

EXECUTIVE SUMMARY

This is Mid Sussex District Council's third Annual Monitoring Report (AMR) reporting on the period 1st April 2006 to 31st March 2007. The purpose of the AMR is to report on the progress of the Council's Local Development Framework against the programme for preparation as set out in the Council's Local Development Scheme and to monitor the effectiveness of policies in the Mid Sussex Local Plan and 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 greater detail.

Although many important milestones have been achieved during the reporting timeframe, the production of several Local Development Documents has slipped against the timetables set out in the approved Local Development Scheme (October 2006). These delays have been predominantly caused by a higher than expected workload on the Planning Policy Division, mainly as a result of the requirements of the new planning system with the emphasis on increased public engagement and consultation together with the number of options and stages where consultation is required together with the number of documents to be produced. As a result of this, it has become necessary to revise the (October 2006) adopted version of the Local Development Scheme and following negotiations with the Government Office for the South East, to provide more realistic timetables with which to set Local Development Document production targets against. This Report provides commentary on what stages these timetables are at, any slippages and provides justification for the planned revisions to the Local Development Scheme. Chapter 3 provides further detail.

Under the new planning system, all policies contained within the adopted Local Plan could be saved until September 2007 during the transition period from the Local Plan to the Local Development Framework. 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 September 2007 and the production of a Development Control Policy Document was not yet programmed into the Local Development Scheme. The Council has received confirmation of the Local Plan policies that are saved and those that have expired. This is detailed in Chapter 4 and Appendix 3 of the Report.

Government guidance states that local authorities should provide information on as many core output indicators as possible. Since previous Annual Monitoring Reports, improved monitoring practices have allowed several core indicators to be reported on that were not possible previously. However, in some instances it is not possible to monitor all of the core output indicators, as the information has not been made available to the District Council. In these instances, a way of obtaining this information and monitoring these indicators for future Annual Monitoring Reports has been identified.

Monitoring shows that of the District's requirement (West Sussex Structure Plan) to supply 210,000m² of employment floorspace over the period 2001 to 2016, 49,428m² has been supplied to date. Taking this figure, existing large site commitments and the allowance for small employment sites that will come forward during this period, Mid Sussex currently has a shortfall of 12,751m² of employment floorspace to be provided by 2016. This is a significant improvement on the previous monitoring period. Chapter 5 - Section A provides more detail on this.

Two housing trajectories have been provided for the Annual Monitoring Report. The first trajectory shows the situation as at 1st April 2007 and the second is an updated version for November 2007, which includes the amendments made to the Small Scale Housing Allocations Document following the publication of the Inspector's Report. Both trajectories show that Mid Sussex has fallen short of its annualised Structure Plan completions requirement to date but demonstrate that housing completions will pick up and exceed requirements for the remaining planning period up until 2016 (with the exception of the years 2011/12 and 2015/16 in the revised trajectory). The reasons for the shortfalls in completions over recent years and the assumptions behind future completion rates are set out in Chapter 5, Section B.

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 new local indicators that have been developed with the emerging Core Strategy in mind.

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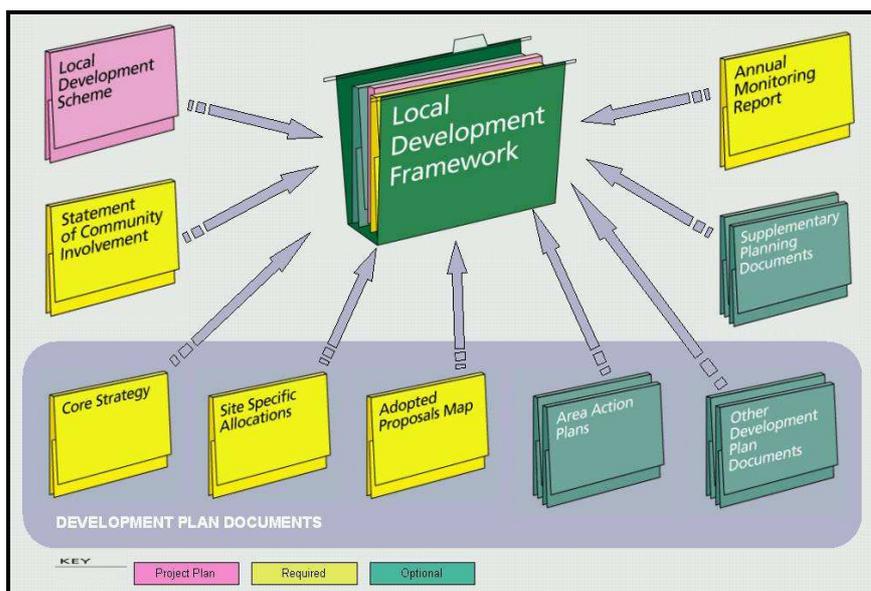
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CHAPTER 1 - INTRODUCTION

- 1.1 It is a requirement of the new planning system that the Council reports to the Secretary of State, by means of an Annual Monitoring Report, the progress that has been made in preparing Local Development Documents¹ over the previous year and the delivery of the emerging Mid Sussex Local Development Framework².
- 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 Annual Monitoring Report will focus solely on monitoring the adopted policies of the Local Development Framework as this replaces the Local Plan, in particular the emerging Core Strategy.
- 1.3 Several Local Indicators have been developed to begin the process and provide baseline information for the monitoring framework of the emerging Core Strategy. Further Local Indicators are planned and further indicators will be developed if necessary as the Core Strategy progresses.

The Local Development Framework



- 1.4 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 policies³. The monitoring framework will be kept under review and will be developed and amended in conjunction with progress on emerging Local Development Documents. The monitoring framework will also need to have regard to the requirements of the emerging Regional Spatial Strategy, The South East

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

² As required by Section 35 of The Planning and Compulsory Purchase Act 2004.

³ As required by, and set out in the DCLG (formerly ODPM) publication - Local Development Framework Core Output Indicators (October 2005).

Plan, as this replaces the current West Sussex Structure Plan. The South East Plan is due to be approved late 2008.

Why prepare an Annual Monitoring Report?

- 1.5 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
- 1.6 The Annual Monitoring Report should seek to achieve five key monitoring tasks, all of which are inter-related. This is a requirement of Section 35 of the Planning and Compulsory Purchase Act 2004 (the Act), Local Planning Regulation 48 and SEA Regulation 17. The five key tasks of the Annual Monitoring Report are as follows:
- 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

- 1.7 Annual Monitoring Reports are required to address the period 1st April to 31st March of each year and this Report addresses the period 1st April 2006 to 31st March 2007. To meet with the requirements of the Act, the Annual Monitoring Report will be submitted to the Department of Communities and Local Government (DCLG) by 31st December 2007.

Sources of Information

- 1.8 The Council has used many existing sources of monitoring information to produce this Report. West Sussex County Council Planning Services provided 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 particular Sussex Biodiversity Records Centre. 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 have been acknowledged.
- 1.9 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 cross boundary West Sussex Officers Working Group. The Government Office for the South East has commended this group as an example of good practice.

Limitations of the Annual Monitoring Report

- 1.10 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.
- 1.11 Core Output Indicators relating to minerals and waste⁴ have not been referred to within this Report, as West Sussex County Council is the planning authority for these areas, not the District Council.

⁴ Core Output Indicators E (Minerals) and F (Waste) as set out in the DCLG (formerly ODPM) publication Local Development Framework Core Output Indicators (October 2005) of the Local Development Framework: Good Practice Guide

CHAPTER 2 – LINKAGES WITH OTHER STRATEGIES AND DOCUMENTS

- 2.1 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 were 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 addition, contribute towards improving the Council's holistic monitoring framework.

The range of documents and strategies influencing the Annual Monitoring Report include:

Corporate Plan and Budget Report

- 2.3 The purpose of the Corporate Plan and Budget Report is to bring together all the activities of the Council in a single document, including the Council's Best Value Performance Indicators, so the whole organisation continues to work in support of the same overall themes of *Better Environment, Better Lives and Better Services*. The Plan explains the Council's overall objectives with the aim of communicating to residents of Mid Sussex and stakeholders in partner organisations, the work the Council is undertaking and to make the Council accountable for its actions. The current Corporate Plan was approved in February 2007.

Community Strategy

- 2.4 The Community Strategy for Mid Sussex seeks to improve the social, economic and environmental well being of the District and to improve the quality of life for everyone and is an important factor in considering and implementing the Corporate Plan. The focus of the Strategy is to identify and address the issues and needs facing the communities of Mid Sussex and to approach this through partnership working.

The Community Strategy:

- Reflects local communities' aspirations, needs and priorities;
 - Enables coordinated action between local partners;
 - Enables greater efficiency and effectiveness in the use of resources available to partners;
 - Provides an opportunity to develop a shared understanding of partners' needs and learn from everyone's experience.
- 2.5 The Community Strategy clearly sets out particular issues that are impacting upon the quality of life in the District. The issues identified have been grouped under six key themes:
- The Environment
 - Community Safety
 - Housing and Inclusion
 - Lifestyle
 - Health and Social Care
 - The Economy

- 2.6 The Community Strategy details aims and actions relating to each of the six key themes and the Local Development Framework will contribute to the implementation of many of these actions. The Community Strategy was adopted January 2004 and is due to be replaced by the emerging Sustainable Community Strategy early 2008.

Sustainability Appraisal and Strategic Environmental Assessment

- 2.7 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.
- 2.8 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 Document⁵ preparation against the timetables and milestones set out in the Council's Local Development Scheme⁶. This chapter assesses Local Development Document production for the period 1st April 2006 to 31st March 2007. In addition, it also gives a summary of a number of 'background' documents, which provide evidence for the preparation of Local Development Documents.

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 that collectively make up the Local Development Framework.

3.3 Based on past experience, the management programme set out by the Council was expected to be deliverable. However, the impact of the new Planning Act and changes to the planning system has resulted in a workload that continues to be higher than previously experienced. This includes the emphasis on public engagement and consultation together with the number of stages where consultation is required, the increase in the number of documents to be produced including evidence based documents and sustainability appraisals and the need to consult on a range of options. Although many important milestones have been met, several of the targets set out in the Local Development Scheme (October 2006) have slipped behind schedule.

3.4 The Annual Monitoring Report is required⁶ to report progress made against the adopted Local Development Scheme as at the 1st April of the monitoring period, which in the case of Mid Sussex is the 'first' version adopted in April 2005. Following negotiations with the Government Office for the South East (GOSE), it became necessary to revise the 'first' version of the Local Development Scheme. The 'revised' version of the Local Development Scheme was submitted to the Government Office for the South East in August 2006 and approved by Cabinet in October 2006.

3.5 Since October 2006, the Council has been involved in on-going negotiations with GOSE to amend the Local Development Scheme further. A 'second revision' Local Development Scheme was formally submitted to GOSE at the end of March 2007. However, it has become apparent that the evidence base work for both the East Grinstead Area Action Plan and the Core Strategy will not be available in time to keep to the programme set out in the Scheme and further revisions are necessary. The '2008' Local Development Scheme will be submitted to the Government Office for the South East in Spring 2008 with an amended work programme to reflect these changes.

