>5</sup>. In addition, it also gives a summary of a number of 'background' documents, which provide evidence in their preparation, in particular the emerging Core Strategy, which is a key document of the Mid Sussex Local Development Framework.

### The Local Development Scheme

- 3.2 The Local Development Scheme is a three-year management plan that sets out timetables for the preparation, implementation and review of Local Development Documents. The Annual Monitoring Report is required to report progress made against the adopted Local Development Scheme as at the beginning of the monitoring period<sup>6</sup>, which for Mid Sussex is the 'Revised Local Development Scheme' (October 2006).
- 3.3 Previous Annual Monitoring Reports have explained the continuing difficulties in the preparation and delivery of the Local Development Framework. A 'Third Revision' LDS took these difficulties into account and was approved by Cabinet for submission to GOSE in September 2008 (available on the Council's website at [www.midsussex.gov.uk/ldf](http://www.midsussex.gov.uk/ldf)). This proposed a number of changes including the amalgamation of the East Grinstead Area Action Plan into the Core Strategy and following Government advice, a reduction in the number of Development Plan Documents that will be prepared (outlined in more detail in the following section). It was intended that the 'Third Revision' LDS would be formally submitted to GOSE once the South East Plan has been adopted. For a number of reasons this has not happened and the LDS adopted in October 2006 remains the 'adopted version'.
- 3.4 The Council continues to be involved in ongoing discussions with GOSE on a number of matters and challenges in the progression of its Core Strategy. The Council's website is kept up to date with the latest work programme for the Core Strategy in the absence of a current adopted LDS. This is available to view at [www.midsussex.gov.uk/corestrategy](http://www.midsussex.gov.uk/corestrategy). It is proposed to publish and adopt a revised LDS by late spring 2010.

### Layout

- 3.5 The timetables for the progression of Local Development Documents have been extracted from the Local Development Scheme (October 2006) where relevant. Commentary is given to allow a better understanding of progress, which includes the period outside of the monitoring period. Further details of all documents and reports outlined in the following section are available on the Council website at [www.midsussex.gov.uk/ldf](http://www.midsussex.gov.uk/ldf).

---

<sup>4</sup> The collective term for Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs)

<sup>5</sup> As required by The Planning and Compulsory Purchase Act 2004 and Planning Policy Statement 12 Local Spatial planning.

<sup>6</sup> 1<sup>st</sup> April 2008

## Progress of Local Development Documents

### 3.6 Development Plan Documents (DPDs)

#### Core Strategy

#### Local Development Scheme (October 2006) Timetable

Stage	2008											2009										
	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
Publish objectors alternative sites																						
Pre-Examination Meeting																						
Examination																						
Inspector's Report																						
Adoption																						

✗LDS target missed

The Core Strategy will include core policies for the district including renewable energy, sustainable construction and affordable housing. It will need to include strategic locations to meet the district's housing requirements for the plan period 2006–2026 in accordance with the adopted South East Plan.

Work has continued on the preparation of the extensive evidence base for the Core Strategy. This includes the Strategic Housing Land Availability Assessment, Mid Sussex Transport Study, West Sussex Strategic Housing Market Assessment, Retail Study and the Habitats Regulations Assessment. District Councillor workshops and meetings of the Better Environment Advisory Group were also held to keep Members up to date on progress.

The Pre-Submission Core Strategy was published in January 2008 with formal consultation taking place between February and March, a delay of 10 months against the adopted LDS. A substantial response was received for the formal consultation with a total of 5,000 individuals and organisations submitting representations. These representations have been collated into a series of topic papers. Each topic paper includes a summary of the comments that have been made on a particular policy/subject area and officers have responded to the comments listed, including, in certain circumstances, what actions will be undertaken in taking forward the Core Strategy.

The 'Third Revision' LDS states that the Proposed Submission Core Strategy should be published in June 2009 although this target clearly has not been met and delays to the programme continue. Further details of the Core Strategy and the revised programme for delivery can be viewed at [www.midsussex.gov.uk/corestrategy](http://www.midsussex.gov.uk/corestrategy).

### East Grinstead Strategic Development Area Action Plan (and Proposals Map Document)

✗LDS target missed

The requirement for a strategic development to the west and south west of East Grinstead was established in the West Sussex Structure Plan (2004). This provided for 2,500 homes as part of a mixed-use development with a comprehensive transport package, including a A22/A264 relief road.

The Council progressed the development through the East Grinstead Strategic Development Area Action Plan to Pre-Submission (published May 2006). However, due to on-going delays, the revised LDS amalgamated the Area Action Plan into the Core Strategy. This was because the timetable for the preparation of the Core Strategy had caught up with that of the Area Action Plan. Officers explored the potential of ‘twin tracking’ the two documents but after discussion between officers, councillors and GOSE, it was considered that the advantages of taking this approach including the holistic consideration of issues relating to the distribution of the district’s housing allocation and resource and timesaving favoured progressing one DPD. As this document is no longer being considered, the timetable for progression of the Area Action Plan is not shown.

### Gypsies and Travellers Document

✗LDS target missed

The Gypsy and Traveller Document is not included in the revised LDS and is proposed to be included in the Allocations DPD (see Proposed Development Plan Documents below). The timetable for progression of the Document is therefore not shown.

### Proposed Development Plan Documents

Planning Policy Statement 12: Local Spatial Planning (2008)<sup>7</sup> sets out that the number of Development Plan Documents that Councils produce should be limited. The Local Development Scheme (October 2006) included commitments to undertake the **East Grinstead Strategic Development Area Action Plan** (see above), the **Burgess Hill Area Action Plan** (due for submission June 2009 and adoption October 2010) and a **Gypsy and Traveller Document** for allocating sites for gypsy and travellers.

The Core Strategy sets the overall pattern of development and, in the case of the broad allocations around the towns, will be sufficiently detailed to be able to progress these through Supplementary Planning Documents. Therefore, the **Burgess Hill Area Action Plan** has not been included within the (September 2008) revised Local Development Scheme (see Paragraph 3.8 - Town Wide Plan SPDs below).

While the Core Strategy will indicate the numbers of new homes capable of being accommodated by the villages, it won’t allocate individual housing sites. Similarly, in the case of **Gypsies and Travellers**, it will identify the numbers of new pitches to be provided, but won’t allocate sites. Once the Core Strategy is adopted it will be necessary to progress a **Site Allocations Development Plan Document** to get down to this level of detail. With the benefit of experience of how complex and time consuming it is to progress Development Plan Documents through the new planning system, it is considered more efficient to look at combining these to produce one allocations document to cover all relevant sites in

---

<sup>7</sup> Replacing Planning Policy Statement 12: Local Development Framework (2004)

the district. This could also be used to pick up other outstanding issues, such as amendments to built-up area boundaries.

Previous versions of the LDS have included a **Development Control Policies Document**, intended to replace the detailed policies in the Local Plan. Current Government advice is that such a document is inappropriate because the direction of travel in planning policy is away from detailed, prescriptive policies towards a ‘development management’ approach where applicants are expected to demonstrate how their proposals will contribute to achieving the Council’s overall vision for its area. The advice from GOSE is to include strategic level policies in the Core Strategy, and to ensure that these provide enough ‘hooks’ on which to hang Supplementary Planning Documents in the future if more detailed advice is considered necessary.

### **Adopted Development Plan Documents**

The Statement of Community Involvement (2006) and Small Scale Housing Allocations Document (2008) are adopted and are therefore removed from the revised Local Development Scheme and form part of the Local Development Framework.

---

### **3.7 Supplementary Planning Documents (SPDs)**

<b>Town Centre Master Plans</b>
---------------------------------

The East Grinstead Town Centre Master Plan was adopted July 2006, the Burgess Hill Master Plan was adopted November 2006 and the Haywards Heath Master Plan was adopted June 2007. These documents have been removed from the revised Local Development Scheme although a review of these documents will be included in the Town Wide Plans as detailed below.

### **Proposed Supplementary Planning Documents<sup>8</sup>**

#### Development and Infrastructure SPD (update to adopted version)

This will update the existing SPD and will provide the framework to implement the Community Infrastructure Levy (CIL) approach to collecting financial contributions from development. As part of this work, infrastructure audits are being undertaken across the district to establish a ‘base line’ figure for current infrastructure provision and gain a better understanding of the level of investment that will be required to support future development. In July 2008, the first part of the Sustainability Appraisal process was undertaken by producing the Sustainability Appraisal Scoping Report.

#### Town Wide Plans

Town Wide Plan SPDs will be prepared for Burgess Hill, East Grinstead and Haywards Heath. These plans will deliver the strategic development proposed in the Core Strategy. The SPDs will incorporate a review of each Town Centre Master Plan.

---

<sup>8</sup> As set out in the draft LDS approved in September 2008

### **Adopted Supplementary Planning Documents**

The following Supplementary Planning Documents have now been adopted and therefore do not appear in the Local Development Scheme and now form part of the Local Development Framework:

#### Development and Infrastructure (February 2006)

This Document provides clear guidance on services and infrastructure that will need to be provided as part of new development.

#### Sustainable Construction (July 2006)

This Document provides guidance and advice for those involved in development in Mid Sussex to help them deliver a high quality built environment. It details how sustainable construction techniques can be employed in new developments, thereby minimising the detrimental social and environmental impacts of new development and where possible bringing about enhancements.

#### Space Standards (March 2009)

The Space Standards SPD considers standards for various residential spaces including rooms, storage areas, defensible space at dwelling entrances, and external space that enhance the use of a home. This SPD was not identified in the adopted LDS (October 2006) although it was in the version submitted in March 2007 (but not adopted). The SPD was adopted in March 2009 and published in July 2009.

---

### **3.8 Evidence based documents and technical reports**

The Council has produced the following studies and reports during the monitoring period to ensure robust baseline information for the progression of the Local Development Framework.

#### Fulking Conservation Area Appraisal

The Fulking Conservation Area Appraisal was adopted for Development Control purposes in May 2008.

#### Strategic Flood Risk Assessment

A Strategic Flood Risk Assessment (SFRA) for the district was prepared in-house by the Council. The SFRA has been prepared in accordance with Planning Policy Statement 25: Development and Flood Risk, and has followed guidance and advice provided by the Environment Agency and the District Council's own Land Drainage Engineer. The SFRA was published in June 2008.

#### Retail Study (update)

The key objectives of the retail study are to establish the vitality and viability of the retail centres in the district and to provide a robust assessment of current and projected retail needs for the period to 2026. The update was published September 2008 (in July 2009, the District Council instructed GVA Grimley Ltd. to update the retail capacity projections set out in the 2008 Retail Study).

#### Mid Sussex Transport Study

MVA Consultancy were commissioned to undertake a transport study to assess the transport implications of the emerging Core Strategy. Its objectives are to test the impact of strategic development locations on the road network in and around the district and inform where transport infrastructure improvements are likely to be required to enable individual development to go ahead. The Phase I final report was published August 2008 and Phase II was published July 2009. Additional

modelling work will be commissioned, as strategic development scenarios are refined, through the emerging Core Strategy.

#### West Hoathly Conservation Area Appraisal

The West Hoathly Conservation Area Appraisal was adopted for Development Control purposes in April 2009.

#### Strategic Housing Market Assessment

The Council is required to assess the housing needs in Mid Sussex and to take these into account in framing planning policies and housing strategies. Strategic Housing Market Assessments provide information on the level of need and demand for housing and the opportunities that exist to meet it. The report was finalised May 2009.

#### Rural Issues Background Paper

The Background Paper provides an evidence base to ensure the rural policies in the emerging Core Strategy are supported, justified and relevant. It is informed by a review of all published Parish Action Plans, relevant policies and evidence-based documents and Government guidance and consultation with a full-range of stakeholders with an interest in the rural areas of the district. The Background Paper was published in June 2009.

#### Strategic Housing Land Availability Assessment

The Strategic Housing Land Availability Assessment is a key component of the evidence base to support the delivery of sufficient land for housing to meet the need for more homes, required by national planning policy<sup>9</sup>. (The final report was published August 2009).

#### Northern West Sussex Economic Appraisal / Part I Employment Land Review

GL Hearn and Regeneris Consulting were commissioned in January 2009 by MSDC in association with Horsham District Council and Crawley Borough Council to undertake this study. Part I was published in September 2009 and supersede the 2005 and 2007 Crawley, Horsham and Mid Sussex Employment Land Review. This economic appraisal of Northern West Sussex is a two-stage process. The purpose of Part I Employment Land Review is to take stock of the existing situation regarding the economy and employment in the sub-region comprising the three local authority areas and to create a picture of future requirements. The three authorities will shortly commission Part II of the study, which will include a detailed assessment of employment land opportunities and location, with publication expected in the first quarter of 2010.

#### 'At Crawley' Study

GL Hearn and Parsons Brinkerhoff were commissioned in December 2008 by MSDC, in association with Horsham District Council and Crawley Borough Council, to explore the potential for new strategic development to be accommodated at Crawley during the period to 2026, to meet the development requirements of the Gatwick sub-region. The study provides a thorough examination and exploration of strategic development locations at Crawley. It also provides a hierarchy setting out the suitability, availability and deliverability of the strategic development locations identified. (The final report was published in October 2009).