3.6 Although the Council should report on progress made against the April 2005 version of the Local Development Scheme, this is now outdated, especially when considering, that a 'second revision' was formally submitted to GOSE in March 2007 and a new version is planned for 2008. Therefore, in agreement with GOSE, the Council considers that this Annual Monitoring Report

⁵ The collective term for Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs)

⁶ As required by The Planning and Compulsory Purchase Act 2004 and Planning Policy Statement 12 (Local Development Frameworks).

should report progress against the October 2006 version of the Local Development Scheme in order to give an up to date context of the work programme.

- 3.7 Based on its experiences with the new planning system, the Planning Policy Division has made several provisions for managing the increased workload. This includes extra staff and resources, improved project management of documents including the creation of an in-house Local Development Framework Manager post and better and increased use of the Internet for information purposes and the development of an on-line response system for future public consultations.

The Local Development Scheme is available to view/download on the Council's website at:

www.midsussex.gov.uk/ldf

Layout

- 3.8 The timetables for the progression of Local Development Documents are set out in the form of Gantt Charts, which have been extracted from the Local Development Scheme (October 2006). Commentary is given to give a better understanding of a documents progress which includes the period outside of the scope of this Report.

Further details of all documents and reports in the following section are available by following the link to the Planning Policy Publications Page at:

<http://www.midsussex.gov.uk/planningpolicy>

Progress of Local Development Documents

3.9 Development Plan Documents

Core Strategy

Local Development Scheme (October 2006) Timetable

Stage	2006											2007						
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J
Pre-submission public consultation																		

✗LDS target missed - The Core Strategy will include core policies for the District on issues such as affordable housing, strategic gaps and energy efficiency. It will also need to include broad locations for approximately 7,000 homes required for the period 2016–2026 in accordance with the emerging South East Plan. The figure of 7,000 new homes may change following the outcome of the South East Plan Examination in Public.

Following advice from the Government Office for the South East, the District Council initially focused on the adoption of documents relating to the delivery of housing within the District. In order to do this, officer resources were concentrated on the production of the Small Scale Housing Allocations Document and the East Grinstead Strategic Development Area Action Plan Document. The timetable for the Core Strategy Document was therefore delayed to allow for this.

Early community engagement was initially carried out in 2004/2005 with the Area Community Forums and with hard to reach groups to discuss what they saw as the priority issues for the District. In March 2006, community engagement was reinitiated with the Area Community Forums and a special meeting of the Town and Parish Councils regarding the strategic housing locations. An electronic consultation exercise on the strategic housing options and other policy areas was also carried out with approximately 100 stakeholders in the summer of 2006.

Work continued on developing the evidence base during 2006/2007. This included the ‘Burgess Hill – Visioning the Future’ Study, the Gypsy and Traveller Accommodation Assessment, a Landscape Capacity Study and a Strategic Flood Risk Assessment. Further consultation was also held with the Area Community Forums, which discussed the non-housing policy options in October/November 2006. Stakeholder engagement was also undertaken with a stakeholder workshop held in November 2006 as part of the preparation of ‘Burgess Hill – Visioning the Future’ Study, and similar workshops were held in July 2007 for Haywards Heath and in September 2007 for the rural areas. District Councillor workshops and meetings of the Better Environment Advisory Group were also held to keep Members up to date on progress, particularly following the May 2007 elections which resulted in many new District Councillors.

The Pre-submission Core Strategy document was reported to Council in October 2007, but was deferred. Following work undertaken with a cross party working group, the Document was approved by Council in December 2007. Public consultation is due to commence in January 2008 with the expected adoption date in December 2010.

Further details of the Core Strategy can be viewed at www.midsussex.gov.uk/corestrategy.

Small Scale Housing Allocations Document (and Proposals Map Document)

Local Development Scheme (October 2006) Timetable

Stage	2006												2007					
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J
Submission to GOSE and public consultation																		
Publish objectors' alternative sites																		
Pre-examination meeting																		
Examination																		
Inspectors Report																August 2007		
Adoption																October 2007		

✓ **LDS target met** – The Small Scale Housing Allocations Document as set out in the Local Development Scheme is designed to allow for public comment on a range of potential small-scale housing site options that will help to meet the West Sussex Structure Plan's requirements for housing development on previously developed and small-scale greenfield sites in Mid Sussex.

The target for submission and the publication of the objectors' alternative sites were met with the publication of the Small Scale Housing Allocations Submission Document in May 2006 and the Alternative Sites and Proposed Boundary Changes Document in August 2006. The Pre-Examination meeting was also held ahead of schedule as this was held 12th December 2006.

Although the first series of examination hearings, which considered general issues such as housing and employment and the Council's proposed housing allocations, were held on schedule from 6th – 15th March 2007, the second series, which considered alternative site proposals, was held between 1st May and 7th June 2007. This compares to March-April 2007 as the period programmed for the examination in the LDS. The extension to the hearings timetable has meant a delay in the later stages leading to adoption. The Inspector's Report was received in November 2007 and it is expected that the Document will be adopted in February 2008.

The Proposals Map Submission Document reflects the proposals contained in the accompanying Small Scale Housing Allocations Submission Document and is submitted alongside it.

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

Local Development Scheme (October 2006) Timetable

Stage	2006												2007					
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J
Pre-submission consultation																		
Submission to GOSE and public consultation	August/ September 2007																	
Publish objectors' alternative sites	November/ December 2007																	

✓ **LDS target met** – To help meet the West Sussex Structure Plan housing requirement, an Area Action Plan is required to deliver a large-scale mixed-use development incorporating 2,500 homes to the west and south west of East Grinstead, associated infrastructure and a package of transport improvements, including a relief road.

The Pre-Submission Documents were approved for consultation in April 2006 and the statutory consultation period was undertaken in May-June 2006. The level of response to the consultation on the Pre-Submission Documents was extremely high with approximately 6,830 individual respondents submitting comments. The significant workload involved with processing these responses together with the need to produce additional background material to inform the Submission Document, resulted in a revised production timetable, which was reported in last year’s Annual Monitoring Report.

In July 2007, Full Council agreed that the Area Action Plan (AAP) should include a strategic development of 2,500 homes to the west and south west of East Grinstead and an associated package of transport improvements including a relief road. Full Council also agreed upon a single preferred route for the relief road. It was expected that the Submission Document would be then prepared and considered by Full Council in October 2007 and, if approved, would then be Submitted to the Secretary of State in November 2007. This would have just missed the timetables included in the October 2006 version of the Local Development Scheme. However, following the meeting of Council in July 2007, progression of the AAP has been further delayed to allow additional time to address a number of issues, particularly cross boundary delivery.

The Council has decided to take extra time at this stage to try to ensure that it can confidently submit a ‘sound’ Plan for consideration by an Inspector at Examination. It would not be prudent use of the Council’s resources to commit a document for examination whilst there are still outstanding issues, which it believes can be resolved. Therefore, the Council is continuing to work with Government agencies and neighbouring authorities to resolve issues relating to the cross boundary and deliverability aspects of the plan.

According to October 2006 version of the Local Development Scheme, the document was to be submitted to GOSE in August 2007. However, it is now expected that the document will be submitted in Summer 2008 with the expected adoption date in March 2010.

The Proposals Map Document for Strategic Development at East Grinstead accompanies and reflects the proposals contained within the East Grinstead Strategic Development Area Action Plan Submission Document itself and will be submitted alongside it.

Gypsies and Travellers Document

Local Development Scheme (October 2006) Timetable

Stage	2006												2007					
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J
Pre-submission consultation																		

XLDS target missed - This Document has been added to the Local Development Scheme at the request of GOSE. A Traveller's Needs Assessment has been undertaken by consultants on behalf of West Sussex County Council and the Districts in West Sussex. The results of this assessment will feed into the Core Strategy that will identify the number of additional pitches required and set out broad locations for these pitches. The Gypsy and Traveller document will identify actual specific sites for traveller pitches. Early consultation and community engagement will be undertaken in 2008 with the adoption expected in September 2012.

Proposed Development Plan Documents

The revised Local Development Scheme will have work programmed for the following additional Development Plan Documents

Development Control Policies

This Development Plan Document will revise the development control policies of the Local Plan. It is likely to cover general topic areas including countryside, built environment, transport, economy and leisure. It is unlikely to allocate land for development or review policies relating to specific towns and villages. Work is expected to commence on this document early 2008 with adoption in December 2010.

Burgess Hill Area Action Plan

The Burgess Hill Area Action Plan will assist with the delivery of infrastructure and housing in Burgess Hill over the next 20 years. Early consultation and community engagement is expected to commence early 2008 with adoption in August 2012.

East Grinstead Town Wide Plan

This Development Plan Document will form a town plan for East Grinstead. Work on this document is unlikely to commence before the end of 2009, although work to inform an infrastructure audit for the town is likely to commence earlier.

Haywards Heath Town Wide Plan

This Development Plan Document will form a town plan for Haywards Heath. Work on this document is unlikely to commence before the end of 2009 although work to inform an infrastructure audit for the town is likely to commence earlier.

Rural Area Allocations

The Rural Area Allocations Document will assist with the delivery of infrastructure and housing in the rural areas of the District over the next 20 years. Early consultation and community engagement is programmed to commence early 2008 with adoption expected in June 2012.

Statement of Community Involvement (review)

The Statement of Community Involvement identifies how the Council intends to engage with the community on each of its Local Development Documents. Although the work program for the review of this Document will not appear in the revised Local Development Scheme, the statement will be formally reviewed mid-2008.

Adopted Development Plan Documents

The Statement of Community Involvement has been adopted and is therefore removed from the Local Development Scheme and now forms part of the Local Development Framework.

3.10 Supplementary Planning Documents

Town Centre Master Plans

Local Development Scheme (October 2006) Timetable

Stage	2006												2007					
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J
Consideration of comments																		
Adoption							E G			B H	H H							

- Burgess Hill Town Centre Master Plan - ✗LDS target missed
- East Grinstead Town Centre Master Plan – ✓LDS target met
- Haywards Heath Town Centre Master Plan - ✗LDS target missed

In 2004, the Council unveiled an action plan to revitalise the District and in particular the town centres of the three main towns through a long-term private public partnership. The result was the formation of the 'Better Mid Sussex Partnership' between the Council and Thornfield Properties plc, a company that specialises in regeneration projects.

Comprehensive public engagement on issues and options commenced in March 2005. However, the complexity of the issues surrounding the three Master Plans necessitated this stage lasting longer than first expected, eventually lasting until November 2005. This led to a delay in the publication of the draft Master Plans and public consultation until February 2006.

The consultation period was held during February and March 2006. Following assessment of representations received and further engagement with stakeholders, the Master Plan for East Grinstead was adopted in July 2006. The nature of the representations received in respect of the Burgess Hill and Haywards Heath Master Plans called for additional work. The Burgess Hill Master Plan was adopted in November 2006 and the Haywards Heath Master Plan was adopted June 2007.

Proposed Supplementary Planning Documents

Burgess Hill Infrastructure Audit

This Document will detail the infrastructure required to serve the needs of Burgess Hill in the light of the sites allocated in the Small Scale Housing Allocations Document; windfall development; and proposals emerging as part of the Burgess Hill Town Centre Master Plan.

Space Standards Supplementary Planning Document

The District Council is currently developing a Sustainability Appraisal Scoping Report for a Space Standards Supplementary Planning Document. Standards will be considered for various residential spaces, including: rooms, storage areas, defensible space at dwelling entrances, and external space that enhance the use of the dwelling. It is envisaged that options will be considered late 2007/early 2008, with consultation on the document itself in late summer/autumn 2008 and adoption late 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 (see paragraph 5.94).

3.11 Evidence based documents and technical reports

The following studies and reports have either been produced by the Council or have been commissioned during the monitoring period to help inform the progression of the Local Development Framework and ensure robust baseline information.

PPG17 Assessment

2006												2007					
J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J

In line with government guidance (as set out in PPG17: Sport and Recreation), the Council commissioned Kit Campbell Associates to carry out an audit of the District's open space, sport and recreation facilities. Survey work commenced in August 2004 and involved qualitative, quantitative and accessibility assessments of sites. This work has taken considerably longer than was first anticipated. The final assessment was published in September 2006.

Retail Study

2006												2007					
J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J

The retail study provides an assessment of the nature, vitality and viability of retail provision in each of the main retail centres in Mid Sussex. The study also assesses the capacity of each of the main towns to accommodate additional retail floor space and ways in which they can increase their share of retail expenditure in the future. The Study was published in March 2006. An extension of this document is due to be published early 2008 - not programmed into either of the Local Development Schemes (October 2006/2008 versions).

Ancient Woodland Survey

2006												2007					
J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J

Ancient Woodland is a nationally important and threatened habitat. Its existence over hundreds of years has helped to preserve irreplaceable and historical features. A revision of the Ancient Woodland Inventory for Mid Sussex was completed in October 2006 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, which the previous survey did not.

Cuckfield Conservation Area Appraisal

2006												2007					
J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J

The District Council has produced Conservation Area Appraisals in order to clearly identify what qualities make an area special and how these qualities can be preserved and enhanced. The Appraisal informs planning practice and policies for the area and provides guidance for Development Control officers when assessing planning applications. The Cuckfield Conservation Area Appraisal was adopted for Development Control purposes in January 2007.

Heath Conservation Area Appraisal

2006												2007					
J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J

The Heath Conservation Area Appraisal was adopted for Development Control purposes in September 2007.

East Grinstead Conservation Area Appraisal

2006												2007					
J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J

Work on the East Grinstead Conservation Area Appraisal commenced November 2007 with research and survey work due to be carried out late 2007 and early 2008. The Council intends to hold an exhibition and public meeting to highlight the survey findings and to obtain the views of the community on what they regard as special about the conservation area in March 2008. The responses to this consultation will be taken into account in the final document, intended to be adopted May 2008.

Travellers Needs Assessment

2006												2007					
J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J

The Local Authorities in West Sussex commissioned a sub-regional study of the accommodation needs and aspirations of Gypsies and Travellers who are housed or living (on private authorised or unauthorised developments or encampments) within the Local Authority areas across West Sussex. The results of the assessment were published in January 2007.

Strategic Housing Market Assessment

2006												2007					
J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J

Strategic Housing Market Assessments are an important part of the policy process and provide information on the level of need and demand for housing and the opportunities that exist to meet it. Work on this document is being undertaken in partnership with several other local authorities with a draft expected June 2008 and the final Assessment due in September 2008.

Proposed evidence based documents and technical reports

Rural Issues Background Paper

The purpose of the Rural Issues Background Paper is to provide the Council with an up-to-date and holistic picture of the wide range of issues affecting the rural parts of the District now and over the next twenty years. This includes a vision of how the villages see themselves developing over this time period. The Paper will provide an evidence base to ensure the policies covering the rural areas of the District in the emerging Core Strategy are supported, justified and relevant to the villages and rural areas of the District. As well as consultation with a full-range of stakeholders with an interest in the rural areas of the District, the Document will also be informed by a review of all published Parish Action Plans, Government guidance and a review of relevant policies and evidence-based documents. The Council is currently progressing work on this Paper with the District's Parish Councils.

Fulking Conservation Area Appraisal

The Fulking Conservation Area Appraisal is due to be adopted for Development Control purposes in February 2008.

West Hoathly Conservation Area Appraisal

The West Hoathly Conservation Area Appraisal is due to be adopted for Development Control purposes in April 2008. A public exhibition is planned for January/ February 2008.

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. These assessments are required by national planning policy, set out in Planning Policy Statement 3: Housing (PPS3). Work is planned to commence on the Assessment early 2008 (see paragraph 5.37).

Hassocks Village Design Statement

The Hassocks Village Design Statement is a document developed, researched, written and edited by the people of Hassocks with Mid Sussex District Council undertaking an advisory role. It describes the qualities and characteristics that local people value about Hassocks and sets out clear and simple guidance for the design of all development within the parish. Whilst a Village Design Statement cannot be used to stop new development, it can be used to influence developers and the Local Planning Authority and to ensure that new buildings respect and reflect local character. Once adopted by the District Council as a Supplementary Planning Document, it becomes a material consideration when considering planning applications in Hassocks. The Design Statement is due to be adopted early 2008.

Published evidence based documents and technical reports

In addition to the evidence based document and technical reports detailed in the previous section, the following evidence based documents and technical reports have been published and are/ will be removed from the Local Development Scheme:

Housing Needs Assessment (March 2004)

The Council is required to assess the housing needs in Mid Sussex and take these into account in framing planning policies and housing strategies. Someone has a housing need if they are unable to obtain suitable housing on the open market without assistance.

Urban Potential Study (March 2005)

To meet with government guidance, an Urban Potential Study was published to help establish how much additional housing could be accommodated within urban areas and therefore how much greenfield land may be needed for development.

Employment Land Review (October 2005)

The primary purpose of the study was to provide a robust evidence base for the development of employment land and related policies in the emerging Local Development Framework. An extension of the Employment Land Review from 2018 to 2026 was commissioned to ensure consistency with the plan period in the Council's emerging Core Strategy and was published in June 2007.

Landscape Character Assessment for Mid Sussex (November 2005)

Identifies distinct character areas across the district. For each area a description of the character and land management guidelines is provided. Background work and field studies were progressed throughout 2004/05 and the Document was published in November 2005.

Other Documents likely to be prepared

It is expected that additional documents will be prepared by the District Council that have not been identified in the current or proposed Local Development Scheme. In the next monitoring year, these may include further Conservation Area Appraisals and Management Proposals and further evidence based and background documents where required. Where appropriate, these will be detailed in future reviews of the Local Development Scheme and subsequent Annual Monitoring Reports.

Summary of Progress against Local Development Scheme

- 3.12 The Annual Monitoring Report shows that although many important milestones have been met, several of the Local Development Scheme (October 2006) targets have not been achieved. This is for a variety of reasons, which are summarised under each document header within this chapter.
 - 3.13 A substantial amount of work however, has been progressed or completed over the 12-month reporting period. This includes the examination of the Small Scale Housing Allocations Document; preparation of the East Grinstead Strategic Development Area Action Plan; early community engagement for the Core Strategy; publication of the three town centre Master Plans and the adoption of the Sustainable Construction Supplementary Planning Document.
 - 3.14 The unexpected workload of implementing Local Development Documents within the framework of the new planning system has had a negative effect on several of the timetables set out in the October 2006 Local Development Scheme. This has led to a review of the timetables in the Local Development Scheme, a revised version of which will be submitted to the Government Office for the South East. The revised Local Development Scheme will take better account of the demands of the system in relation to the resources available to the Planning Policy Division.
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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 contained in the Local Development Framework 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 Although the review of the existing Local Plan policies falls outside of the reporting period of the Annual Monitoring Report, it is considered important to detail them in this section.

4.3 Under the Planning and Compulsory Purchase Act 2004, policies contained within the adopted Local Plan could be saved until September 2007⁷. 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 September 2007 and the production of a Development Control Policy Document was not yet programmed into the Local Development Scheme.

4.4 The Council received confirmation on 27th 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 27th 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"> • BH4 • EG4, EG6, EG12 • BA1 • HU3 • PP2 	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

⁷ Paragraph 1 of Schedule 8, Planning and Compulsory Purchase Act 2004

- 4.5 The remaining policies in the Local Plan will be saved until replaced by policies contained within emerging Development Plan Documents. A schedule of the saved policies is available in Appendix 3.
- 4.6 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 monitoring 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

- 4.7 The Annual Monitoring Report should aim to monitor a range of core output indicators⁸, which have, in almost all instances, been successfully monitored for this Report. Where it has not been possible to monitor core indicators, the Report explains why and sets out how these gaps will be addressed in the future.

Local and Contextual Indicators

- 4.8 Government guidance encourages local authorities to include local indicators that are not necessarily covered by the themes related to by the core output indicators. The choice of these indicators 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.
- 4.9 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 for the District Council's Scoping Report 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:
- As the current economy of the District is generally good and unemployment is very low the key sustainability issues for the economy are maintaining a healthy, vibrant and diverse economy into the future;
 - 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;

⁸ As set out in ODPM (now DCLG) publications, Annual Monitoring Reports: A Good Practice Guide (March 2005) and Local Development Framework Core Output Indicators (October 2005).

- 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 and the historic features of the District;
- 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.

4.10 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.

4.11 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 new local indicators have been developed for this Annual Monitoring Report with the emerging Core Strategy in mind.

CHAPTER 5 – MONITORING INDICATORS

Introduction

- 5.1 The Local Development Framework Good Practice Guide (March 2005) indicates that monitoring should be based on whether targets in Local Development Documents have been met 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.
- 5.2 The Report also has regard to the 'saved' policies of the Mid Sussex Local Plan (2004), as explained in Paragraph 4.2. Although the Local Plan sets out objectives, it does not set out specific targets. The West Sussex Structure Plan 2001 – 2016 (adopted October 2004) sets out countywide targets and where appropriate at the local level, they have been used for the Annual Monitoring Report. Future Annual Monitoring Reports will need to give regard to the objectives and targets set out in the emerging Regional Spatial Strategy - the South East Plan.

SECTION A - BUSINESS DEVELOPMENT

Core Indicator 1 - Amount of Land Developed for Employment by Type

- 5.3 This indicator is defined⁹ as completed gross internal floorspace for Use Classes B1 (a, b and c), B2 and B8 (see Appendix 4 – Use Class Order Definition).
- 5.4 The West Sussex Structure Plan states that provision should be made for 210,000m² of net employment floorspace for the 2001-2016 period in Mid Sussex. This requirement includes; commercial (industrial) under Use Classes B1(b) and (c), B2 and B8; and offices under Use Classes B1(a) and A2.
- 5.5 The County target is measured in *net* terms whilst Good Practice Guidance defines the core indicator in *gross* terms. When comparing the District's progress against the County figure, net figures are used. The table overleaf enables analysis of completion figures for different Use Classes in both gross and net terms.
- 5.6 The difference between gross and net figures is the amount of floorspace lost in redevelopment of sites either overall, or to other Use Classes or residential use (losses to residential use is monitored under Core Indicator 6).
- 5.7 In previous years, West Sussex County Council reported in their 'Commercial and Industrial Development Survey' only sites available for employment use which were both completed *and* occupied within a monitoring period, as this is the figure that performance against the Structure Plan is measured. Consensus has been reached by the West Sussex Annual Monitoring Report Working Group regarding the definition of completed sites for employment use. It has been agreed that for the core indicators, all sites completed and available for employment use within the monitoring period should be reported, regardless of their occupation. However, in terms of reporting performance against Structure Plan, only sites that are completed *and* occupied are included.