#### West Sussex Sustainability Energy Study

The South East Plan and National Planning Policy require the production of Policies that reduce carbon emissions and increase renewable energy production. Therefore in early 2009 the Centre for Sustainable Energy were jointly commissioned by; MSDC, Arun District Council, Chichester District Council, Horsham District Council and Worthing Borough Council, to investigate opportunities and spatial planning requirements for renewable and low carbon energy across the five authority areas in order to inform Core Strategy Policies on this subject. A resource assessment was undertaken across

---

<sup>9</sup> Planning Policy Statement 3: Housing (PPS3).

the five local authority areas in order to gauge the potential and possible yield for a number of different renewable energy sources. For wind power, wood fuel, waste, solar and heat pumps, the potential and yield were adjusted with respect to a 'Landscape Sensitivity Assessment' which was undertaken alongside this study. This takes into account the extent to which the character of the landscape would be susceptible to change as a result of the proposed renewable energy source. (The final report was published in October 2009).

There may also be additional documents prepared by the District Council not identified in the current or proposed Local Development Scheme. Where appropriate, these will be detailed in future reviews of the Local Development Scheme and subsequent Annual Monitoring Reports.

### **Published evidence based documents and technical reports**

Full details of the published evidence base are available on the Council website at [www.midsussex.gov.uk/page.cfm?pageID=4291](http://www.midsussex.gov.uk/page.cfm?pageID=4291)

### **Summary of Progress against Local Development Scheme**

- 3.9 The 2006-07 AMR identified the need for the Council to produce a revised LDS, to provide a realistic programme for the preparation of Development Plan Documents taking into account lessons learnt as the new planning system has evolved. For a number of reasons, as set out above, a revised LDS has still not yet been adopted. It should be noted that assessment against the adopted LDS (October 2006) does not provide an accurate indication of the extensive work and progress that has been made on the preparation of Development Plan Documents during the monitoring period.
- 3.10 The AMR shows that all Local Development Scheme (October 2006) targets have been missed. This is for a number of reasons summarised under each document header within this chapter. However, a substantial amount of work has been progressed or completed over the monitoring period. This includes the adoption of the Small Scale Housing Allocations Document and ongoing work relating to the Core Strategy. A number of evidence-based documents have been completed and work is ongoing on several others including the Strategic Housing Land Availability Assessment.
-

## CHAPTER 4 – CONTEXT AND INDICATORS

4.1 The Annual Monitoring Report has been able to measure the progress of the Local Development Framework against timetables set out in the Local Development Scheme. However, it is not able to review the effectiveness of Local Development Documents until such time as the Council adopts them. Once adopted, Local Development Documents, such as the Core Strategy will replace certain policies in the Local Plan. As the production of these Documents progresses, the Council will have a greater understanding of the timetable within which existing Local Plan policies will be replaced, saved, deleted or amended.

### Review of existing Local Plan policies

4.2 Under the Planning and Compulsory Purchase Act 2004, policies contained within the Local Plan could be saved until September 2007<sup>10</sup>. In February 2007, the Council made an application to the Secretary of State for an extension of this date for a large number of Local Plan policies because the Core Strategy would not be adopted before this date.

4.3 The Council received confirmation on 27<sup>th</sup> September 2007 of the Local Plan policies that would be saved and those that would expire. Figure 1 shows the expired policies as at this date.

Figure 1 – Expired Local Plan policies as at 27<sup>th</sup> September 2007

Local Plan Policy	Reason
C7 – Protection of the Best and Most Versatile Agricultural Land	GOSE advise that this policy exceeds the provisions of PPG7 Paragraph 28
CO1 / EG24 – Areas of Metropolitan Green Belt	Deletion of Metropolitan Green Belt Process underway – included under Local Plan policy C1 – Countryside Area of Development Restraint
H1 – Housing allocations that have been implemented: <ul style="list-style-type: none"> <li>• BH4</li> <li>• EG4, EG6, EG12</li> <li>• BA1</li> <li>• HU3</li> <li>• PP2</li> </ul>	No longer allocated as development has been completed
HH5 – Phasing of Haywards Heath Strategic Development up to 2006	Out of date
CO1 – Green Belt, Copthorne	Process underway
CU4 – Cycleway between Haywards Heath and Cuckfield	Implemented
EG16 – Leisure facilities at Imberhorne School, East Grinstead	Implemented
KH8 – Burial Ground extension, Keymer	Implemented

<sup>10</sup> Paragraph 1 of Schedule 8, Planning and Compulsory Purchase Act 2004

- 4.4 To help inform the preparation of Local Development Documents and to comply with the requirements of the Planning and Compulsory Purchase Act (2004), the Annual Monitoring Report must record the extent existing Local Plan policy objectives are being achieved. Although this Report does not attempt to analyse the effectiveness of every individual policy contained in the adopted Local Plan, it reports on the effectiveness of key objectives set out in the Local Plan. The Core and Local Indicators included within the Report have been selected to reflect local circumstance and policy issues and they help to record progress on meeting these aims.

### **Core Output Indicators**

- 4.5 The Annual Monitoring Report should aim to monitor a range of Core Output Indicators<sup>11</sup>, which have, in almost all instances, been successfully monitored for this Report. Where it has not been possible, the Report explains why and sets out how these gaps will be addressed in the future.

### **Local and Contextual Indicators**

- 4.6 Government guidance encourages local authorities to include Local Indicators that are not necessarily covered by the themes related to by Core Output Indicators. The choice of these not only reflects local circumstances and issues identified but also the availability and quality of existing data sources and their relevance to the local level. A number of Local Indicators have been included that are tailored to local policy and these will be developed and enhanced on an incremental basis over time.
- 4.7 The identification of these Indicators reflects the increasing importance of taking into account the social, environmental and economic circumstances, which exist within the district, when developing policies for the Local Development Framework. This work has been undertaken as part of the Sustainability Appraisal process for the Local Development Documents that have, or are in the process of being produced by the District Council. From this work, the following key issues have been identified for Mid Sussex:
- Mid Sussex has a relatively healthy economy and is one of the best performing district in the county in terms of business formation, survival rates and enterprise, economic activity and low unemployment.
  - The rural economy has been affected in recent years by falling incomes from farming, and as a significant part of the district is rural, there is a need to support the revitalisation of the rural economy including diversification schemes;
  - Mid Sussex is well provided for in terms of primary and secondary education. There is, however, limited provision of tertiary and early years education. There is also a growing demand for the provision of childcare within the district;

---

<sup>11</sup> DCLG publication 'Core Output Indicators – Update 2/2008.

- Much of the district is rural and is protected under Area of Outstanding Natural Beauty (AONB) designation and/or Local Plan development restraint policies. There are also many areas within the district of biodiversity value (such as Sites of Special Scientific Interest). There is a need to balance the protection of biodiversity and the district's high quality landscape against development pressures faced;
- The district has distinctive historic and built heritage. Inappropriate development could potentially adversely affect this character;
- The amount of waste produced in Mid Sussex is increasing, and at the same time the land available to dispose of this waste (landfill sites) is reducing;
- The need to improve the quality of the district's watercourses and reduce the adverse impacts of fluvial and surface water drainage flooding;
- The provision of housing is a major issue in Mid Sussex. This is two fold, the requirement to meet government targets and the provision of housing to meet local needs, including affordable housing;
- As Mid Sussex is predominantly a rural area with a lot of rural communities, rural isolation can also be an issue. Rural areas often have limited facilities, and coupled with poor public transport links, can prevent those without access to a car accessing the facilities they need;
- With an ageing population the demands on health and social care are also likely to increase, particularly the need for residential nursing care.

4.8 The monitoring framework will evolve to help deliver a more comprehensive range of local and contextual indicators that fully reflect the range of environmental, social and economic issues identified for Mid Sussex and the development of monitoring experience and the availability of resources.

4.9 The monitoring framework will also reflect the changing policy monitoring needs of Mid Sussex, particularly the requirements of the emerging Core Strategy. The Core Strategy will have a specific chapter relating to monitoring and implementation and these will be incorporated into the Annual Monitoring Report as the Core Strategy progresses. Several local indicators have been developed for the Annual Monitoring Report with the emerging Core Strategy in mind.

---

## CHAPTER 5 – MONITORING INDICATORS

### Introduction

5.1 Monitoring should be based on targets established through Local Development Documents and what impact the policies are having in respect of national, regional and other targets within the overarching theme of sustainable development. The Annual Monitoring Report must therefore present an analysis of what has been achieved in delivering sustainable development, particularly taking account of Core Output Indicators<sup>8</sup> which are used to assist regional planning bodies to build up a regional picture of spatial planning performance and supplemented by Local Indicators that have been developed to further represent the context of Mid Sussex.

### SECTION A – BUSINESS DEVELOPMENT AND TOWN CENTRES

#### Core Indicator 1

#### Total amount of additional employment floorspace – by type

5.2 This indicator is defined<sup>12</sup> as completed (available for use) gross internal floorspace for Use Classes B1 (a, b and c), B2 and B8 (see Appendix 1 – Use Class Order Definition).

Figure 2 - Completed sites for employment by type (as at 31<sup>st</sup> March 2009)

Use Class	Completions	m <sup>2</sup> (gross)	m <sup>2</sup> (net)
<b>Industrial</b>			
B1 (b/c)	5	6,438	4,018
B1 (Mixed uses)	0	0	0
B2	5	1,303	-103
B8	4	2,259	2,259
<b>Offices</b>			
B1 (a)	8	22,594	22,024
<b>Total</b>	<b>22</b>	<b>32,594</b>	<b>28,198</b>

Source: WSCC Commercial, Industrial and Leisure Land Availability Survey 2009

5.3 There were 22 completions for B1 (a, b and c), B2 and B8 employment uses during 2008-09 totalling 32,594m<sup>2</sup> gross (28,198m<sup>2</sup> net) internal floorspace. Compared to the previous year, these figures show an increase in the amount of completions, (up from 13 to 22), an increase in gross floorspace, (up from 10,784m<sup>2</sup> to 32,594m<sup>2</sup>), and an increase in net floorspace from 8,236m<sup>2</sup> to 28,198m<sup>2</sup>.

<sup>12</sup> DCLG publication 'Core Output Indicators – Update 2/2008. Please note this indicator has previously been reported in the AMR as "Core Indicator 1 - Amount of Land Developed for Employment by Type".

**Core Indicator 2**

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

5.4 This Indicator is defined as the percentage of employment floorspace (as reported in Core Indicator 1) coming forward on previously developed (brownfield) land. Figure 3 shows the percentage of gross employment floorspace (B1/B2/B8 uses) completed on previously developed land (as defined by Annex B of PPS3) for 2008-09.<sup>13</sup>

Figure 3 – Total amount of employment floorspace on previously developed land – by type

Monitoring period	No. of completions (B1/B2/B8 uses)	Total floorspace area (gross)	No. of completions on PDL (B1/B2/B8)	Total floorspace area (gross)	Percentage on PDL
2008 - 2009 – see note 2	22	9,827 m <sup>2</sup>	15	5,431 m <sup>2</sup>	30%
2007 - 2008 – see note 2	13	10,784 m <sup>2</sup>	7	4,539 m <sup>2</sup>	42%
2006 - 2007 – see note 2	35	17,255 m <sup>2</sup>	11	11,189 m <sup>2</sup>	64.8%
2005 - 2006 – see note 1	17	4,492 m <sup>2</sup>	11	2,845 m <sup>2</sup>	63.3%
2004 - 2005 – see note 1	20	8,465 m <sup>2</sup>	9	5,109 m <sup>2</sup>	60.4%

Source: WSCC Commercial and Industrial Development Survey 2009

Note 1 – Completed *and* occupied. Note 2 – Completed

5.5 A total of 22 permissions were completed for B1/B2/B8 uses during 2008-09 totalling 9,827m<sup>2</sup> (gross) total floorspace. Of this figure, 15 permissions were completed on previously developed land totalling 5,431m<sup>2</sup> (gross), which represents 30% of the total completed. These figures represent an increase in total floorspace but a decline in the percentage completed on previously developed land when compared to 2007-08, when the equivalent figures were 4,539m<sup>2</sup> and 42%.

**Core Indicator 3**

**Employment land available – by type**

5.6 This indicator is defined as sites that are either not yet completed, have extant planning permission or are allocated for employment use in the Local Plan. Figure 4 is a breakdown of floorspace (gross/net m<sup>2</sup>) available for employment use in Mid Sussex as at 31<sup>st</sup> March 2009 for Use Classes B1 (a/b/c), B2 and B8.<sup>14</sup>

<sup>13</sup> Please note this indicator has previously been reported in the AMR as “Core Indicator 3 - Amount and percentage of completed gross internal floorspace for employment use which is on previously developed land”.