⁹ Local Development Framework Core Output Indicators (October 2005)

Figure 2 - Completed sites for employment by type

Use Class	Completions	m ² (gross)	m ² (net)
Industrial			
B1 (b/c)	12	11,482	4,194
B2	10	1,807	357
B8	5	2,249	872
Offices			
B1 (a)	8	1,717	1,588
Total	35	17,255	7,011

Source: WSCC Commercial and Industrial Development Survey 2007

5.8 There were 33 completions for B1 (a,b and c), B2 and B8 employment uses during the period 1st April 2006 to 31st March 2007 totalling 17,255m² gross (7,011m² net) internal floorspace. A direct comparison of these figures cannot be made with those reported for 2005-06 as these were based on sites both completed *and* occupied. However, for comparative purposes, the figure for 2006-07 for sites completed *and* occupied is 6,295m² net, an increase of 2,905 m² net on the figure for the same period last year.

Figure 3 - Performance against West Sussex Structure Plan as at 31st March 2007 (all figures net)¹⁰

Total Requirement - 210,000m²			
	Large Sites	Small Sites	Total
Completed <i>and</i> Occupied 2001 – 2006	27,189	15,944	43,133
Completed <i>and</i> Occupied 2006 – 2007	4,179	2,116	6,295
Total Built¹¹	31,368	18,060	49,428
Balance Required			160,572
Large Site Commitment ¹²	108,881		108,881
Small Site Allowance		57,000	
Completed		18,060	
Allowance Remainder			38,940
Total Commitment and Allowance – see note 2			147,821
Total to be provided			12,751

¹⁰ Please see paragraph 5.7. These figures do not take account of industrial floorspace lost to B1 offices

¹¹ This figure includes A2 Use Class

¹² Includes permissions and allocations in the Local Plan 2004

5.9 Mid Sussex requires a further 12,751m² (net) of employment floorspace to meet its Structure Plan requirements. The figure has significantly improved since the previous position (as at 1st April 2006) where there was a shortfall of 44,273m² (net).

Core Indicator 2 – Amount of floorspace developed for employment use which is in employment or regeneration areas defined in the LDF

5.10 This indicator measures the amount of completed gross internal floorspace (square metres) for B1 (a, b and c), B2 and B8 use within employment or regeneration areas defined and allocated in the Local Development Framework.

5.11 The District Council has not allocated any areas for employment use or regeneration through the Local Development Framework process at this stage. However, a number of sites are allocated for Business Development in the Local Plan under policy E1.

5.12 During the period 1st April 2006 to 31st March 2007, four developments were completed within allocated business development sites at The Birches Industrial Estate, East Grinstead (Phase 3a Extension) (allocated under policy EG9) and at The Rowfant Business Centre, Rowfant (allocated under policy RA2). These developments totalled 4,606m² gross floorspace of which 2,169m² gross floorspace is for Light Industry Use (B1c) and 2,437m² gross floorspace for B1 (Mixed Uses).

Figure 4 – Floorspace developed for employment use in areas allocated for business development

Year	Number of developments	Gross floorspace (m ²)
2006 - 2007	4	4,606
2005 - 2006	1	380
2004 - 2005	Not monitored	Not monitored

Source: WSCC Commercial and Industrial Development Survey 2007

Core Indicator 3 – Amount and percentage of completed gross internal floorspace for employment use which is on previously developed land

5.13 Figure 5 shows the percentage of gross employment floorspace (square metres) (B1/B2/B8 uses) completed on previously developed land (as defined by Annex B of PPS3) for the period 1st April 2006 – 31st March 2007.

Figure 5 – Employment floorspace completed on previously developed land

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
2006 – 2007 - see note 2	35	17,255 m²	11	11,189 m²	64.8%
2005 - 2006 – see note 1	17	4,492 m ²	11	2,845 m ²	63.3%
2004 - 2005 – see note 1	20	8,465 m ²	9	5,109 m ²	60.4%

Source: WSCC Commercial and Industrial Development Survey 2007

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

5.14 A total of 35 permissions were completed for B1/B2/B8 uses during 2006-07 totalling 17,255m² (gross) total floorspace. Of this figure, 11 permissions were completed on previously developed land totalling 11,189m² (gross), which represents 64.8% of the total completed on previously developed land. This compares favourably with the total reported for the previous Annual Monitoring Report, which was 63.3% of the total.

Core Indicator 4 - Employment land supply by type as at 31st March 2007

5.15 The following table is a breakdown of employment land supply by type (Use Classes B1 (a/b/c), B2 and B8), measured in square metres of floorspace (gross and net) and site area (hectares) for employment land in Mid Sussex as at 31st March 2007. These are sites that are either not yet completed, have planning permission for development that has not yet expired or are allocated for employment use in the Local Plan.

Figure 6 – Land available for employment use as at 31st March 2007

Use	Use Class	Gross Floorspace (m ²)	Net Floorspace (m ²)	Site Area(ha)
Offices	B1a	34,586	34,346	8.48
Light Industry	B1c	29,489	27,621	10.96
Mixed Use	Mixed B1 uses	5,949	3,184	1
General Industry	B2	50,666	49,957	13.07
Storage and Distribution	B8	4,879	2,753	1.34
	Total	125,569m²	117,861m²	34.85 ha

Source: WSCC Commercial and Industrial Development Survey 2007

5.16 Figure 6 shows a total of 117,861m² (net) of employment floorspace committed for development as at 31st March 2007 with a site area totalling 34.85 hectares.

5.17 The total supply of employment land for Mid Sussex, as required by the West Sussex Structure Plan, is 210,000m² (net) floorspace between 2001 and 2016. This figure includes both industrial and office uses. Completions from January 2001 to March 2007 accounted for 49,428m² (net) and commitments as at 31st March 2007 amount to 147,821m² - including the remaining small site allowance of 38,940m². The completions and provision figure totals 197,249m² leaving a shortfall of 12,751m² (net) employment floorspace to be provided by 2016. This represents a significant reduction in the amount of employment floorspace requirement to be met since the previous monitoring period.

Core Indicator 5 – Losses of employment land in	i) Employment / regeneration areas
	ii) In Mid Sussex

5.18 This indicator measures the amount of land (in hectares), which was available for employment (Use Classes B1 (a, b and c), B2 and B8) that has been lost to completed non-employment uses in the current monitoring period.

5.19 The District Council has not allocated any areas for employment or regeneration use through the LDF process at this stage. However, a number of sites are allocated for Business Development in the Local Plan under policy E1.

5.20 In the period 1st April 2006 to 31st March 2007, no developments were completed (i) within an allocated business development site to non-employment uses (ii) within Mid Sussex to non-employment uses (Source: WSCC Commercial and Industrial Development Survey 2007).

Core Indicator 6 – Amount of employment land lost to residential development

5.21 This indicator measures the amount of land (in hectares), available for employment (Use Classes B1 (a, b and c), B2 and B8) but has been lost to residential use in the current monitoring period.

5.22 No developments were completed during the period 1st April 2006 – 31st March 2007 that resulted in the loss of employment land to residential development (Source: WSCC Commercial and Industrial Development Survey 2007).

Local Indicator 1 – Net stock of businesses setting up in the District

5.23 This new local indicator serves as a guide to the pattern of business start-ups and closures over a 12-month period (31st December to 1st January¹³) and as a general indicator of the size of the business population and economic health. Registrations are the number of enterprises registering for VAT each year and serves as an indicator of the number of business start-ups. Deregistrations show the number of businesses de-registering from VAT each year and is an indicator of the number of closures¹⁴.

Figure 7 – VAT registrations/ deregistrations by industry 2006

Industry ¹⁵	Registrations	Deregistrations	Stock at end of year	Net change
Agriculture; Forestry and fishing	5	5	235	0
Mining and quarrying; Electricity, gas and water supply	0	0	5	0
Manufacturing	20	25	405	-5
Construction	50	45	625	5
Wholesale, retail and repairs	85	70	955	15
Hotels and restaurants	35	25	260	10
Transport, storage and communication	25	15	195	10
Financial intermediation	0	10	85	-10
Real Estate, renting and business activities	225	155	2,250	70
Public administration; Other community, social and personal services	45	55	560	-10
Education; health and social work	10	5	95	5
Total	500	410	5,670	90

Source: Nomis

¹³ Best currently available data

¹⁴ Please note that figures exclude most one-person businesses. Businesses deregistering from VAT do so due to closure, or (in a minority of cases) because turnover has fallen below the registration threshold. Closure does not necessarily involve bankruptcy or insolvency proceedings, which make up around one in four closures. It should also be noted that only 1.9 million of the estimated 4.3 million UK businesses are registered for VAT.

¹⁵ UK Standard Industrial Classification of Economic Activities 2003

SECTION B - HOUSING

Introduction

5.24 Policy NE1 of the West Sussex Structure Plan sets the housing requirement for Mid Sussex for the period 2001 – 2016 and sets a *gross* requirement of 10,175 dwellings. However, Regional Planning Guidance requires that housing provision should be stated in *net* terms. The net requirement for dwellings in Mid Sussex is 9,700 new homes for the period 2001 – 2016. The difference between the gross and net figure (475 dwellings), is due to an allowance, estimated by West Sussex County Council, for the number of dwellings demolished to make way for new development. The Structure Plan requirement has been annualised for monitoring purposes by dividing the net requirement equally over the fifteen years, which equates to approximately 647 dwellings per annum.

Housing trajectories

- 5.25 Two housing trajectories have been prepared for the Annual Monitoring Report to illustrate the actual and projected levels of completions against the Structure Plan requirement for the period 2001-2016. The first trajectory shows the situation as at 1st April 2007¹⁶ (figure 8) and the second trajectory (figure 9) is an updated version (November 2007), which includes the amendments made to the Small Scale Housing Allocations Document and a windfall figure following the publication of the Inspector's Report in November 2007. In both instances, commitment figures for Local Plan allocations and sites with extant planning permission are as at 1st April 2007, based on the West Sussex Housing Land Supply Study (2007).
- 5.26 Mid Sussex has fallen short of the annualised Structure Plan completions requirement for the previous six years. However, both trajectories demonstrate that housing completions will pick up and exceed requirements for the remaining planning period up until 2016 (with the exception of the years 2011/12 and 2015/16 in the revised trajectory). The reasons for the shortfalls in completions over recent years and the assumptions behind future completion rates are set out in the following section.