<sup>14</sup> Please note this indicator was previously reported as “Core Indicator 4 - Employment land supply by type”.

Figure 4 – Employment land available by type (as at 31<sup>st</sup> March 2009)

Use	Use Class	Gross Floorspace (m <sup>2</sup> )	Net Floorspace (m <sup>2</sup> )	Site Area (Ha)
Offices	B1a	24,245	22,829	5.24
Light Industry	B1c	22,597	21,292	8.53
Mixed Use	Mixed B1 uses	708	8	0.08
General Industry	B2	55,235	51,429	14.57
Storage and Distribution	B8	3,070	1,733	0.55
	<b>Total</b>	<b>105,855 m<sup>2</sup></b>	<b>97,291m<sup>2</sup></b>	<b>28.97 Ha</b>

Source: WSCC Commercial, Industrial and Leisure Land Availability Survey 2009

5.7 Figure 4 shows a total of 97,291m<sup>2</sup> (net) of employment floorspace committed for development as at 31<sup>st</sup> March 2009 with a site area totalling 28.97 Hectares. This represents a slight decrease since 2007-08.

#### Core Indicator 4

#### Total amount of floorspace for 'town centre uses'

5.8 This indicator is defined as the amount of completed floorspace for 'town centre uses' within town centre areas and for the remaining district area. For the purposes of this indicator, gross internal floorspace is used and 'town centre uses' are defined as Use Class Orders A1, A2, B1a and D2. Where development is for Use Class Order A1, the amount of net tradable floorspace of the total gross internal floor space is provided (defined as sales space which customers have access to and excluding areas such as storage).

Figure 5 – Town Centre Uses – Completed Retail, Office and Leisure Development (as at 31<sup>st</sup> March 2009)

Location	Use Class	Gross Floorspace (m <sup>2</sup> )	Net Floorspace (m <sup>2</sup> )	Site Area (Ha)
Town centre areas	B1a	1,336	766	0.77
Local Authority area	A1	1,188	770	0.57
	B1a	21,258	21,258	3.75
	D2	216	108	0.06
<b>Total</b>		<b>23,998</b>	<b>22,902</b>	<b>5.15</b>

Source: WSCC Commercial, Industrial and Leisure Land Availability Survey 2009

5.9 A total of 23,998m<sup>2</sup> gross floorspace (22,902m<sup>2</sup> net) was completed in 2008-09 relating to 'town centre uses'. Of this 1,336m<sup>2</sup> gross floorspace was actually completed within a defined

town centre area. There were no (A2) financial and professional uses completed within this period. With regard to retail development, the net additional tradable floorspace was 770m<sup>2</sup>.

**Local Indicator 1 – Business Activity in the District**

5.10 This local indicator serves as a guide to the pattern of business start-ups and closures over a 12-month period (1<sup>st</sup> January to 31<sup>st</sup> December<sup>15</sup>) and as a general indicator of the size of the business population and economic health and is new for the monitoring year 2008-09. The data for the previous indicator 'Net stock of businesses setting up in the District' reported VAT registrations and deregistrations by industry but is no longer being published. It has been replaced by a new business demography dataset that shows business 'births, deaths and survival rates<sup>16</sup>' by employment size band.

**Figure 6 – Births and Deaths of Enterprises by employment size band in 2008**

Employment Size Band	Births	Deaths	Active Enterprises	Survival of Newly Born Enterprises <sup>17</sup>
<b>0 - 4</b>	555	565	5,450	-
<b>5 - 9</b>	40	40	775	-
<b>10 - 19</b>	10	15	355	-
<b>20 +</b>	10	5	280	-
<b>TOTAL</b>	<b>615</b>	<b>625</b>	<b>6,860</b>	-

<sup>15</sup> Best currently available data to 'fit' to AMR reporting period.

<sup>16</sup> A birth is a business that was present in year t, but did not exist in year t-1 or t-2. A death is a business that was present in year t, but no longer present in year t+1 or t+2. It includes PAYE-registered enterprises as well as VAT-registered businesses. The active enterprises had either turnover or employment at any time during the reference period. The survival rates are businesses that having been a birth or survived in year t, it is active in either turnover or employment in year t+1.

<sup>17</sup> Since this is a new dataset, it is not possible to report on the survival rates of businesses for this monitoring year.

## SECTION B – HOUSING

### Introduction

5.11 This section provides information about housing in Mid Sussex including:

- A housing trajectory detailing the number of homes built since 2006, the district’s housing requirements against its housing land supply up to 2026 and how the delivery of housing is being managed.
- The percentage of homes completed on previously developed land.
- The provision of affordable homes.
- An overview of provision for Gypsies and Travellers.

#### Core Indicator 5

##### Plan period and housing targets

5.12 The Regional Spatial Strategy, the South East Plan, superseded the West Sussex Structure Plan in May 2009 and sets the housing requirement at 17,100 homes for the district for the plan period 2006–2026. This has been annualised for monitoring purposes by dividing the total net requirement equally over the twenty-year plan period, which equates to 855 homes per annum.

Figure 7 –South East Plan housing requirements

Housing requirement	Total requirement	Annualised requirement
South East 2006 – 2026	17,100	855

#### Core Indicator 6

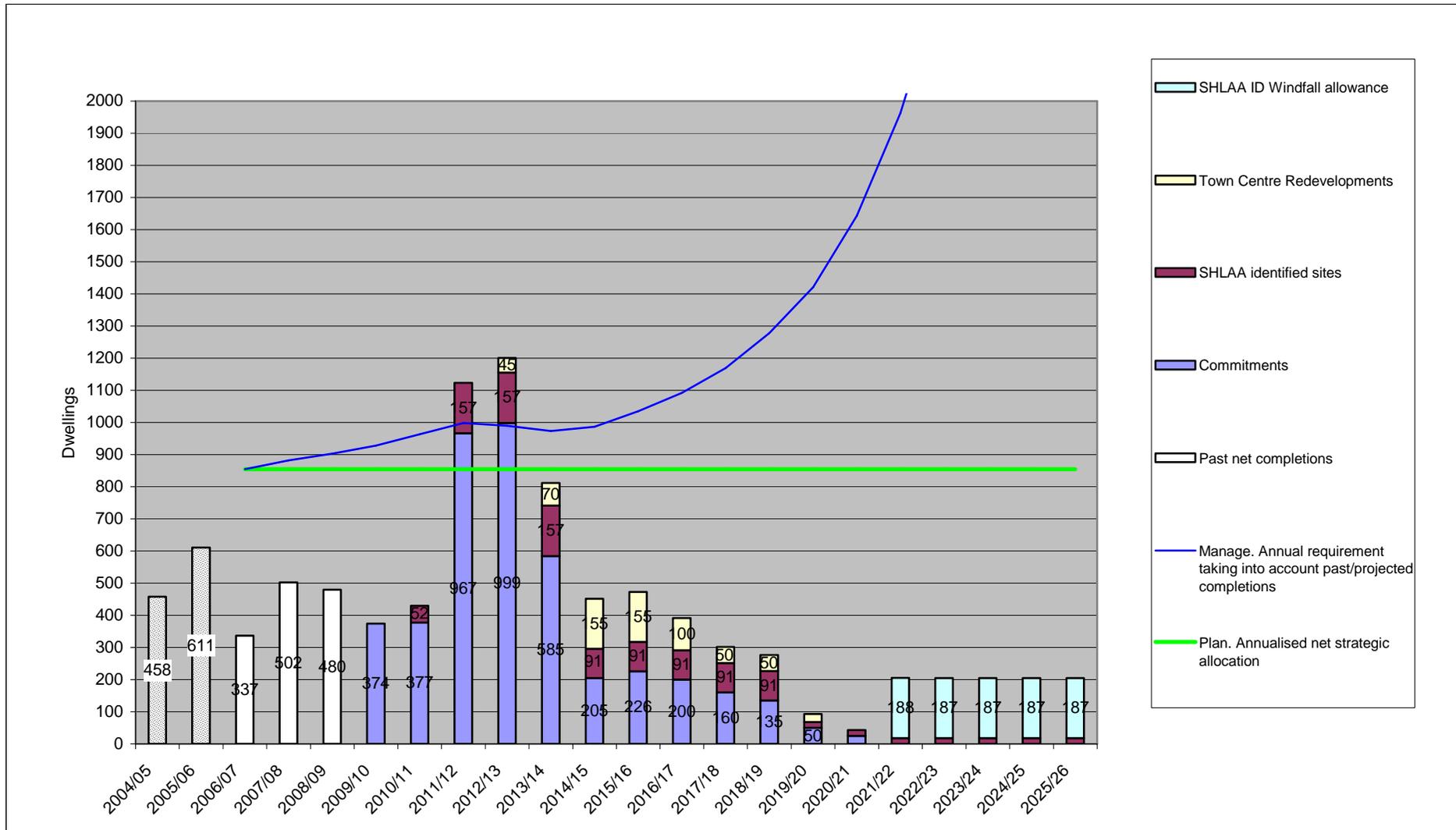
##### Housing trajectory

5.13 The housing trajectory shows the situation as at 1<sup>st</sup> April 2009 (figure 8) based on (but partially amended by MSDC) the West Sussex Housing Land Supply Study (2009).

5.14 Delivery is slightly down since last year and continues to be short of the annual requirement and it is expected that under delivery will continue in the short-term. However, completions will pick up and exceed requirements for the period 2011-2013, although beyond this, a shortfall in housing land supply will continue. The emerging Core Strategy should remedy this by providing additional housing land supply through the allocation of housing sites over the plan period including the short to medium term and will be included in the housing land supply once this document has progressed to a sufficient stage. The reasons for the shortfalls in completions over recent years and the assumptions behind future completion rates are set out in the following section.

**Mid Sussex Housing Trajectory – 2009 – 2026**

Figure 8 - Mid Sussex Housing Trajectory graph – as at 1<sup>st</sup> April 2009<sup>18</sup>



<sup>18</sup> As amended 28<sup>th</sup> January 2010

Figure 9 - Housing Trajectory for Mid Sussex District Council as at 1<sup>st</sup> April 2009 – figures<sup>19</sup>

	ACTUAL COMPLETIONS					PROJECTED COMPLETIONS																
	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
Past net completions	458	611	337	502	480																	
Projected net completions																						
Commitments - note 1						374	377	967	999	585	205	226	200	160	135	50	25	0	0	0	0	0
SHLAA identified sites - note 2						0	52	157	157	157	91	91	91	91	91	18	18	18	18	18	18	18
Town Centre Redevelopments - note 3						0	0	0	45	70	155	155	100	50	50	25	0	0	0	0	0	0
SHLAA ID Windfall allowance						0	0	0	0	0	0	0	0	0	0	0	0	188	187	187	187	187
Total projected net completions			-	-	-	374	429	1,124	1,201	812	451	472	391	301	276	93	43	206	205	205	205	205
Cumulative net completions	-	-	337	839	1,319	1,693	2,122	3,246	4,446	5,258	5,709	6,182	6,573	6,875	7,151	7,244	7,287	7,493	7,697	7,902	8,107	8,312
Plan. Annualised net strategic allocation	646	647	855	855	855	855	855	855	855	855	855	855	855	855	855	855	855	855	855	855	855	855
Monitor. Position above/below zero indicates how many dwellings above or below the cumulative allocation at any point in time	-	-	-518	-871	-1,246	-1,727	-2,153	-1,884	-1,539	-1,682	-1,986	-2,388	-2,832	-3,386	-3,964	-4,726	-5,536	-6,187	-6,838	-7,488	-8,138	-8,788
Manage. Annual requirement taking into account past/projected completions	-	-	855	882	903	928	963	999	990	973	987	1,036	1,092	1,170	1,278	1,421	1,643	1,963	2,402	3,134	4,599	8,993
Residual SEP requirement			16,763	16,261	15,781	15,407	14,978	13,854	12,654	11,842	11,391	10,918	10,527	10,225	9,949	9,856	9,813	9,607	9,403	9,198	8,993	8,788

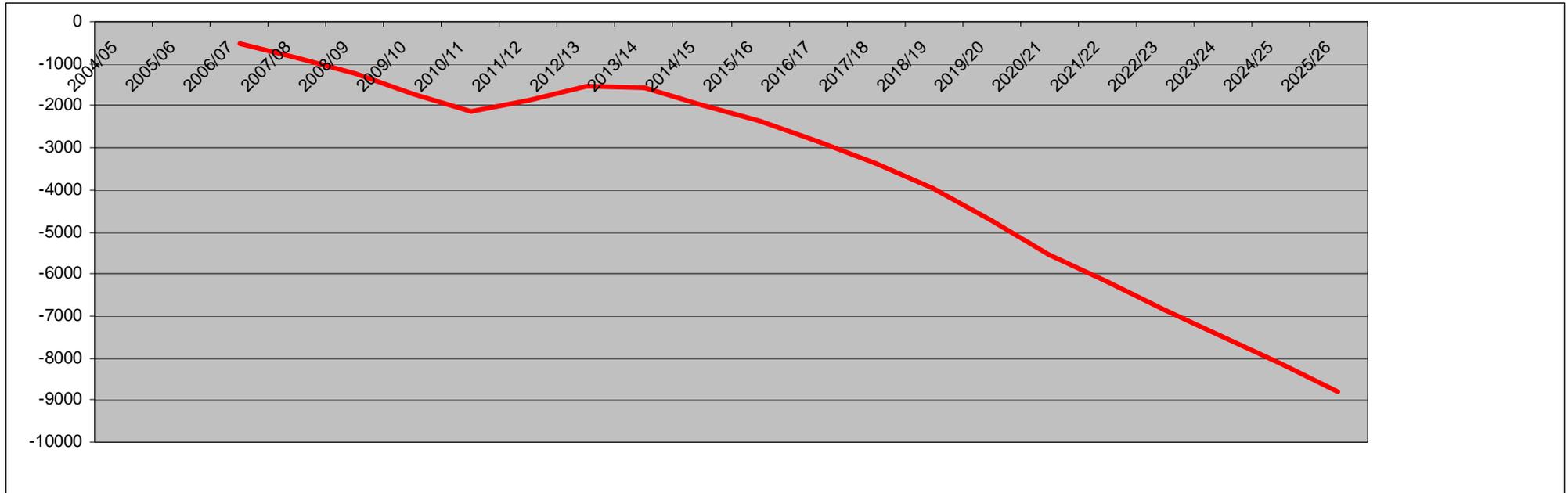
Note 1 – Includes Local Plan and Small Scale Housing Allocations DPD housing allocations (includes ‘reserve site’ SSH/18 – Land adjoining and to the r/o 240-258 Holtye Road, East Grinstead) and extant planning permissions.

Note 2 - Excludes town centre redevelopments.

Note 3 - Excludes Cyprus Road car park site, Burgess Hill and car parks at Hazelgrove Road and r/o the Orchards Haywards Heath (included within SHLAA identified sites figures). Figures have been amended to published SHLAA to better-fit project timetable (see below).

<sup>19</sup> As amended 28<sup>th</sup> January 2010

Figure 10 - Mid Sussex Housing Trajectory Graph (monitor) as at 1<sup>st</sup> April 2009<sup>20</sup>



<sup>20</sup> As amended 28<sup>th</sup> January 2010

### Five-year housing land supply

5.15 Planning Policy Statement 3: (PPS3) Housing<sup>21</sup> requires all local planning authorities to identify and maintain a rolling five-year supply of deliverable land for housing informed by a Strategic Housing Land Availability Assessment or other relevant evidence. Sites included within the five-year supply should be considered **deliverable**.

To be considered **deliverable** a site should:

- Be **Available** – the site is available now.
- Be **Suitable** – the site offers a suitable location for development now and would contribute to the creation of sustainable, mixed communities.
- Be **Achievable** – there is a reasonable prospect that housing will be delivered on the site within five years.

5.16 For this Core Indicator, the five-year supply is<sup>22</sup> measured from 1<sup>st</sup> April after the submission of the Annual Monitoring Report and therefore identifies a supply for the period 1<sup>st</sup> April 2010 to 31<sup>st</sup> March 2015 instead of the current period 2009–2014. The Council publishes the latest position on its five-year supply as soon as possible after the end of the financial year. Details of the current five year assessment for 2009-2014 (currently 4.1 years of supply) is available on the Council website [www.midsussex.gov.uk/5yhls](http://www.midsussex.gov.uk/5yhls).

5.17 The five-year supply is based on information from all identified deliverable sources of housing supply in the district and includes sites that are:

- Allocated through the Local Plan and the Small Scale Housing Allocations Document
- Subject to extant planning permission
- Unallocated previously developed brownfield sites identified through the Strategic Housing Land Availability Assessment (SHLAA).

Further details of all these sources of housing land supply and delivery are detailed in the SHLAA available on the Council website [www.midsussex.gov.uk/shlaa](http://www.midsussex.gov.uk/shlaa).

5.18 The five-year housing land assessment for 2010-2015 demonstrates that Mid Sussex cannot demonstrate a five-year housing land supply for this period (~~4.1 years~~ 4.2 years).

---

<sup>21</sup> Planning Policy Statement 3 - Paragraph 54

<sup>22</sup> DCLG publication 'Core Output Indicators – Update 2/2008'

**Figure 11 – Mid Sussex District Council five-year housing land supply 2010–2015 (based on figures as at 1<sup>st</sup> April 2009)<sup>23</sup>**

<b>Requirement 2010-2015</b>	
South East Plan Requirements 2006-2026	17,100
Dwellings completed 2006-2010	1,693
South East Plan Requirements 2010 - 2026	15,407
Annual requirement	963
<b>Five year requirement 2010-2015</b>	<b>4,815</b>
<b>Forecast house building 2010-2015</b>	
Commitments – note 1	3,132
SHLAA identified sites – note 2	546 614
Town centre sites – note 3	270
<b>Five year supply 2010-2015</b>	<b>3,948 4,017</b>
<b>Supply compared with requirement</b>	<b>-867 -798</b>
<b>% compared with requirement</b>	<b>82% 83%</b>
<b>Years supply</b>	<b>4.1 4.2</b>

Note 1 - Local Plan and Small Scale Housing Allocations DPD housing allocations and extant planning permissions

Note 2 – Excludes town centre redevelopments

Note 3 - Excludes Cyprus Road car park site, Burgess Hill and car parks at Hazelgrove Road and r/o the Orchards Haywards Heath (included within SHLAA identified sites figures). Amendment to published SHLAA to better fit project timetable.

### Progress towards meeting housing requirements

- 5.19 The housing trajectory demonstrates that, due to the shortfall in housing completions since 2006, the annual requirement will, as at 1<sup>st</sup> April 2010, increase to 963 homes per year. The following section reviews the reasons for this shortfall, how the Council has taken steps to improve its delivery and how future housing is expected to come forward.
- 5.20 The shortfall in housing completions over recent years has largely been caused by the delay in the delivery of the two largest Local Plan housing allocations – HH2 and HH3 to the south and south west of Haywards Heath for approximately 900 dwellings. Delays were initially caused by the failure of the NHS Executive to bring land forward for development, first granted planning permission in 2003. The development of these allocations is largely dependent upon the completion of the Haywards Heath Relief Road. Permission for the ‘NHS land’ (HH3) includes the construction of Stage 6 of the relief road. Applications for 725 dwellings on HH2 were submitted in 2004 but were deferred in July 2005 pending decisions on the NHS land and certainty over delivery of the relief road. A public inquiry into an appeal against non-determination of these applications was held in 2006-2007 and permission was granted for 685 dwellings in March 2008 (310 of which can be constructed prior to the completion of the relief road). The current economic situation has further delayed the delivery of the final two sections of the relief road.
- 5.21 It is recognised that the current poor economic conditions and the weakening housing market are likely to impact negatively upon the delivery of housing in Mid Sussex. This factor has been taken into account when compiling the timescales for commitment figures included in the housing trajectory. Steps have been taken by the Council to aid developers to bring housing sites forward, in particular the consideration of delaying certain requirements of

<sup>23</sup> As amended 28<sup>th</sup> January 2010

Section 106 legal agreements where possible (excluding key infrastructure), to later in the development phase to assist capital flows.

5.22 The Council has taken steps where possible in recent years to aid and improve the delivery of major housing schemes. These include:

- The lifting of the reserve status on the Local Plan allocated Mackie Avenue site in Hassocks of which Phase I is nearing completion. Phase II currently has outline planning permission.
- The publication of development briefs to inform developers and other interested parties of the constraints and opportunities presented by sites and the type of development expected or encouraged by local planning policies.
- The establishment of the Planning Implementation Team which is dedicated to working on major planning schemes and aims to work closely with developers to bring housing schemes forward quicker. This has contributed towards a significant reduction in the length of time in deciding major applications.
- The establishment of a new District Planning Committee to specifically determine large, complex or challenging applications.

5.23 The Council has taken necessary steps to increase the available short-term housing land supply. In April 2008, the Council adopted its Small Scale Housing Allocations Document. This was the first Development Plan Document to be published by the District Council through the Local Development Framework with the purpose to allocate land to help meet the district's housing requirements up to 2016 including previously developed (brownfield) land and greenfield sites. The Small Scale Housing Allocations Document identified an additional reserve site allocation of 140 dwellings (reference SSH/18) should a deficiency in housing supply be demonstrated. The Council cannot demonstrate a five-year supply and therefore the reserve status has been lifted.

#### Core Strategy

5.24 The Core Strategy will meet the majority of the district's requirements over the plan period. As at 1<sup>st</sup> April 2009, the emerging Core Strategy was still at a fairly early stage (Pre-Submission). The Pre-Submission Document proposes an approach for broad options for new housing that includes town centre redevelopment opportunities (see below) and strategic development focused towards the three towns and new development in the rural areas as village extensions. Further details on the current progress of the Core Strategy are available in Section 3.6 and from the Council website at [www.midsussex.gov.uk/corestrategy](http://www.midsussex.gov.uk/corestrategy).

5.25 Housing delivery from the strategic development options detailed in the Pre-Submission Core Strategy are not included as a source of housing land supply within the trajectory. The options for development within the Core Strategy will be included in the trajectory when the Document progresses to its latter stages (Proposed Submission onwards).

#### Town Centre redevelopments

5.26 In 2004, the Council formed the Better Mid Sussex Partnership with Thornfield Properties plc to bring about the revitalisation of the district's three town centres. It is expected that development promoted through the Town Centre Master Plans for Burgess Hill, East Grinstead and Haywards Heath will deliver approximately 650 dwellings over the plan period. It is considered that this source of housing land supply is included within the trajectory, as they are considered deliverable in the SHLAA. All three Master Plans have been adopted as Supplementary Planning Documents and significant progress made on concept schemes following extensive public consultation. These schemes do not include 'intervention sites' which are sites highlighted through the Master plans as having development opportunity but are not being directly developed by the partnership. Further details of the town centre

redevelopments and the ‘intervention sites’ identified are available in the Strategic Housing Land Availability Assessment ([www.midsussex.gov.uk/shlaa](http://www.midsussex.gov.uk/shlaa)).

5.27 It is expected that Burgess Hill Town Centre scheme will commence in 2012 and will deliver approximately 200 homes. The Queens Walk scheme at East Grinstead is expected to commence in 2013 and will deliver approximately 175 homes. The Haywards Heath Station Quarter scheme will commence slightly later in 2014 as is expected to deliver 275 homes. This is a markedly reduced figure as reported in last years AMR due to the remodelling of the schemes, primarily due to the current tough economic climate

Previously Developed Land

5.28 Another source of housing supply that can be included in the five-year assessment is development from previously developed (brownfield) land identified in the SHLAA. It is anticipated that approximately 1,105 dwellings will be delivered from this source of housing land supply for the plan period.

Windfall development

5.29 Windfall development is housing that cannot be identified on a site-specific basis in the SHLAA. An allowance is made for windfalls for 936 homes in the housing trajectory for the period 2021-2026. This allowance can be made as they fall outside the ten-year period from the predicted adoption date of the Core Strategy and are not therefore precluded by PPS3: Housing<sup>24</sup>. The rate of delivery from this source has been outlined in the Strategic Housing Land Availability Assessment ([www.midsussex.gov.uk/shlaa](http://www.midsussex.gov.uk/shlaa)).

**Core Indicator 7**  
**New and converted dwellings on previously developed land**

5.30 This indicator reports the gross number of completed new build dwellings plus change of use and conversions of existing buildings provided on previously developed (brownfield) land (as defined by Annex B of PPS3), as a total of all gross dwelling completions.<sup>25</sup>

5.31 Figure 12 shows 63.5% of all new and converted dwellings completed 2008-09 were developed on previously developed land in Mid Sussex.

Figure 12 - Percentage of new and converted dwellings on previously developed (brownfield) land

Monitoring period	Greenfield		Previously developed (brownfield) land	
	Units	% of total	Units	% of total
2008 - 2009	191	36.5	333	63.5
2007 - 2008	280	52.3	255	47.7
2006 - 2007	107	25.5	312	74.5
2005 - 2006	177	27.6	465	72.4
2004 - 2005	168	32.3	352	67.7

Source: WSCC Residential Land Availability Survey 2009

<sup>24</sup> PPS3: Housing Paragraph 59.

<sup>25</sup> Please note this indicator was previously reported as “Core Indicator 8 - Percentage of new and converted dwellings (gross) on previously developed land”.

5.32 The Core Strategy Pre-Submission Document (2008) sets a target of 60% of new housing completions on previously developed (brownfield) land in line with PPS3<sup>26</sup> and the South East Plan. Housing completed on previously developed land has been well beyond this target in recent years other than 2007-08 when good progress was made on several large Local Plan allocated greenfield sites. However, it is recognised that due to the relative scarcity of brownfield land in the district, the percentage of completions on brownfield land may in the future again decrease, as large scale greenfield sites come forward for development to meet the district's high housing requirements. The Council remains committed to where possible, identifying and encouraging opportunities for the re-use of previously developed land.