¹⁶ As required by the Planning and Compulsory Act 2004

Core Indicator 7 – Mid Sussex Housing Trajectory – 2007 – 2016

Figure 8 - Housing Trajectory for Mid Sussex District Council (as at 1st April 2007) – figures

	ACTUAL COMPLETIONS						PROJECTED COMPLETIONS									
	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	
Completions (allocated sites)	184	93	316	178	196	98	402	447	434	508	466	521	741	580	540	
Completions (non-allocated sites)	265	230	313	352	446	321	492	496	432	323	283	282	282	282	282	
Total Past Completions	449	323	629	530	642	419										
Total Projected Completions							894	943	866	831	749	803	1,023	862	822	
Estimated losses	27	33	32	72	31	82	29	38	25	21	17	17	17	17	17	
Past net completions	422	290	597	458	611	337										
Projected net completions							865	905	841	810	732	786	1,006	845	805	
Local Plan allocated sites							313	268	237	344	290	270	190	80	40	
Completions unidentified pdl (windfall) sites (net) - see note 1							265	265	265	265	265	265	265	265	265	
Completions identified sites (net) - see note 2							198	193	142	37	1	0	0	0	0	
Small Scale Housing DPD Submission Document (net)							89	179	197	164	176	151	151	100	100	
Structure Plan strategic location - west of East Grinstead (net)							0	0	0	0	0	100	400	400	400	
Projected net completions							865	905	841	810	732	786	1,006	845	805	
Cumulative net completions	422	712	1,309	1,767	2,378	2,715	3,580	4,485	5,326	6,136	6,868	7,654	8,660	9,505	10,310	
Plan. Annualised net strategic allocation	646	647	647	646	647	647	646	647	647	646	647	647	646	647	647	
Monitor. Position above/below zero indicates how many dwellings above or below the cumulative allocation at any point in time	-224	-581	-631	-819	-855	-1,165	-946	-688	-494	-330	-245	-106	254	452	610	
Manage. Annual requirement taking into account past/projected completions	647	663	691	699	721	732	776	765	745	729	713	708	682	520	195	

Notes:

Note 1 – Windfall allowance figures as at 1st April 2007 are not detailed in the WSCC Housing Land Supply Study (2007). The remaining gross windfall allowance has been calculated by MSDC. This has been achieved by deducting gross completions on unidentified previously developed land (PDL) sites for 2006 – 2007 from the residual WSCC Structure Plan PDL allowance (as detailed in Table 1 of the Structure Plan). Previously developed sites with planning permissions that lapsed during the monitoring period have been added back onto the PDL allowance. The windfall PDL allowance figure has been annualised for the purposes of the housing trajectory.

Note 2 – Sites with extant planning permission.

Note 3 – Small Scale Housing Allocations Document sites are as set out in Table 2 and 3 of the Allocations Document as at 1st April 2007 whilst at Submission stage (Submission Document published May 2006)

Note 4 - This trajectory does not take account of the phasing set out in Table 1 of the West Sussex Structure Plan 2001-2016.

Figure 8a - Mid Sussex Housing Trajectory graph – (as at 1st April 2007)

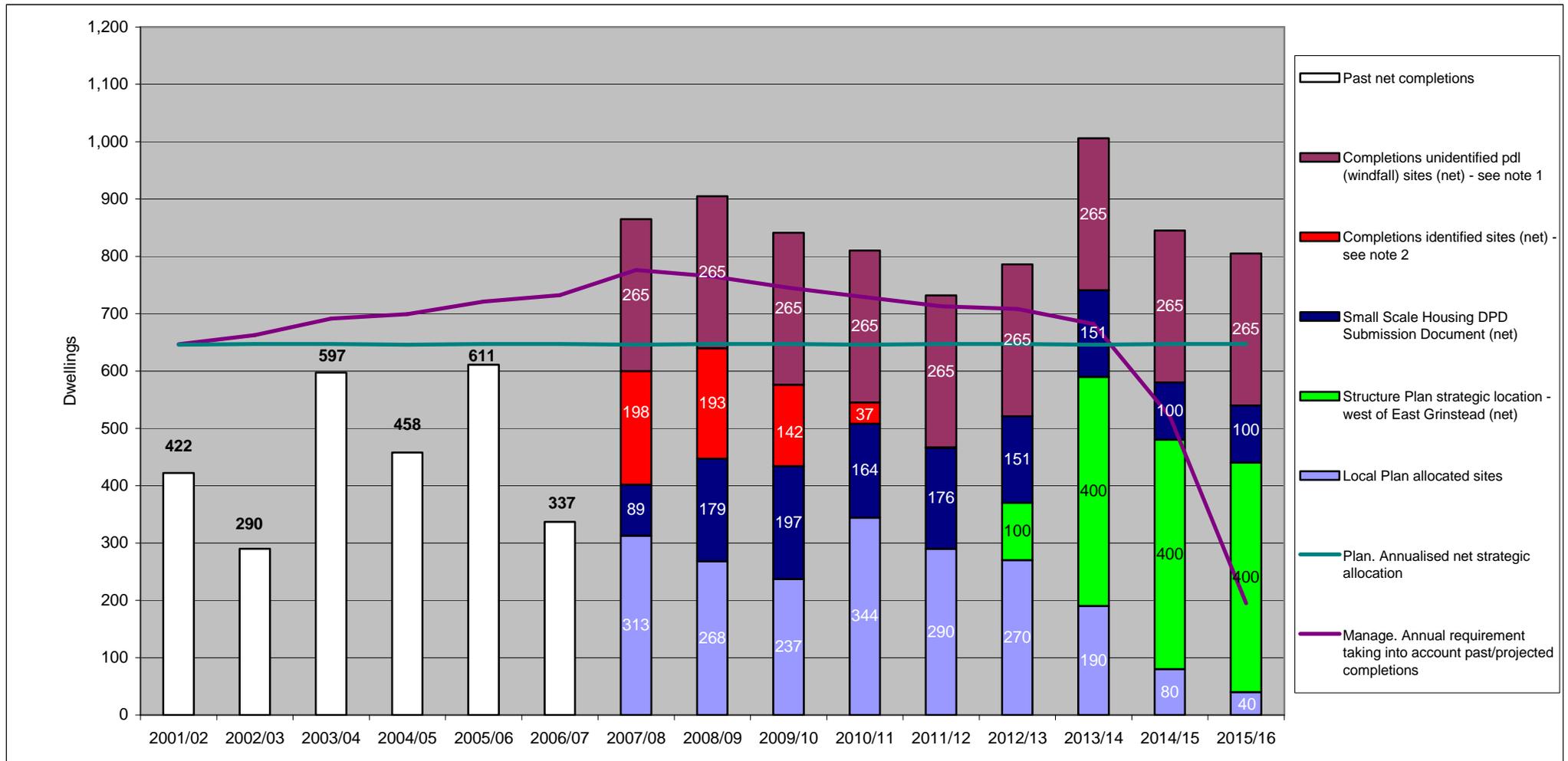


Figure 8b - Mid Sussex Housing Trajectory graph (monitor) – (as at 1st April 2007)

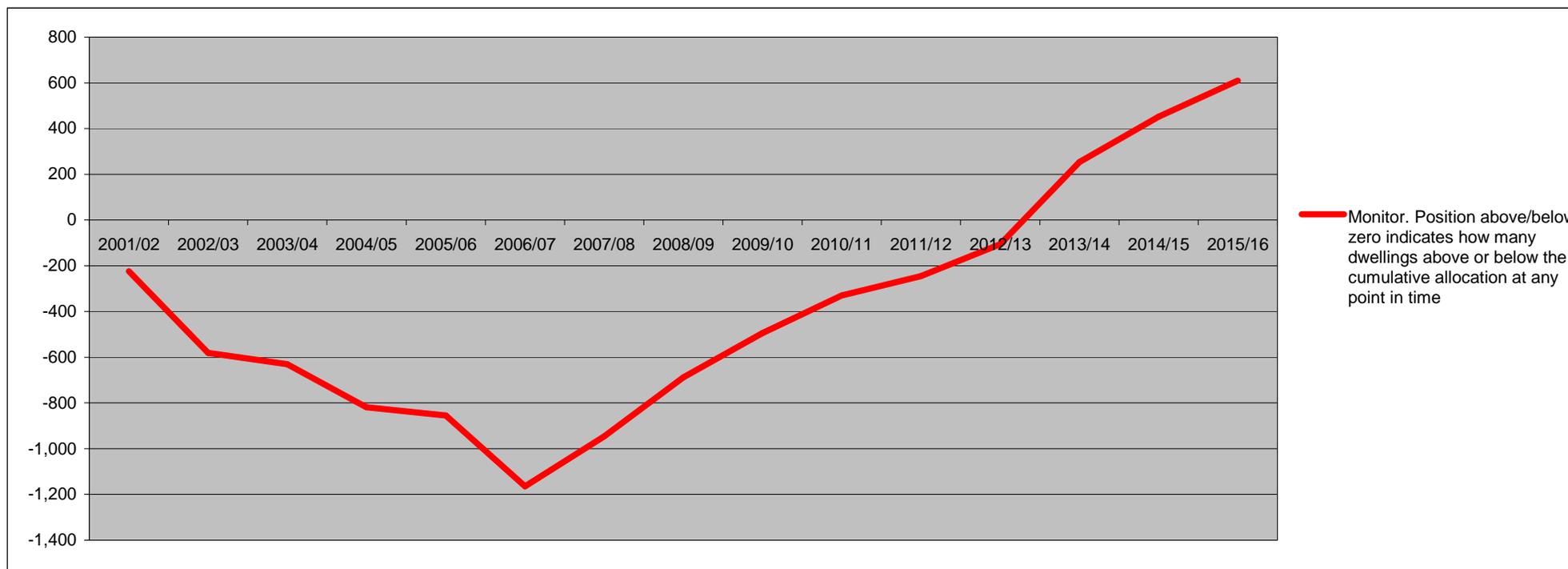


Figure 9 - Housing Trajectory for Mid Sussex District Council (November 2007 update) – figures

	ACTUAL COMPLETIONS						PROJECTED COMPLETIONS								
	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16
Completions (allocated sites)	184	93	316	178	196	98	313	573	547	574	466	534	725	562	490
Completions (non-allocated sites)	265	230	313	352	446	321	401	406	342	233	148	147	148	148	148
Total Past Completions	449	323	629	530	642	419									
Total Projected Completions							714	979	889	807	614	681	873	710	638
Estimated losses	27	33	32	72	31	82	13	22	9	5	0	0	0	0	0
Past net completions	422	290	597	458	611	337									
Projected net completions							701	957	880	802	614	681	873	710	638
Local Plan allocated sites (net)							313	268	237	344	290	270	190	80	40
Completions unidentified pdl (windfall) sites (net) - see note 1							190	191	191	191	147	147	148	148	148
Completions identified sites (net) - see note 2							198	198	142	37	1	0	0	0	0
Small Scale Housing DPD - additional sites allocated by Inspector (net) - see note 3							0	82	80	40	0	32	34	32	0
Small Scale Housing DPD - sites allocated in SSHA document (net) - see note 4							0	218	230	190	176	132	101	50	50
Structure Plan strategic location - west of East Grinstead (net)							0	0	0	0	0	100	400	400	400
Projected net completions							701	957	880	802	614	681	873	710	638
Cumulative net completions	422	712	1,309	1,767	2,378	2,715	3,416	4,373	5,253	6,055	6,669	7,350	8,223	8,933	9,571
Plan. Annualised net strategic allocation	646	647	647	646	647	647	646	647	647	646	647	647	646	647	647
Monitor. Position above/below zero indicates how many dwellings above or below the cumulative allocation at any point in time	-224	-581	-631	-819	-855	-1,165	-1,110	-800	-567	-411	-444	-410	-183	-120	-129
Manage. Annual requirement taking into account past/projected completions	647	663	691	699	721	732	776	786	761	741	729	758	783	739	767

Notes:

Note 1 – Windfall allowance figures are not detailed in WSCC Housing Land Supply Study (2007). The remaining windfall allowance figure for November 2007 has been calculated by MSDC. The windfall allowance figure has been derived by updating the net windfall allowance figure detailed in figure 8 of the Small Scale Housing Allocations Document Inspector's Report (November 2007). A review of the remaining Urban Potential Study (2005) sites was undertaken and an updated figure calculated. As in the Inspector's Report, a 20% discount was applied to all sources of PDL to allow for uncertain provision. For the purposes of the trajectory, this figure has been annualised for the plan period 2007/08 – 2010/11 and for 2011/12 – 2015/16.