**Core Indicator 8**  
**Net additional pitches (Gypsy and Traveller)**

5.33 This indicator monitors the level of (authorised) pitch provision against the identified needs of gypsies and travellers. Current needs are based on the Gypsies and Travellers Accommodation Needs Assessment (2007), which indicates 14 permanent pitches are required by 2011. In 2008-09, there were no additional Gypsy and Traveller pitches delivered within Mid Sussex.<sup>27</sup>

Figure 13 – Total number of available authorised sites in relation to identified demand

Current Provision		Identified Need
<b>Local Authority</b>	25 pitches (all permanent)	14 pitches (by 2011)
<b>Private</b>	11 pitches	

Source: Gypsies and Travellers Accommodation Needs Assessment 2007/ MSDC monitoring 2008

5.34 This indicator will develop further as the requirements and targets set by the emerging South East Plan become available and will be monitored through planning permissions for authorised sites.

**Core Indicator 9**  
**Gross affordable housing completions**

5.35 Affordable housing is defined in PPS3: Housing as including social-rented and intermediate housing (i) wholly funded through registered social landlord or local authorities, (ii) wholly funded through developer contribution or (iii) funded through a mix of public subsidy and developer contribution<sup>28</sup>.

5.36 There were 158 affordable homes completed 2008-09<sup>29</sup>. This represents an increase from the 105 homes completed 2007-08.

5.37 The Strategic Housing Market Assessment (2009) demonstrates the acute lack of affordable housing in Mid Sussex and recommends that between 357 and 477 affordable homes a year should be developed. Although this level of affordable housing development cannot feasibly

<sup>26</sup> PPS3: Housing Paragraphs 40-44.

<sup>27</sup> Please note this indicator was previously reported as "Local Indicator 5 - Gypsies and travellers - total number of available authorised sites in relation to identified demand".

<sup>28</sup> Please note this indicator was previously reported as "Core Indicator 10 – Affordable housing completions".

<sup>29</sup> This figure is taken the Mid Sussex Housing Development Database, which informs Mid Sussex's Housing Investment Programme (HIP) returns.

be delivered annually in the district, the figure does emphasise the importance in maintaining, and where possible increasing, the level of provision in the coming years.

**Local Indicator 2 - Affordable housing provision**

5.38 Affordable housing provision from developers is sought through Local Plan policy H4 that secures 30% affordable housing provision on sites where 15 or more dwellings are proposed or which exceed 0.5 hectares in size (irrespective of the number of dwellings to be provided). The Council may consider commuted payments towards affordable housing but these will only be accepted where there are exceptional reasons preventing the provision of affordable housing.

5.39 For 2008-09, no commuted payments were received towards affordable housing provision. During the same period, 95 affordable units were secured through proposed developments.

Figure 14 - Financial contributions towards affordable housing provision

Monitoring period	Financial contribution	Affordable units contribution
<b>2008 - 2009</b>	<b>£0</b>	<b>95</b>
2007 - 2008	£215,665	115
2006 - 2007	£0	100
2005 - 2006	£475,000	103
2004 - 2005	£420,000	31

Source: MSDC monitoring 2009

**Local Indicator 3 – Affordable housing completions by tenure**

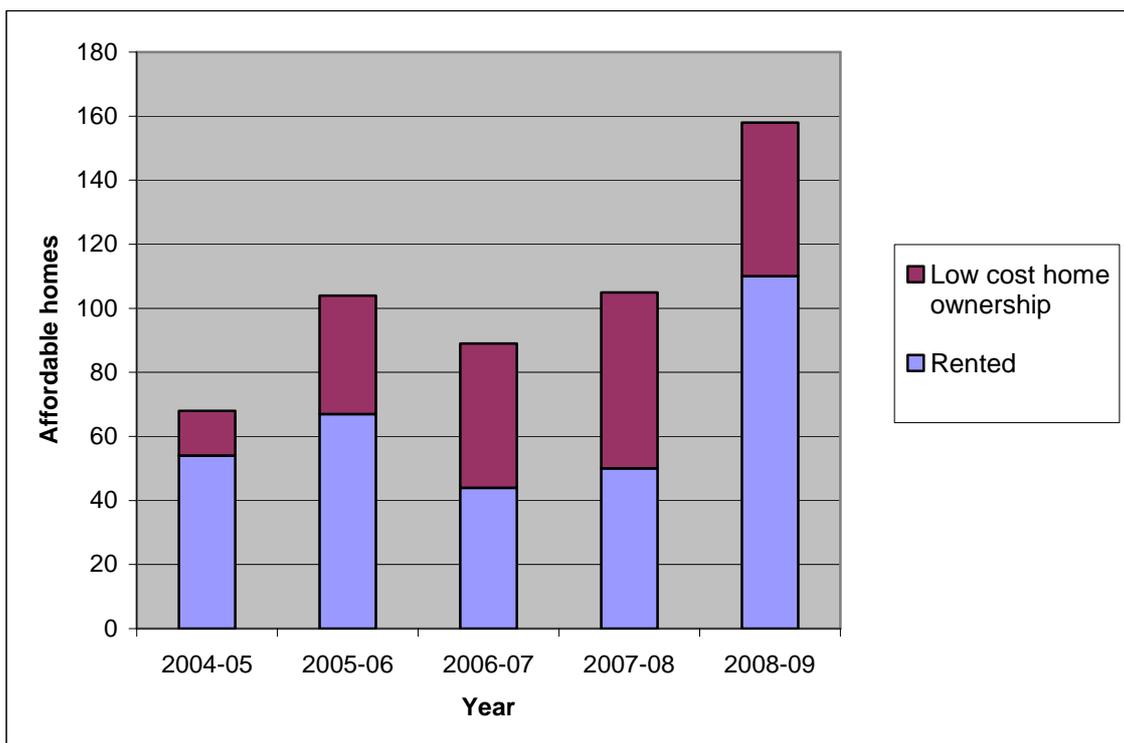
5.40 158 affordable homes were completed 2008-09. Figure 15 below shows the affordable completions by tenure.

Figure 15 – Affordable housing completions by tenure

Rented	Low cost home ownership	
	Key-worker	Non-key worker
110 units	16 units	32 units
	<b>Total</b>	<b>158 units</b>

Source: MSDC monitoring 2009

Figure 16 – Affordable housing completions by tenure 2004 -2009



Source: MSDC monitoring 2009

**Local Indicator 4 – Households accepted as full homeless**

5.41 26 households were accepted as full homeless in Mid Sussex 2008-09. This represents a decrease on the last monitoring period when 40 households were accepted as full homeless. The Mid Sussex Performance Indicator target for 2008-09 was for a maximum of 60 households for the monitoring period hence this target was met.

**Local Indicator 5 – Number of affordable housing dwellings completed on rural exception sites**

5.42 This monitors the level of affordable housing provided on rural exception sites, the criteria for selection and definition as set out in policy H5 of the Local Plan to help meet identified needs in the rural area where set criteria are met. For 2008-09, no dwellings were completed on rural exception sites in Mid Sussex.

**Core Indicator 10  
Housing Quality – Building for Life Assessments**

5.43 The purpose of this indicator is to report the level of quality in new housing development defined as the number and proportion of total new build completions on housings sites (at or above 10 dwellings) reaching very good, good, average and poor ratings against the Building for Life criteria. It is not possible to report on this Indicator, as a monitoring framework has not yet been established and this is currently under review.

## SECTION C – ENVIRONMENTAL QUALITY

### Core Indicator 11<sup>30</sup>

#### Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality

##### Water Quality

5.44 The Environment Agency did not object to any planning applications in 2008-09, which had been submitted to Mid Sussex District Council, on water quality grounds. Therefore, no planning applications were approved contrary to the Environment Agency's advice on water quality issues.

##### Flooding

5.45 The Environment Agency objected to ten planning applications within Mid Sussex on flood risk grounds during 2008-09. Out of these applications, three were subsequently withdrawn by the applicants, two were refused or dismissed on appeal, one is still pending consideration, and the other four were permitted following the subsequent submission of acceptable flood risk assessments that resulted in the Environment Agency withdrawing their objections. Therefore, no planning applications, which had been submitted to Mid Sussex District Council in this monitoring period, were granted planning permission contrary to the Environment Agency's advice on flooding.

5.46 The Environment Agency website provides a comprehensive list of all objections on the grounds of flooding and water quality that were made 2008-09. All of these objections were checked against the outcomes of those planning applications. Source: Monitoring Implementation of the Local Development Framework available from the Environment Agency's website - [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk).

### Local Indicator 6 – River quality

5.47 This indicator identifies the percentage of river quality objectives, as set by the Environment Agency, which had been met for all stretches of designated river within Mid Sussex. In previous years, the Environment Agency supplied the necessary data but due to the need to report on the issue of water quality in the context of targets set out in the Water Framework Directive, is in the process of revising how they monitor and report on water quality issues. For this reason, data that was consistent with the reporting of this Local Indicator is unavailable. The District Council, with the assistance of the Environment Agency, will attempt to set up a district-wide reporting mechanism for a Local Indicator on water quality for next year's Annual Monitoring Report.

---

<sup>30</sup> Previously reported under Core Indicator 16.

**Core Indicator 12**  
**Change in areas of biodiversity importance**

5.48 This Indicator reports on losses and additions to areas of biodiversity importance that are designated areas and priority habitats, recognised for their intrinsic value, and includes areas of national and local significance<sup>31</sup>.

**Designated areas**

5.49 The Sussex Biodiversity Record Centre collects data for international, national, regional, sub-regional and local designated areas of environmental value within Mid Sussex. The Council has worked with the Sussex Biodiversity Records Centre to establish the amount of permitted applications within these designated areas for the monitoring period. The tables in this section provide the total area of each designated site within the district. Through work carried out with the Record Centre, the amount of each of these areas impacted by planning applications has been established.

5.50 Each of the figures given is the amount of the designated area, which has had planning applications granted within them. The planning applications considered were permissions granted for dwellings, commercial applications and minor developments. However, it should be noted that is not possible for the Sussex Biodiversity Record Centre to establish whether a designated area has deteriorated or species have been lost as a direct result of the developments approved.

5.51 There are no designations within Mid Sussex for the following internationally designated areas:

- Ramsar Sites
- Special Protection Areas - (SPA)
- Special Areas of Conservation - (SAC)

Figure 17 - Sites of Special Scientific Interest (SSSI)

National designation – there are 13 sites covering 639.6ha or 1.9% of Mid Sussex. Each SSSI is split into a number of units (42 in total). 92.86% of SSSI units in Mid Sussex have been found to be in 'favourable' or 'unfavourable but recovering' condition. This is a decrease on the previous year's figure where 95.2% of SSSI units were found to be in this condition.

Monitoring period	Sites in favourable/unfavourable but recovering condition <sup>1</sup>	Area of SSSI impacted by planning applications <sup>2</sup>	% of SSSI impacted by planning applications
2008 - 09	92.86%	0	0
2007 - 08	95.2%	0	0
2006 - 07	90.5%	0	0
2005 - 06	86%	14.5ha	2.3%
2004 - 05	70%	Not reported	Not reported

Sources: <sup>1</sup> Natural England SSSI dataset <sup>2</sup> Sussex Biodiversity Record Centre

<sup>31</sup> Please note this indicator partly reports a previous indicator, “Core Indicator 17 – (i) change in priority habitats and species (by type); and (ii) change in areas designated for their intrinsic environmental value including sites of international, national, regional or sub regional significance

**Figure 18 - Area of Outstanding Natural Beauty (AONB)**

National designation – 58.56%<sup>1</sup> of the district (19,563.11 Ha) is covered by land designated as AONB. There are two designations, the South Downs AONB (3,207.87 Ha - 9.6%) and the High Weald AONB (16,355.24 Ha - 48.96%).

Monitoring period	Area of AONB impacted by planning applications <sup>1</sup>	% of AONB impacted by planning applications
2008 - 2009	0.09 Ha	0.00%
	0.58 Ha	0.00%
	0.67 Ha	0.00%
2007 - 2008	0.77 Ha	0.02%
	17.89 Ha	0.11%
	18.66 Ha	0.13%
2006 - 2007	1.38 Ha	0.04%
	45.96 Ha	0.28%
	47.34 Ha	0.24%
2005 - 2006	15.2 Ha	0.5%
	125.2 Ha	0.8%
	140.3 Ha	0.7%
2004 - 2005	Not reported	Not reported

Source: <sup>1</sup> Sussex Biodiversity Records Centre.

**Figure 19 - Sites of Nature Conservation Importance (SNCI)**

Local designation – there are 50 sites within Mid Sussex covering an area of approximately 1,102 Hectares.