Note 2 – Sites with extant planning permission.

Note 3 – Additional sites allocated following Small Scale Housing Allocations Document Inspector's Report (November 2007).

Note 4 – Sites allocated through Small Scale Housing Allocations Document Inspector's Report (November 2007).

Note 5 - This trajectory does not take account of the phasing set out in Table 1 of the West Sussex Structure Plan 2001-2016.

Figure 9a - Mid Sussex Housing Trajectory graph – (November 2007 update)

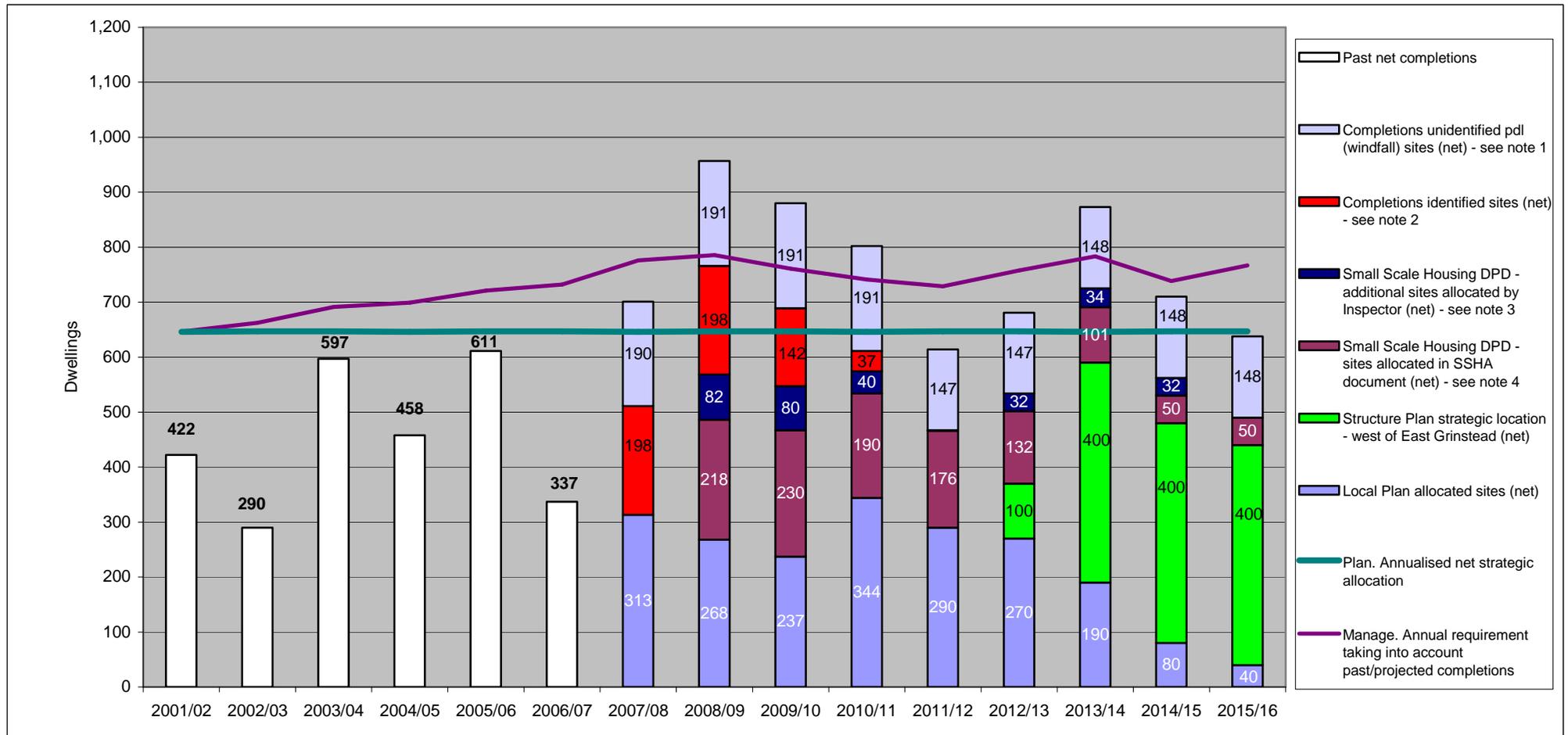
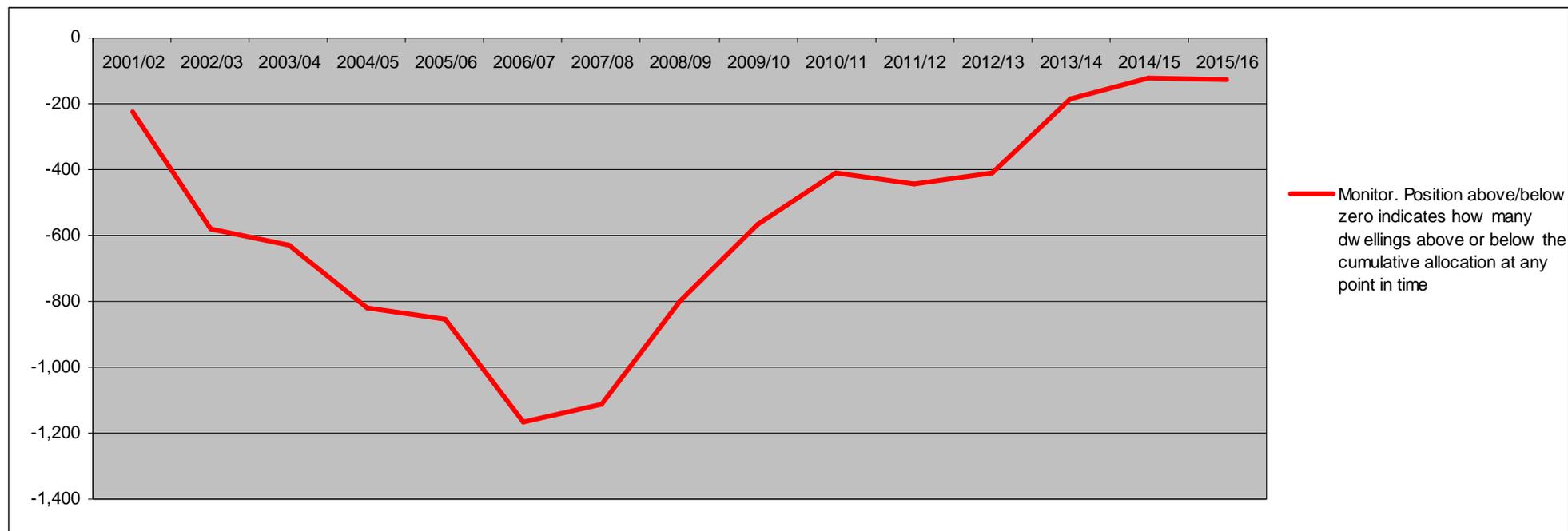


Figure 9b - Mid Sussex Housing Trajectory graph (monitor) – (November 2007 update)



5.27 The shortfall in housing completions over recent years has been largely caused by the delay in the delivery of several large housing sites allocated in the Mid Sussex Local Plan (2004). This has been caused by a number of factors:

- In Haywards Heath, the failure of the NHS Executive to bring land forward for development, which was granted planning permission in March 2003 (and renewed in August 2006), has delayed delivery of two of the largest Local Plan allocations - HH2 and HH3. The development of both of these allocations is dependent upon the completion of the Haywards Heath Relief Road. Permission for the NHS land (HH3) (granted by the First Secretary of State following the call-in of the application in April 2001) includes the construction of Stage 6 of the relief road. Applications for 725 dwellings on HH2 were submitted in 2004 and 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 a decision is expected by January 2008. A total of up to 947 dwellings are directly affected by this delay. The HH3 land has recently been sold by English Partnerships to the lead developer for south west Haywards Heath and a reserved matters application has been submitted. Development is expected to commence in 2008.
- In the southern part of the District, concerns over the capacity of the foul drainage system caused significant delays to the determination of two applications on Local Plan allocated sites (BH7 and HU1) for a total of 155 dwellings. Development has now commenced on both these sites.

5.28 The Council has taken steps in recent years to aid the delivery of these major housing schemes including the lifting of the reserve status on the allocated Mackie Avenue site in Hassocks and 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. In addition, the Council has reviewed how 'major' applications are dealt with and has established 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.

5.29 It is acknowledged that the future level of completions may appear optimistic, given the completion rates over previous years, particularly for the period 2008-2011. However, higher completion rates are achievable, as many of the delayed Local Plan housing sites have made significant progress, particularly over the monitoring period. Many now have applications pending, planning permission secured or have commenced (see figure 10). It is expected that sites from Local Plan allocations will deliver approximately 850 completions over the 2008-2011 period. In addition, although outside of the monitoring period, the Inspector's Report for the Small Scale Housing Allocations DPD was published in November 2007 and the Document was found to be sound. A large number of short-term completions are expected from sites allocated in this Document, especially over the 2008-2011 period where approximately 850 completions are expected. Figure 11 details the status of the larger housing sites allocated in the Local Plan and figure 12 details sites allocated through the Small Scale Housing Allocations DPD for the period 2008 - 2011. It is recognised that both these figures may refer to actions that have taken place outside of the monitoring period covered by this Report. However, it is considered appropriate to consider this information to provide the context of housing delivery and justify assumptions made in the housing trajectory, particularly with regard to the Council's five-year housing land supply assessment.

5.30 Another source of housing supply is development from windfall sites on previously developed land. Taking into account the findings of the Urban Potential Study (April 2005) and the subsequent revisions made to the windfall estimate following the publication of the Small

Scale Housing Allocations Document Inspector's Report (November 2007), it is anticipated that approximately 1,500 dwellings will be delivered on such sites for the period 2007–2016.

5.31 During the monitoring period, approximately 440 dwellings (net) were granted planning permission of which 120 dwellings were allocated in the Local Plan leaving a residual figure of approximately 300 dwellings from windfall sources. Taking this recent permissions figure into account and past completion rates from windfall sites, the supply of housing from this source therefore seems likely to continue in the foreseeable future at or above this rate.

Figure 10 – Allocated Local Plan sites that have commenced development

Site	Details
Mackie Avenue, Hassocks	120 dwellings
Former St. Paul's School, Haywards Heath	80 dwellings
Land west of Orchard Way, Hurstpierpoint	65 dwellings
Land west of the High Street, Cuckfield	63 dwellings

Figure 11 - Allocated Local Plan sites where completions are expected 2008 – 2011

Site	Details
Bolnore Village, Haywards Heath Phases 4 and 5	See paragraph 5.27 This site should deliver approximately 235 dwellings during this period (subject to the outcome of the appeal).
Haywards Heath South East Sector	Permission for 220 dwellings granted March 2003. Land transferred to English Partnerships in March 2005 and recently sold to a developer. A reserved matters application has been submitted and development is expected to commence in 2008. This site should deliver approximately approx 220 dwellings during this period.
Haywards Heath Station	Site allocated for 150 dwellings in the Local Plan although this total is expected to increase considerably. Any application at this site will be subject to the adopted Town Centre Master Plan although at this stage, is it not certain how many completions this site will deliver during this period.
Mackie Avenue, Hassocks	A full application for 120 dwellings and an outline application for 130 dwellings totalling 250 dwellings were submitted in April 2005 and October 2006 and were allowed on appeal. The site should deliver 120 dwellings during 2008 - 2010.
Land west of Orchard Way, Hurstpierpoint.	Development has commenced at this site and full completion (65 dwellings) is expected during this period.
Stonequarry Woods, East Grinstead	Previous application refused on highway grounds. Subject to approval this site may now result in up to 60 dwellings during this period.

Clockfield, Turners Hill	Application submitted and is currently pending decision. It is expected that this site will deliver 51 dwellings during this period.
Folders Farm, Burgess Hill	Development has commenced at this site with approximately 45 completions expected during the 2008-2011 period.
Land west of High Street, Cuckfield	Development has commenced at this site with approximately 35 completions expected during the 2008-2011 period.
2-4 Orchard Way, East Grinstead	Application for 22 dwellings permitted at this site February 2007. It expected that full completion of this site would be achieved during this period.

Figure 12 – Allocated Small Scale Housing Allocations Document sites where completions are expected 2008 - 2011

Site	Details
Newton Road, Lindfield	An application has been submitted for this site and is currently pending decision. It is expected that this site will deliver approximately 120 dwellings during the 2008-2011 period.
North of Maltings Park, Burgess Hill	It is expected that this site will deliver approximately 105 dwellings during the 2008-2011 period.
Folders Meadow, Burgess Hill	Application for this site is expected shortly. It is expected that this site will deliver approximately 90 dwellings during this period.
St. Margaret's Convent, East Grinstead	61 dwellings commenced on previously developed part of site (on appeal) and 70 dwellings expected for completion on greenfield part during the 2008-2011 period (total 131 dwellings).
Gravelye Lane/ Lyoth Lane Lindfield	It is expected that this site will deliver approximately 65 dwellings during the 2008-2011 period.
Sandrocks, Haywards Heath	It is expected that this site will deliver approximately 65 dwellings during the 2008-2011 period
Mackie Avenue, Hassocks (extension)	It is expected that this site will deliver approximately 50 dwellings during the 2008-2011 period.
Chatfield Road, Cuckfield	It is expected that this site will deliver approximately 42 dwellings during the 2008-2011 period.
Station Goods Yard, Hassocks	It is expected that this site will deliver approximately 40 dwellings during the 2008-2011 period.
Junction of Windmill Lane/ London Road, East Grinstead	It is expected that this site will deliver approximately 40 dwellings (35 dwellings net) during the 2008-2011 period.
Gas Holder Station, Burgess Hill	It is expected that this site will deliver approximately 40 dwellings during the 2008-2011 period.
Dunnings Mill, East Grinstead	It is expected that this site will deliver approximately 40 dwellings during the 2008-2011 period.
Land adjacent to Moatfield Surgery, East Grinstead	It is expected that this site will deliver approximately 17 dwellings during the 2008-2011 period.

Five-year housing land supply

5.32 The Government's Planning Policy Statement 3: (PPS3) Housing requires all local planning authorities to identify and maintain a rolling five-year supply of deliverable land for housing through a Strategic Housing Land Availability Assessment (SHLAA). In July 2007, the Government published practice guidance to advise planning authorities how best to carry out this assessment, which stated that sites included in the Assessment, should be considered deliverable¹⁷ and developable¹⁸.

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.

To be considered **developable**, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available for, and could be developed at the point envisaged.

5.33 The five-year supply reported in this Annual Monitoring Report is based on information from all identified sources of housing supply in the District¹⁹ and includes a windfall allowance based on the Council's Urban Potential Study (2005) and sites allocated in the Small Scale Housing Allocations Document following the publication of the Inspector's Report (November 2007). It is demonstrable that all the sites included in the five-year supply are deliverable and developable. They are either allocated through the Mid Sussex Local Plan or the Small Scale Housing Allocations Document, or are subject to extant planning permission.

Windfall allowance

5.34 The District Council supports the inclusion of a reduced windfall allowance in the assessment of its five-year housing land supply as set out in the Small Scale Housing Allocations Document Inspector's Report. The Inspector based a windfall allowance on the findings of the Council's Urban Potential Study (2005) stating that in the absence of a Strategic Housing Land Availability Assessment, the Urban Potential Study is the best available evidence of the likely supply of development on previously developed land

5.35 The Inspector highlighted that the loss of the entire windfall allowance and its replacement with allocated greenfield sites would seriously undermine PPS3, Regional Spatial Strategy and Structure and Local Plan objectives to secure development on previously developed land and that in practice, there would be continued windfall development whether or not an allowance is included. The Inspector concluded that there is robust evidence that windfall provision will continue to come forward and should be allowed for pending the resolution of this matter in the Council's Core Strategy. For the windfall allowance, a 20% discount was applied to all remaining sources of identified windfall supply in the Urban Potential Study to allow for uncertain provisions. A 'reserve' greenfield allocation of 140 dwellings was also included in the Small Scale Housing Allocations Document should a shortfall arise from windfall provision or the non-implementation of identified sites.

¹⁷ See paragraph 54 PPS3

¹⁸ See paragraph 56 PPS3

¹⁹ West Sussex Housing Land Study (2007)

5.36 For purposes of the housing trajectory and the 5-year housing land supply assessment, the windfall allowance figure, as detailed in figure 8 of the Small Scale Housing Allocations Document Inspector's Report (November 2007), has been updated for the period 2007 – 2016. A review of the remaining Urban Potential Study (2005) sites was undertaken and any sites with extant planning permission removed. From this an updated figure has been calculated. As in the Inspector's Report, a 20% discount was applied to all sources of PDL to allow for uncertain provision. For the purposes of the trajectory, this figure has been annualised for the periods 2007/08 – 2010/11 and for 2011/12 – 2015/16.

5.37 The Council will be commencing work on its Strategic Housing Land Availability Assessment in early 2008. This will replace the Urban Potential Study as part of the evidence base to support the delivery of sufficient land for housing and to review the windfall allowance. Once completed, the Assessment will be kept up-to-date as part of the Annual Monitoring Report process to support the updating of the housing trajectory and the five-year supply of specific deliverable sites.

5.38 The five-year housing land assessment demonstrated in figure 13 indicates that Mid Sussex has a five-year housing land supply (5.1 years) when the windfall allowance is included.

Figure 13 – Mid Sussex District Council five-year housing land assessment (net) – November 2007

	Including windfall allowance	Excluding windfall allowance
West Sussex Structure Plan Requirement 2001-2016	9,700	9,700
Dwellings built 2001-2007	2,715	2,715
Total requirement 2007 - 2016	6,985	6,985
Total 5 year requirement 2007 - 2012	3,881	3,881
Forecast house building 2007 - 2012		
Large identified sites – (note 1)	1,842	1,842
Small identified sites – (note 2)	186	186
Unidentified previously developed land sites (windfall) - (note 3)	910	0
SSHA greenfield (see note 4)	517	517
SSHA previously developed land (note 4)	297	297
SSHA additional greenfield (note 5)	162	162
SSHA additional previously developed land (note 5)	40	40
Strategic locations (Note 6)	0	0
Total 5 year supply 2007-2012	3,954	3,044
Supply compared with requirement	73	-837
Years supply	5.1	3.9

Notes:

- Note 1 Sites of 6 or more dwellings with extant planning permission and sites allocated in Mid Sussex Local Plan.
- Note 2 Sites of less than 6 dwellings with extant planning permission.
- Note 3 Windfall figure updated by MSDC November 2007 (see Housing Trajectory – November 2007 update).
- Note 4 As allocated in Small Scale Housing Allocations Document as amended by Inspectors Report (November 2007).
- Note 5 Additional sites allocated following Small Scale Housing Allocations Document Inspector's Report (November 2007).
- Note 6 As proposed in West Sussex Structure Plan - no allowance made for 2007-2012.

Core Indicator 8 – Percentage of new and converted dwellings (gross) on previously developed land

5.39 This indicator compares the number of completed dwellings (gross) and conversions of existing buildings provided on previously developed (brownfield) land (as defined by Annex B of PPS3), against total gross dwelling completions.

5.40 Figure 14 shows 74.5% of all new and converted dwellings completed between 1st April 2006 and 31st March 2007 were developed on previously developed land in Mid Sussex.

Figure 14 - Percentage of new and converted dwellings on previously developed land

Monitoring period	Greenfield		Previously developed land	
	Units	% of total	Units	% of total
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 2007

5.41 PPS3²⁰ sets a national annual target of 60% of new housing that should be provided on previously developed (brownfield) land rather than on greenfield land. The existing Regional Spatial Strategy – Regional Planning Guidance 9 (RPG9) also sets a target for local authorities at 60% although the West Sussex Structure Plan recognised the circumstances surrounding the individual Districts and set a lower target for Mid Sussex at 54% for the period 2001-2016. The emerging Regional Spatial Strategy, the South East Plan that will replace RPG9, also sets a target of 60% although it allows for variations in Local Development Documents. The recent Examination in Public Panel Report for the South East Plan acknowledged that in the Gatwick Area Sub Region (which includes much of Mid Sussex), previously developed land only accounts for between 38-42% of housing sites, and is therefore a relatively scarce resource in a rural district such as Mid Sussex. However, in reporting against this indicator, all relevant targets are reported against.

5.42 The level of housing completed on previously developed land compares favourably with national, regional and Structure Plan targets. The total number of completions on previously developed land as a total of all completions has increased by just over 2% since the previous monitoring period from 72.4% to 74.5%.

5.43 It should be noted that although Mid Sussex has been achieving above national rates of house building on previously developed land, this figure has been distorted by the lower rates and slow progress in developing several large greenfield sites that were allocated in the Local Plan. The percentage of completions on previously developed land is therefore likely to fall from recent levels as the rate of house building increases on greenfield sites allocated in both the Local Plan and the Small Scale Housing Allocations Document although the overall rate of completions on previously developed land may not drop.

²⁰ Paragraphs 40-44

Core Indicator 9 – Percentage of new dwellings completed at:
i) less than 30 dwellings per hectare
ii) between 30 and 50 dwellings per hectare; and
iii) above 50 dwellings per hectare

5.44 Planning Policy Statement 3: Housing²¹ states that a density of 30 dwellings per hectare net is to be used as a national indicative minimum supplemented by regional and local density policies and that Regional Spatial Strategies should set the region’s housing density policies, including any target. The emerging South East Plan - Policy H5 seeks a regional density target of 40 dwellings per hectare, which local authorities are to reflect with appropriate local variations in their Local Development Documents. However, until replaced by Regional Spatial Strategy (the South East Plan) and subsequent DPDs, the Structure Plan and Local Plan set the current density provisions. Local Plan Policy H2 currently provides that housing proposals should be provided at an average net density of at least 30 dwellings per hectare and that higher densities will be encouraged in urban areas taking into account accessibility considerations. Mid Sussex is currently looking at reviewing the approach to housing densities through its emerging Core Strategy.