Monitoring period	% of Mid Sussex covered by SNCI	Area of SNCI impacted by planning applications <sup>3</sup>	% of SNCI impacted by planning applications
2008 - 09	3.3%	0.11 Ha	<0.1%
2007 - 08	3.3%	0.03 Ha	<0.1%
2006 - 07	3.3%	0	0
2005 - 06	3.3%	9.6Ha	0.9%
2004 - 05	3.4%	Not reported	Not reported

Sources: <sup>1</sup> Mid Sussex GIS system <sup>2</sup> see information above regarding datasets <sup>3</sup> Sussex Biodiversity Record Centre.

Figure 20 - Local Nature Reserves (LNR)

Local designation – there are 5 sites within the district covering an area of 148 hectares. The increase in the area covered is a result of improved datasets and should not be assumed to be habitat expansion.

Monitoring period	Number of sites in Mid Sussex <sup>1</sup>	Area of LNR in Mid Sussex (ha) <sup>1</sup>	% of Mid Sussex covered by LNR	Area of LNR impacted by planning applications <sup>2</sup>	% of LNR in Mid Sussex impacted by planning applications
2008 - 09	5	164 Ha	0.5%	0	0
2007 - 08	5	148 Ha	0.4%	0.01 Ha	0.01%
2006 - 07	5	133 Ha	0.4%	0	0
2005 - 06	5	133 Ha	0.4%	0	0
2004 - 05	5	127 Ha	0.4%	Not monitored	Not monitored

Source: <sup>1</sup> see information above regarding datasets <sup>2</sup> Sussex Biodiversity Record Centre.

5.52 It is hoped that future Annual Monitoring Reports will show that these designated areas have not diminished in size or, where monitored, in quality. It should be recognised that changes may occur to these areas that are outside of the control of the planning system, such as agricultural practices and landscape management. In addition, the area of these designations may change due to a revised assessment of areas worthy of designation (for example see Figure 21 Ancient Woodlands).

### Priority habitats

5.53 Priority habitats are of national importance and are diverse. They include ancient, ghyll and broadleaf woodland, chalk and dry acid grassland and heathland. Sussex Biodiversity Records Centre has compiled all known established data and holds the most up to date habitat extent records although the extent of priority habitats in Sussex is only partly known. Work is underway to improve monitoring of priority habitat extent and condition by the Centre, although considerable investment is required if this information is to improve significantly. Currently, only the *condition* of Sites of Special Scientific Interest (SSSIs) priority habitats is known, research of which is undertaken by Natural England.

5.54 The Council has worked with the Sussex Biodiversity Records Centre to establish the amount of permitted applications within these priority habitats in Mid Sussex for the monitoring period. The following tables provide the total area of each priority habitat sites within the district and through work carried out with the Centre, the amount of each of these habitats that has been had planning applications granted within them.

5.55 The planning applications considered were permissions granted for dwellings, commercial applications and other developments (excluding householder applications). It is not possible for the Sussex Biodiversity Records Centre to establish whether a habitat has deteriorated or species have been lost as a direct result of the developments approved. Each of the figures given is the area of the priority habitat which has had planning applications granted within them. In addition, it should be noted that the area “impacted” refers to the total site area of the development, not just the development itself so, for example, the “impact” of a new outbuilding is measured not just by the area of space that the outbuilding occupies, but also by its surrounding site area.

5.56 The Sussex Biodiversity Records Centre has identified priority habitats for East and West Sussex. It is planned for Biodiversity Action Plans to be prepared for each habitat identified with objectives and targets linked to these Action Plans with the Sussex Biodiversity Partnership undertaking monitoring on an annual basis. However, there is presently no funding available to the Partnership to undertake surveys to identify and monitor priority habitats and it is not therefore possible to report fully on this Indicator. The Council is currently looking at ways of enabling funding for such work, in particular seeking developer contributions towards biodiversity enhancements through the Core Strategy.

**Figure 21 - Ancient Woodland**

There are approximately 5,300 Hectares (Ha) of Ancient Woodland within the district.

Monitoring period	Area of Ancient Woodland in Mid Sussex	% of Mid Sussex covered by Ancient Woodland	Area impacted by planning applications	% of habitat impacted by planning applications
<b>2008 - 2009</b>	<b>5,276 Ha</b>	<b>15.8%</b>	<b>0.33 Ha</b>	<b>0.00%</b>
2007 - 2008	5,296 Ha <sup>32</sup>	15.9%	1.91 Ha	0.04%
2006 - 2007	5,296 Ha	15.9%	2.13 Ha	0.04%
2005 - 2006	3,989 Ha	11.9%	22.18 Ha	0.56%
2004 - 2005	4,266 Ha	12.8%	Not reported	Not reported

The large increase in the area of Ancient Woodland reported in 2006/07 was due to a revision of the Ancient Woodland Inventory for Mid Sussex, which was completed in February 2007 by a partnership between Mid Sussex District Council, Natural England, The High Weald AONB Unit and the Forestry Commission. The survey updated the existing ancient woodland inventory and included woodland less than 2 hectares in size, which the previous survey did not. The revised survey found 607 previously unrecorded Ancient Woodlands, adding 1,200 hectares to the total of Ancient Woodlands known to exist in Mid Sussex.

**Figure 22 - Broadleaf Woodland (overlaps with some ancient woodland sites)**

There are approximately 4,600 ha of broadleaf woodland within the district (no change).

Monitoring period	Area of Broadleaf Woodland in Mid Sussex	% of Mid Sussex covered by Broadleaf Woodland	Area impacted by planning applications	% of habitat impacted by planning applications
<b>2008 - 2009</b>	<b>4,598 Ha</b>	<b>13.8%</b>	<b>0.60 Ha</b>	<b>0.002 %</b>
2007 -2008	4,598 H	13.8%	2.33 H	0.05%
2006 - 2007	4,598 H	13.8%	11.4 Ha	0.25%
2005 - 2006	4,598 Ha	13.8%	23.5 Ha	0.51%
2004 - 2005	Not reported	Not reported	Not reported	Not reported

**Figure 23 - Chalk Grassland**

<sup>32</sup> There is a slight discrepancy between the figure reported by the Sussex Biodiversity Records Centre (5,296 ha) and the figure reported in the Ancient Woodland Survey (5,282 ha). This is due to a slight difference in the Geographic Information System mapping areas between the two datasets. For completeness in monitoring, the Sussex Biodiversity Records Centre figures are used.

There are approximately 535 Ha of chalk grassland within the district. The decline in the amount of chalk grassland recorded in 2007-08 is the result of a new grassland inventory carried out by the Sussex Wildlife Trust and therefore improved datasets. No planning applications have impacted on this habitat.

Monitoring period	Area of Chalk Grassland in Mid Sussex	% of Mid Sussex covered by Chalk Grassland	Area impacted by planning applications	% of habitat impacted by planning applications
<b>2008 - 2009</b>	<b>535.22 Ha</b>	<b>1.6%</b>	<b>0</b>	<b>0</b>
2007 - 2008	411 Ha	1.2 %	0	0
2006 - 2007	570.52 Ha	1.7%	0	0
2005 - 2006	570.52 Ha	1.7%	0	0
2004 - 2005	Not reported	Not reported	Not reported	Not reported

Figure 24 - Ghyll Woodland

There are approximately 1,452 Ha of ghyll Woodland within the district (no change).

Monitoring period	Area of Ghyll Woodland in Mid Sussex	% of Mid Sussex covered by Ghyll Woodland	Area impacted by planning applications	% of habitat impacted by planning applications
<b>2008 - 2009</b>	<b>1,452 Ha</b>	<b>4.35%</b>	<b>0.00 Ha</b>	<b>0.00%</b>
2007 - 2008	1,452 Ha	4.35%	0.07 Ha	<0.1%
2006 - 2007	1,452 Ha	4.35%	0.07 Ha	<0.1%
2005 - 2006	1,452 Ha	4.35%	2.03 Ha	0.14%
2004 - 2005	Not reported	Not reported	Not reported	Not reported

Figure 25 – Heathland

There are approximately 222 Ha of heathland within the district. There has been a slight decline in heathland which may be a reflection of improved datasets and should not be assumed to be habitat contraction as there have be no planning applications which have impacted on this habitat.

Monitoring period	Area of Heathland in Mid Sussex	% of Mid Sussex covered by Heathland	Area impacted by planning applications	% of habitat impacted by planning applications
<b>2008 - 2009</b>	<b>222 Ha</b>	<b>0.66%</b>	<b>0</b>	<b>0</b>
2007 - 2008	222 Ha	0.66%	0	0
2006 - 2007	245 Ha	0.73%	0	0
2005 - 2006	245 Ha	0.73%	1.3 Ha	0.53%
2004 - 2005	Not reported	Not reported	Not reported	Not reported

**Figure 26 - Lowland Dry Acid Grassland (overlaps with some lowland meadow sites)**

There are approximately 90 Ha of lowland meadow sites within the district. This increase in the amount of lowland dry acid grassland recorded is the result of a new grassland inventory carried out by the Sussex Wildlife Trust and therefore improved datasets. No planning applications have impacted on this habitat.

Monitoring period	Area of Lowland Dry Acid Grassland in Mid Sussex	% of Mid Sussex covered by Lowland Dry Acid Grassland	Area impacted by planning applications	% of habitat impacted by planning applications
<b>2008 - 2009</b>	<b>90.4 Ha</b>	<b>0.27%</b>	<b>0</b>	<b>0</b>
2007 - 2008	82.4 Ha	0.25%	0	0
2006 - 2007	50.4 Ha	0.15%	0	0
2005 - 2006	50.4 Ha	0.15%	0	0
2004 - 2005	Not reported	Not reported	Not reported	Not reported

**Figure 27 - Lowland Meadows**

There are approximately 204 Ha of lowland meadow within the district. This dramatic increase in the amount of lowland meadow recorded is the result of a new grassland inventory carried out by the Sussex Wildlife Trust and therefore improved datasets. No planning applications have impacted on this habitat.

Monitoring period	Area of Lowland Meadows in Mid Sussex	% of Mid Sussex covered by Lowland Meadows	Area impacted by planning applications	% of habitat impacted by planning applications
<b>2008 - 2009</b>	<b>203.62 Ha</b>	<b>0.61%</b>	<b>0</b>	<b>0</b>
2007 - 2008	191.43 Ha	0.57%	0	0
2006 - 2007	6.7Ha	<0.1%	0	0
2005 - 2006	6.7 Ha	<0.1%	0	0
2004 - 2005	Not reported	Not reported	Not reported	Not reported

**Figure 28 – Reedbed**

There are approximately 0.58 Ha of reedbed within the district. This decline in reedbed habitat is a result of improved datasets due to the appointment by the RSPB of a reedbed officer and more accurate surveying carried out. No planning applications have impacted on this habitat.

Monitoring period	Area of Reedbed in Mid Sussex	% of Mid Sussex covered by Reedbed	Area impacted by planning applications	% of habitat impacted by planning applications
<b>2008 - 2009</b>	<b>0.58 Ha</b>	<b>&lt;0.1%</b>	<b>0</b>	<b>0</b>
2007 - 2008	0.58 Ha	<0.1%	0	0
2006 - 2007	3.5 Ha	<0.1%	0	0
2005 - 2006	0.3 Ha	<0.1%	0	0
2004 - 2005	Not reported	Not reported	Not reported	Not reported

**Figure 29 - Wet Woodland (overlaps with Ghyll Woods)**

There are approximately 192 Ha of wet woodland within the district.

Monitoring period	Area of Wet Woodland in Mid Sussex	% of Mid Sussex covered by Wet Woodland.	Area impacted by planning applications	% of habitat impacted by planning applications
<b>2008 - 2009</b>	<b>192 Ha</b>	<b>0.57%</b>	<b>0.03</b>	<b>&lt;0.1%</b>
2007 - 2008	192 Ha	0.57%	0.08 Ha	<0.1%
2006 - 2007	192 Ha	0.57%	0.17 Ha	<0.1%
2005 - 2006	3,532 Ha	10.58%	28.11 Ha	0.80%
2004 - 2005	Not reported	Not reported	Not reported	Not reported

The large decrease seen for 2006-07 was due to an improvement in dataset accuracy. To put the figures in context, the revised total for the whole of West Sussex is 1,123 Ha.

**Figure 30 - Notable Road Verge**

There are approximately 10 Ha of notable road verge within the district.

Monitoring period	Area of Notable Road Verge in Mid Sussex	% of Mid Sussex covered by Notable Road Verge	Area impacted by planning applications	% of habitat impacted by planning applications
<b>2008 - 2009</b>	<b>9.86 Ha</b>	<b>&lt;0.1%</b>	<b>0</b>	<b>0</b>
2007 - 2008	9.86 Ha	<0.1%	0	0
2006 - 2007	8.12 Ha	<0.1%	0	0
2005 - 2006	8.12 Ha	<0.1%	0	0
2004 - 2005	Not reported	Not reported	Not reported	Not reported

**Local Indicator 7 – Applications granted contrary to advice given by Natural England on priority species and habitats and/or biodiversity grounds.**

5.57 For 2008-09, no planning applications submitted to the Council were approved contrary to objections raised by Natural England.

**Core Indicator 13  
Renewable energy generation**

5.58 The District Council has attempted to obtain as comprehensive data and information as possible to enable this indicator to be reported. Unfortunately this is not yet possible as the data is not available at either regional or district level. Once available, this will be reported as an addendum to the Report.

#### **Local Indicator 8 – Sustainable construction**

5.59 In the 2004-05 AMR, a local indicator was established concerning the production of the District Council's Supplementary Planning Document on Sustainable Construction. This was formally adopted on the 10th July 2006, supplementing a number of Local Plan policies on subjects such as energy and water conservation and renewable energy. The Indicator was modified to monitor a review of this Document once the Local Plan policies that the Sustainable Construction SPD is supplementing have been replaced and a target of a review and replacement of the Sustainable Construction Supplementary Planning Document within a 6-month time frame from the adoption of the relevant DPD policies. It is therefore envisaged that the SPD will need to be reviewed once the Core Strategy has been adopted.

---

### **SECTION D – ADDITIONAL LOCAL INDICATORS**

5.60 Chapter 4 of this Report explains the importance of Local Indicators to help monitor the impacts of local policy in addition to Core Indicators. The inclusion of the following Local Indicators helps to meet this objective.

#### **Local Indicator 9 – Air Quality**

5.61 The Environment Act 1995 placed a requirement on Local Authorities to assess air quality and establish Air Quality Management Areas to ensure air quality problems are dealt with. Where pollutants exceed specified thresholds an air quality management area will be designated. As at the 31<sup>st</sup> March 2009 there were no Air Quality Management Areas in the district. This represents no change from what the situation was for previous monitoring periods.

#### **Local Indicator 10 – Recycling**

5.62 For the period 1<sup>st</sup> April 2008 to 31<sup>st</sup> March 2009, 45.3% of domestic waste was recycled, against the target of 40%. This represents a marked increase on last year's figure of 39.3%, largely as a result of the implementation of an alternative weekly refuse collection service, which continues to demonstrate a marked improvement in recycling rates. The Council will ensure that future Local Development Documents policies are in place to support the meeting of these targets.

#### **Local Indicator 11 – Listed Buildings**

5.63 As at the 31<sup>st</sup> March 2009 there were no Grade I or Grade II\* Listed Buildings that were on the 'at risk' register. This represents no change from what the situation was for previous monitoring periods.

**Local Indicator 12 – Financial contributions towards sustainable transport measures**

5.64 Sustainable transport schemes include enhancements to the provision of public transport facilities, cycle ways, traffic calming measures and bus shelters. Contributions towards these schemes are sought through Local Plan policies G3 and T4, which both relate to infrastructure provision. For 2008-09, 25 Section 106 agreements were signed that contributed a combined total payment of £668,830 towards new and enhanced sustainable transport schemes (this indicator was previously reported as Local Indicator 7).

Figure 32 - Financial contributions towards sustainable transport measures

Monitoring period	No. of agreements	Financial contribution
<b>2008 - 2009</b>	<b>25</b>	<b>£668,830</b>
2007 - 2008	19	£583,437
2006 - 2007	17	£559,324
2005 - 2006	21	£519,309
2004 - 2005	19	£211,230

Source: MSDC monitoring 2009

**Local Indicator 13 - Financial contributions towards leisure facilities**

5.65 Local Plan Policy G3 seeks to ensure that development provides the necessary infrastructure to support development. Within this policy context, the term infrastructure includes leisure facilities. For 2008-09, 22 Section 106 legal agreements were signed that contributed a combined payment of £877,347 towards the provision of leisure facilities in the district.

Figure 33 - Financial contributions towards leisure facilities

Monitoring period	No. of agreements	Financial contribution
<b>2008 - 2009</b>	<b>22</b>	<b>£877,347</b>
2007 - 2008	22	£1,154,016
2006 - 2007	26	£700,893
2005 - 2006	28	£579,861
2004 - 2005	24	£286,963

Source: MSDC monitoring 2009

## CHAPTER 6 – SUMMARY

- 6.1 This is Mid Sussex District Council's fifth Annual Monitoring Report as required by Section 35 of the Planning and Compulsory Purchase Act 2004. The District Council consider that the requirements of the Planning and Compulsory Purchase Act 2004 have been met and that guidance contained in the DCLG publication 'Core Output Indicators Update 2/2008' has been closely adhered to.
- 6.2 This Annual Monitoring Report covers the period 1<sup>st</sup> April 2008 to 31<sup>st</sup> March 2009. During this timeframe, all of the Development Plan Documents have slipped against the timetables set out in the approved Local Development Scheme (October 2006). The Council has identified the need for the Council to produce a revised LDS, to provide a realistic programme for the preparation of Development Plan Documents taking into account lessons learnt as the new planning system and it should be noted that assessment against the adopted LDS (October 2006) does not provide an accurate indication of the extensive work and progress that has been made on the preparation of Development Plan Documents during the monitoring period.
- 6.3 Several local indicators have been reported on with the emerging Core Strategy in mind, in addition to those already developed to help reflect the diversity and context of the district. These will be developed further in future Reports as the Core Strategy progresses along with the impacts of policies contained within other Local Development Documents as these are adopted.
- 6.4 In accordance with DCLG guidance, a range of core output indicators have been monitored, including employment floorspace supply and housing supply. Key findings from these indicators show that Mid Sussex has had a slight increase in net completions of employment floorspace during the monitoring period but is currently falling below its required level of housing completions against the South East Plan housing requirements.
- 6.5 In a few instances it has not been possible to monitor all the required core output indicators as the information needed has not been available to the District Council. In these instances, an update on the way of obtaining this information and monitoring these indicators for future Annual Monitoring Reports has been identified.

## **Glossary of terms used**

### **Abbreviations**

<b>AMR</b>	Annual Monitoring Report
<b>BVPI</b>	Best Value Performance Indicator
<b>DCLG</b>	Department for Communities and Local Governments <sup>33</sup>
<b>DPD</b>	Development Plan Document
<b>EA</b>	Environment Agency
<b>GOSE</b>	Government Office for the South East
<b>LDD</b>	Local Development Document
<b>LDF</b>	Local Development Framework
<b>LDS</b>	Local Development Scheme
<b>LPA</b>	Local Planning Authority
<b>LSP</b>	Local Strategic Partnership
<b>PPG</b>	Planning Policy Guidance
<b>PPS</b>	Planning Policy Statement
<b>RSS</b>	Regional Spatial Strategy
<b>SA</b>	Sustainability Appraisal
<b>SEA</b>	Strategic Environmental Assessment
<b>SCI</b>	Statement of Community Involvement
<b>SoS</b>	Secretary of State
<b>SEEDA</b>	South East England Development Agency
<b>SEERA</b>	South East England Regional Assembly
<b>SHLAA</b>	Strategic Housing Land Availability Assessment
<b>SHMA</b>	Strategic Housing Market Assessment
<b>SPD</b>	Supplementary Planning Document

**Annual Monitoring Report** – This report looks at the implementation of the Local Development Scheme and how well the policies in the Local Development Documents are being achieved.

**Best Value Performance Indicator** – Data measuring local authority performance on a wide range of indicators used to allow comparisons between authorities.

**Community Infrastructure Levy** - A charge, which local authorities will be, empowered to charge on most types of new development in their area

**Core Strategy** – This document is the principal Development Plan Document, setting out the long-term spatial vision for the district, as well as strategic objectives for the area and core policies.

**Development Plan** – As set out in section 38(6) of the Planning and Compulsory Purchase Act, an area's development plan consists of the relevant Regional Spatial Strategy and the Development Plan Documents contained within the Local Development Framework.

**Development Plan Documents** – All Local Authorities must produce Development Plan Documents. These documents include the Core Strategy, Site Specific Allocations of Land, Area Action Plans (where needed), and Generic Development Control Policies. These are spatial documents and are subject to independent examination.

**Indicators** - A measure of variables over time, which can be used to measure achievement of objectives.

---

<sup>33</sup> Formerly the Office of the Deputy Prime Minister (ODPM)

**Local Development Document** – The collective term for documents that form part of the Local Development Framework. These documents can either be a Development Plan Document, a Supplementary Planning Document or the Statement of Community Involvement.

**Local Development Framework** – Introduced by the Planning and Compulsory Purchase Act (2004) as the replacement for Local Plans. It is the term used to describe the whole portfolio of planning policy documents (Local Development Documents) setting out the planning strategy and policies for the area. It consists of Development Plan Documents, Supplementary Planning Documents, a Statement of Community Involvement, the Local Development Scheme and the Annual Monitoring Report.

**Local Development Scheme** – This document sets out the timetable for the preparation of the Local Development Documents. It identifies which Development Plan Documents and Supplementary Planning Documents are to be produced and when.

**Local Plan** – The Local Plan sets out planning policies and allocations of land for development. It sets out where different types of development such as housing, shops and offices, are to be built during the plan period. Following commencement of the Planning and Compulsory Purchase Act (2004) they have been superseded by Local Development Frameworks.

**Local Strategic Partnership** – The partnership is a non-statutory, non-executive body bringing together representatives of the public, private and voluntary sectors. The Local Strategic Partnership is responsible for the preparation, implementation and monitoring of the Sustainable Communities Strategy. In 2008, the Mid Sussex LSP was renamed the **Mid Sussex Partnership**.

**Planning and Compulsory Purchase Act (2004)** – Introduced significant changes to the plan making process at all levels.

**Planning Policy Statement** – Issued by central government to replace the existing Planning Policy Guidance notes in order to provide greater clarity and to remove from national policy advice on practical implementation, which is better expressed as guidance rather than policy.

**Proposals Map** – The adopted Proposals Map illustrates all of the policies and proposals in the Development Plan Document and any saved policies that are included in the Local Development Framework.

**Previously Developed Land** – (Also termed as brownfield land). Land which is or was occupied by a permanent structure (excluding agriculture or forestry buildings). The definition covers the curtilage of the development.

**Regional Spatial Strategy** – This strategy sets out the policies for the region in relation to development and use of land and forms part of the development plan for Local Authorities. See South East Plan.

**Section 106 Agreement** – A binding agreement between the Council and a developer on the occasion of granting a planning permission, regarding matters linked to the proposed development. Used to secure matters necessary to render planning applications acceptable by offsetting the costs of the external effects of development, e.g. on local schools, which could not be secured through the imposition of planning conditions.

**Sites of Special Scientific Interest (SSSI)** – Areas identified by Natural England as being of special interest for their ecological or geological features.

**Site Specific Allocations** – These are allocations for specific or mixed uses of development contained in Development Plan Documents. The policies in the document will identify any specific requirements for individual proposals.

**Spatial Planning** - Planning which goes beyond traditional land uses to integrate policies for the development and use of land with other policies and programmes which influence the nature of places and how they function. That will include policies which can impact on land use (for example by influencing the demands on or needs for development) but which are not capable of being

delivered solely or mainly through the grant or refusal of planning permission and which may be implemented by other means<sup>34</sup> (Planning Advisory Service).

**South East England Development Agency (SEEDA)** - Is the Regional Development Agency for the South East, is responsible for the sustainable economic development and regeneration of the region. It is a business led organisation, with some government funding and is accountable to Government

**South East England Regional Assembly (SEERA)** - A representative body, comprising of elected councillors, nominated by the region's local authorities, regional representatives chosen by town and parish councils, voluntary sector, environmental groups, business and economic partnerships, education and cultural networks and faith communities.

**South East Plan** – The South East Plan is the Regional Spatial Strategy for this region. It replaces the regional guidance set out in Regional Planning Guidance Note 9 (RPG9). It was produced by SEERA and sets out a spatial framework of strategic policies that will promote an integrated, coordinated and a more sustainable approach to development in the region up to 2026.

**Stakeholders** – Stakeholders include any person or organisation, local or national, who have a legitimate interest in what happens in our area.

**Statement of Community Involvement** – The Statement of Community Involvement is Mid Sussex District Council's formal policy to identify how and when local communities and stakeholders will be involved in the preparation of the documents to be included in the District's Local Development Framework. The Statement also sets out the process for consultation regarding planning applications that the District Council is responsible for determining.

**Strategic Environmental Assessment** – The European 'SEA Directive' (2001/42/EC) requires a formal environmental assessment of certain plans and programmes, including those in the field of planning and land use.

**Supplementary Planning Documents** – These documents provide supplementary information to the policies in the Development Plan Documents. They do not form part of the Development Plan and are not subject to independent examination.

**Sustainability Appraisal** – Sustainability Appraisal is a tool for appraising policies to ensure that they reflect sustainable development objectives (i.e. social, economic and environmental factors). It is required under the Planning and Compulsory Purchase Act to be carried out on all Development Plan Documents and Supplementary Planning Documents.

**Sustainable Communities Strategy** – The Sustainable Communities Strategy is an overarching vision for the district for the period 2008-2018. It is a high level, strategic expression of the aims of a wide range of partner agencies who work together as the Mid Sussex Partnership. A copy of the Mid Sussex Sustainable Community Strategy can be viewed on the Mid Sussex District Council website at: [www.midsussex.gov.uk/page.cfm?pageid=3100](http://www.midsussex.gov.uk/page.cfm?pageid=3100)

---

<sup>34</sup> <http://www.pas.gov.uk/pas/core/page.do?pageId=12542>

**Appendix 1 - Use Class Order Definition**

**Use Class Orders** - Certain changes of use are identified in planning law as not being development (not needing planning permission). Uses have been grouped into 'Use Classes' so that changes within a use class e.g. A1, do not need planning permission. Additional rights also exist for changes between certain classes without permission.

Class	Use	Details
A1	Shops	<p>a - for the retail sale of goods other than hot food,  b - as a post office,  c - for the sale of tickets or as a travel agency,  d - for the sale of sandwiches or other cold food for consumption off the premises,  e - for hairdressing,  f - for the direction of funerals,  g - for the display of goods for sale,  h - for the hiring out of domestic or personal goods or articles,  i - for the washing or cleaning of clothes or fabrics on the premises,  j - for the reception of goods to be washed, cleaned or repaired, where the sale, display or services is to visiting members of the public,  k - Internet cafes</p>
A2	Financial and Professional Services	<p>a - financial services,  b - professional services (other than health or medical services),  c - other services (including use as a betting office) which is appropriate to provide in a shopping area where the services are provided principally to visiting members of the public.</p>
A3	Restaurants and cafes	<p>This class is designed specifically for restaurants and cafés, i.e. places where the primary purpose is the sale and consumption of food and light refreshments on the premises.</p> <p>A restaurant whose trade is primarily in-house dining but which has ancillary bar use will be in Class A3. Where the pub or bar activity is a minor component of the business and will not affect environmental amenity, it will be treated as ancillary to the primary (restaurant) use of the premises. Within A3 uses, any takeaway food sold on an ancillary basis is usually taken home for consumption.</p>
A4	Drinking Establishments	Pubs and bars, i.e. places where the primary purpose is the sale and consumption of alcoholic drink on the premises.
A5	Hot food takeaways	Takeaways and fast-food premises, i.e. premises where the primary purpose is the sale of hot food to take away.
B1	Businesses	<p>a - as an office other than a use within class A2 (financial &amp; professional services),  b - for research and development of products or processes, or  c - for any industrial process,</p> <p>- being a use, which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust, or grit.</p>
B2	General Industry	Use for the carrying on of an industrial process other than one falling within class B1 above.
B8	Storage and distribution	Use for storage or as a distribution centre.

C1	Hotels	Use as a hotel or as a boarding or guesthouse where, in each case, no significant element of care is provided.
C2	Residential Institutions	<ul style="list-style-type: none"> <li>- Use for the provision of residential accommodation and care to people in need of care (other than those within class C3 - dwelling houses).</li> <li>- Use as a hospital or nursing home.</li> <li>- Use as a residential school, college or training centre.</li> </ul>
C3	Dwelling Houses	<ul style="list-style-type: none"> <li>- Use as a dwelling house (whether or not as a sole or main residence),                             <ul style="list-style-type: none"> <li>a - by a single person or by people living together as a family, or</li> <li>b - by not more than six residents living together as a single household (including a household where care is provided for residents).</li> </ul> </li> </ul>
D1	Non-residential institutions	<p>Any use not including a residential use:</p> <ul style="list-style-type: none"> <li>a - for the provision of any medical or health services except the use of premises attached to the residence of the consultant or practitioner,</li> <li>b - as a crèche, day nursery or day centre,</li> <li>c - for the provision of education,</li> <li>d - for the display of works of art (otherwise than for sale or hire)</li> <li>e - as a museum,</li> <li>f - as a public library or public reading room,</li> <li>g - as a public hall or exhibition hall,</li> <li>h - for, or in connection with, public worship or religious instruction.</li> </ul>
D2	Assembly and Leisure	<p>Use as:</p> <ul style="list-style-type: none"> <li>a - a cinema,</li> <li>b - a concert hall,</li> <li>c - a bingo hall or casino,</li> <li>d - a dance hall, a swimming bath, skating rink, gymnasium or area for other indoor or outdoor sports or recreations, not involving motorised vehicles or firearms.</li> </ul>
Sui Generis		A land use, which does not fall into one of the above specific land use categories. Examples of Sui Generis land uses may include shops selling and/or displaying motor vehicles, launderettes, taxi or vehicle hire businesses, amusement centres, petrol filling stations, hostels, theatres or nightclubs.

**Appendix 2 – Gross/ Net Completions 1<sup>st</sup> April 2008 – 31<sup>st</sup> March 2009**

Site address	Built Units	Losses	Net built
Cedar Cottage Albourne Farm Shaves Wood Lane Albourne	0	1	-1
Laheen Cansiron Lane Ashurst Wood	1	1	0
R/O Hope Cottage Bramble Hill Balcombe	1	0	1
Yew Trees Farm London Road Balcombe	1	0	1
Colwood Farm Colwood Lane Bolney	1	0	1
Folders Farm Burgess Hill	26	0	26
Folders Farm Burgess Hill	26	0	26
Prospect House 1-9 Junction Road Burgess Hill	0	1	-1
36 & 38 Folders Lane Burgess Hill	0	2	-2
Overhills 32a Folders Lane Burgess Hill	2	0	2
45 Valebridge Road Burgess Hill	0	1	-1
11 Mill Road Burgess Hill	7	0	7
91 Dunstall Avenue Burgess Hill	0	1	-1
66 West Street Burgess Hill	0	1	-1
Adj 16 Freeks Lane Burgess Hill	1	0	1
Inholmes Farm Bungalow 127 Cants Lane Burgess Hill	1	0	1
Adj 73 Cants Lane Burgess Hill	1	0	1
49 Manor Road Burgess Hill	1	0	1
7 Gladstone Road Burgess Hill	0	1	-1
241 Junction Road Burgess Hill	0	1	-1
20-22 Church Road Burgess Hill	0	2	-2
22 Mill Road Burgess Hill	0	1	-1
Kingston Nursing Home 121 London Road Burgess Hill	1	0	1
Adj The Poplars Western Road Burgess Hill	1	0	1
2 Royal George Road Burgess Hill	2	0	2
Adj 127 London Road Burgess Hill	1	0	1
34 Royal George Road Burgess Hill	0	1	-1
W/O High Street Cuckfield	11	0	11
W/O High Street Cuckfield	21	0	21
Renovo House Whitemans Green Cuckfield	1	0	1
Copyhold Lodge Copyhold Lane Cuckfield	1	0	1
R/O 1 Percy Cottages London Road Cuckfield	1	0	1
Merrybrook Cottage Broxmead Lane Bolney	1	0	1
The Gym Ditton Place Brantridge Lane Staplefield	1	0	1
Ditton Place Brantridge Lane Staplefield	12	0	12
St Margarets Convent St Johns Road East Grinstead	39	0	39
R/O 34-40 St James Road East Grinstead	5	0	5
Adj 107 Estcots Drive East Grinstead	1	0	1
Wenlock Edge Holtye Road East Grinstead	0	1	-1
Moat House 31 Moat Road East Grinstead	10	0	10
Weir Water Admirals Bridge Lane East Grinstead	1	0	1
Beechcroft Towse West Hoathly Road East Grinstead	13	0	13
70 Queens Road East Grinstead	2	0	2
Adj 40 Shelley Road East Grinstead	1	0	1
78 Queens Road East Grinstead	0	1	-1
Little Clonking Luxfords Lane Ashurst Wood	1	0	1
145 West Street East Grinstead	0	1	-1
Plot B Abbotswood Furzefield Road East Grinstead	1	0	1

39 Green Hedges Avenue East Grinstead	2	1	1
S/O The Hermitage Alders Avenue East Grinstead	1	0	1
Gwynne Gardens (Park Cottage & Clayton) London Road East Grinstead	8	0	8
Heathcote Maypole Road East Grinstead	9	0	9
Strath Cottage & 11-15 Copthorne Road Felbridge East Grinstead	1	0	1
21/21a North End London Road East Grinstead	1	0	1
122-126 Holtye Road East Grinstead	5	0	5
Blackwell CP School Blackwell Farm Road East Grinstead	10	0	10
Blackwell CP School Blackwell Farm Road East Grinstead	24	0	24
R/O 202-212 Holtye Road East Grinstead	3	0	3
R/O Cumberworth & adj properties Cranston Road East Grinstead	8	0	8
65 & 69 Crawley Down Road Felbridge East Grinstead	4	0	4
Perching Sands Farm Buildings Edburton Road Fulking	1	0	1
Perching Manor Farm Edburton Road Fulking	0	1	-1
West of Mackie Avenue Hassocks	15	0	15
West of Mackie Avenue Hassocks	36	0	36
Oldland Oldlands Lane Hassocks	1	0	1
Longview South Bank Hassocks	0	1	-1
St Pauls Catholic College Oathall Avenue Haywards Heath	6	0	6
St Pauls Catholic College Oathall Avenue Haywards Heath	19	0	19
St Pauls Catholic College Oathall Avenue Haywards Heath	24	0	24
Part site 2K Bolnore Village Haywards Heath	15	0	15
Former NTC site South Road Haywards Heath	9	0	9
Pilgrim Court America Lane Haywards Heath	15	0	15
38 Lewes Road Haywards Heath	0	1	-1
Adj Morley House 67 Franklynn Road Haywards Heath	1	0	1
20 Ashenground Road Haywards Heath	0	1	-1
68-70 Sussex Road Haywards Heath	1	0	1
18-22 Franklynn Road Haywards Heath	0	3	-3
25 New England Road Haywards Heath	3	2	1
46/48 America Lane Haywards Heath	0	1	-1
Adj 1 Maple Close Haywards Heath	1	0	1
R/O 54 Lewes Road Haywards Heath	1	0	1
Adj Sherwood 5 Lucastes Lane Haywards Heath	1	0	1
Great Haywards Farm Amberley Close Haywards Heath	2	0	2
48-50 Queens Road Haywards Heath	8	0	8
90-94 Queens Road Haywards Heath	0	3	-3
73 Queens Road Haywards Heath	3	0	3
Flat 7 27 Boltro Road Haywards Heath	1	0	1
47 Sydney Road Haywards Heath	7	0	7
Sheffield House 29 Boltro Road Haywards Heath	1	0	1
49 Sydney Road Haywards Heath	0	1	-1
9 Boltro Road Haywards Heath	0	1	-1
Robyns Barn Birch Grove Road Horsted Keynes	1	0	1
Humewood Cottage Church Lane Horsted Keynes	0	1	-1
W/O Orchard Way Hurstpierpoint	5	0	5
W/O Orchard Way Hurstpierpoint	28	0	28
17 Kemps Hurstpierpoint	1	0	1
Lacroma Brighton Road Hurstpierpoint	0	1	-1
Walnut Tree Cottage London Road Sayers Common	2	0	2
The Old House Mill Lane Sayers Common	1	0	1
Adj 179/180 The Welkin Lindfield	5	0	5
Old Brewery r/o 53 High Street Lindfield	1	0	1

Byeways Ham Lane Scaynes Hill	2	0	2
Walstead Bakery Scaynes Hill Road Walstead	2	0	2
The Bungalow Awbrook Park Farm Ham Lane Scaynes Hill	1	0	1
Field Cottage Sloop Lane Scaynes Hill	1	0	1
The Old School House Whistlers Church Lane Newtimber	1	0	1
The Old Bakery r/o 7-9 High Street Handcross	3	0	3
Adj 26 Horsham Road Pease Pottage	1	0	1
12-16 & 11-17 West Park Road Handcross	0	4	-4
2 Providence Terrace Lion Lane Turners Hill	1	0	1
The Studio Sandy Lane West Hoathly	2	0	2
Buttinghill Hook Lane West Hoathly	1	1	0
Philpots Farm Hook Lane West Hoathly	1	0	1
Horncastle House Plawhatch Lane Sharpthorne	8	0	8
Adj Hexham Brookhill Road Copthorne	1	0	1
Woodlands Lake View Road Felbridge	1	0	1
Readers Borers Arms Road Copthorne	2	0	2
Half Acre Snowhill Copthorne	1	1	0
Roundaway Sandy Lane Crawley Down	2	1	1
Wyngates Copthorne Bank Copthorne	1	0	1
Adj Gorse Cottage Vicarage Road Crawley Down	1	0	1
14 Buckley Place Crawley Down	1	0	1
Yew Tree Barn Turners Hill Road Worth	1	0	1
13 Hazelwood Close Crawley Down	0	1	-1
Barnjet Cattery Cuttinglye Road Crawley Down	1	0	1
The Gnomon Cuttinglye Road Crawley Down	0	1	-1
<b>Totals</b>	<b>524</b>	<b>44</b>	<b>480</b>