5.45 The table below demonstrates that Mid Sussex is just meeting the Local Plan objective with the average density of residential completions in Mid Sussex from April 2006 to March 2007 of approximately 30 dwellings per hectare (gross) density²². This represents a slight decrease since the previous monitoring period where average density was 32.5 dwellings per hectare.

Figure 15 – Density of residential completions (gross) in Mid Sussex

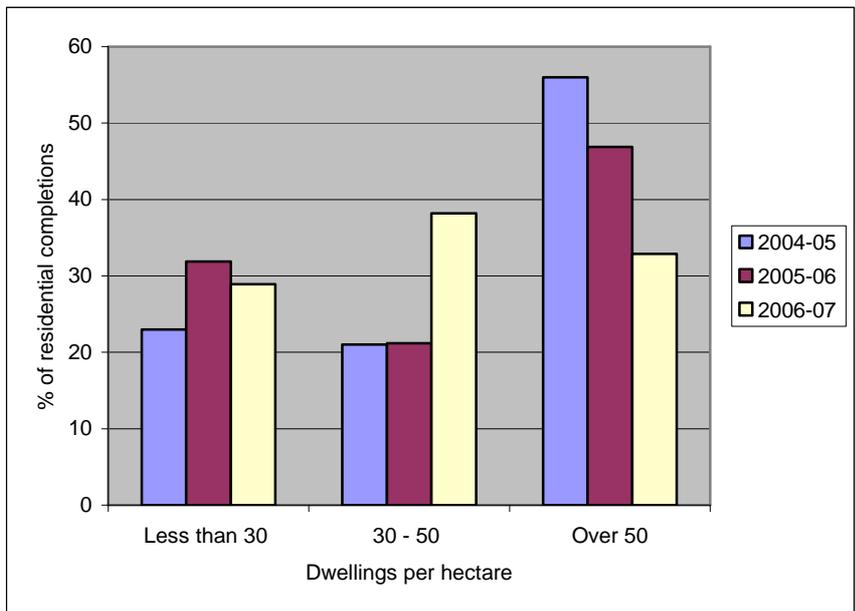
Dwellings per hectare (gross)	Units	Hectares	Average density (dph)	Percentage of completions
Less than 30	121	8.15 ha	15	28.9%
30-50	160	4.27 ha	37	38.2%
Over 50	138	1.57 ha	88	32.9%
All sites	419	13.99 ha	30	100%

Source: WSCC Residential Land Availability Survey 2007

²¹ Paragraphs 45-51

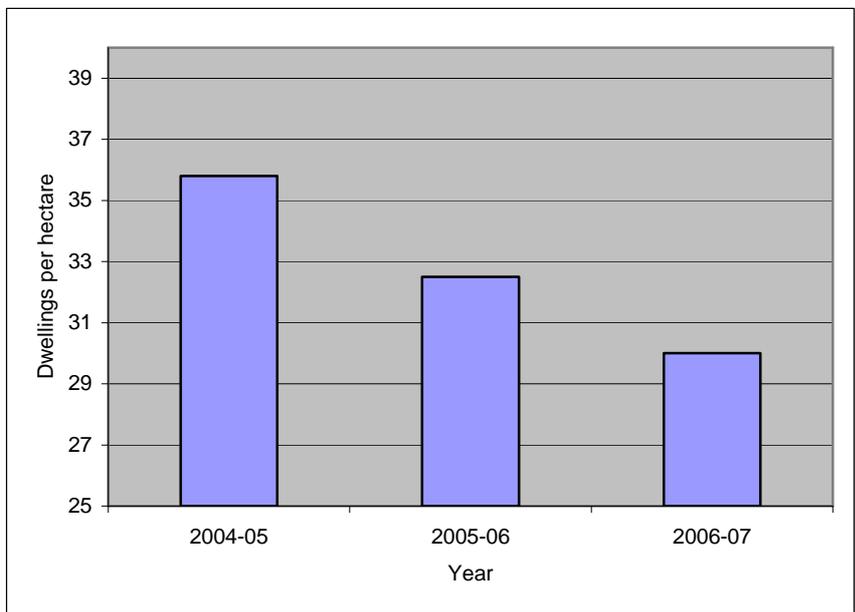
²² PPS3 Annex B states that net dwelling density is calculated by “including only those site areas which will be developed for housing and directly associated uses, including access roads within the site, private garden space, car parking areas, incidental open space and landscaping and children’s play areas, where these are provided”. Therefore although the gross density figure is given, the net density figure is likely to be similar if not a slightly higher density figure.

Figure 16 – Density of residential completions (gross) in Mid Sussex 2004 - 2007



Source: WSCC Residential Land Availability Survey

Figure 17 – Density of residential completions in Mid Sussex 2004 - 2007



Source: WSCC Residential Land Availability Survey

Core Indicator 10 – Affordable housing completions

- 5.46 Affordable housing is defined in PPS3: Housing Annex B and summarised by the Local Development Framework Core Output Indicators (October 2005) as (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.
- 5.47 There were 89 affordable dwellings completed between 1st April 2006 and 31st March 2007. This figure is taken the Mid Sussex Housing Development Database, which informs Mid Sussex's Housing Investment Programme (HIP) returns.
- 5.48 The most recent Housing Requirements Study, undertaken in 2004, demonstrates the acute lack of affordable housing in Mid Sussex and recommends that an additional 551 affordable homes a year should be developed. Although this level of affordable housing development cannot feasibly 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

- 5.49 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). In certain circumstances, 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.
- 5.50 For the period 1st April 2006 to 31st March 2007, no commuted payments were received towards affordable housing provision. During the same period, 100 affordable units were secured through proposed developments.

Figure 18 - Financial contributions towards affordable housing provision

Monitoring period	Financial contribution	Affordable units contribution
2006 - 2007	£0	100
2005 - 2006	£475,000	103
2004 - 2005	£420,000	31

Source: MSDC monitoring

Local Indicator 3 – Affordable housing completions by tenure

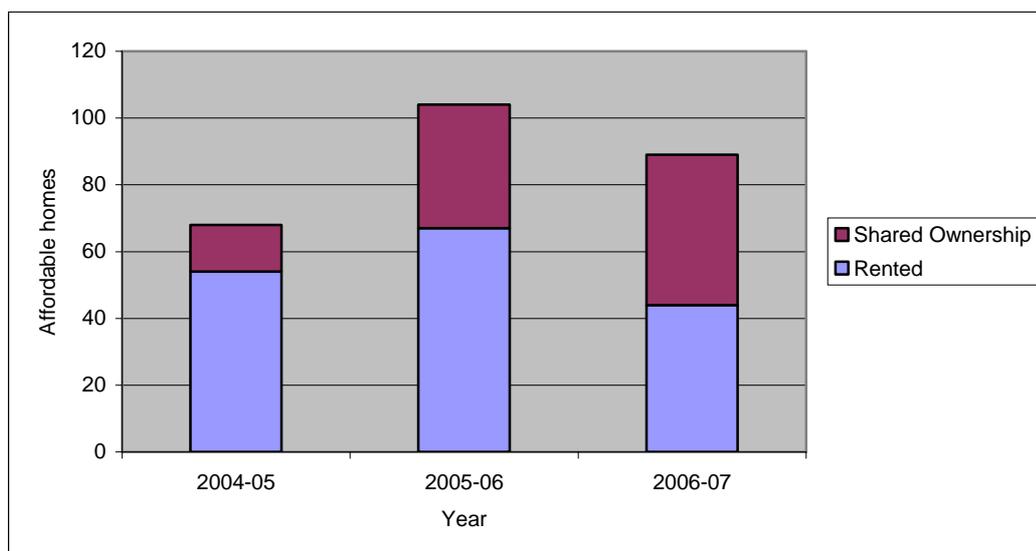
5.51 During the period from the 1st April 2006 through to the 31st March 2007, 89 affordable dwellings were completed. Figure 19 below shows the affordable completions by tenure.

Figure 19 – Affordable housing completions by tenure

Rented	Shared ownership (Homebuy)	
	Key-worker	Non-key worker
44 units	19 units	26 units
	Total	89 units

Source: MSDC monitoring

Figure 20 – Affordable housing completions by tenure 2004-2007



Source: MSDC monitoring

Local Indicator 4 – Households accepted as full homeless

5.52 From the 1st April 2006 to the 31st March 2007, 65 households were accepted as full homeless in Mid Sussex. Although this represents a slight increase on the last monitoring period when 58 households were accepted as full homeless, the Mid Sussex Performance Indicator target for 2006-07 was a maximum of 100 households for the monitoring period hence the target was met.

Local Indicator 5 – Gypsies and travellers - total number of available authorised sites in relation to identified demand

5.53 This new 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) and this indicates that 14 pitches are required by 2011.

Figure 21 – Total number of available authorised sites in relation to identified demand

Current Provision		Identified Need
Local Authority	25 pitches	14 pitches (by 2011)
Private	11 pitches	

Source: Gypsies and Travellers Accommodation Needs Assessment (2007)

5.54 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.

Local Indicator 6 – Number of affordable housing dwellings completed on rural exception sites

This new indicator 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 the period 1st April 2006 – 31st March 2007, no dwellings were completed on rural exception sites in Mid Sussex.

SECTION C – TRANSPORT

Core Indicator 11 - Percentage of completed non-residential development complying with car parking standards

5.55 The car parking standards for Mid Sussex are set out in the Development and Infrastructure Supplementary Planning Document (February 2006). West Sussex County Council Highways Department monitor appropriate non-residential developments for compliance with car parking standards (which represent maximum provisions). The Highways Department have advised that they would not accept any applications exceeding County Standards and that this standard has not been breached. Therefore, there is full compliance within Mid Sussex with the agreed countywide car parking standards for non-residential developments.

Core Indicator 12 – Amount of new residential development within 30 minutes public transport time of: a GP; a hospital; a primary school; a secondary school; areas of employment; and a major retail centre(s).

5.56 In the previous Annual Monitoring Report, the Council stated that it was working with the County Council in their development of accession software to monitor and map the location of new residential development in relation to public transport distances to essential services. Although this represented a significant amount of work, the Council was able to report back on this indicator and stated that it would be working with the County Council to develop the software further. However, due to staff changes and resources, the County Council is unable to provide the Accession data required for the current monitoring period. The Council has worked closely with the Annual Monitoring Report Working Group to find a solution, of which a joint bid for the use of consultants was deemed the most practical. However, the cost of using consultants to report back for this Indicator was agreed as being too high and this Indicator will not be reported for the current monitoring period. In the meantime, the Council will be investigating further, a means of reporting this Indicator for future Reports.

Local Indicator 7 - Financial contributions towards sustainable transport measures

5.57 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. From the 1st April 2006 through to the 31st March 2007, 17 Section 106 agreements were signed that contributed a combined total payment of £559,324 towards new and enhanced sustainable transport schemes.

Figure 22 - Financial contributions towards sustainable transport measures

Monitoring period	No. of agreements	Financial contribution
2006 - 2007	17	£559,324
2005 - 2006	21	£519,309
2004 - 2005	19	£211,230

Source: MSDC monitoring

5.58 In previous Annual Monitoring Reports, the District Council has stated that it will establish a local indicator concerning the number or percentage of planning permissions that have a Green Transport Plan. Although the Council will continue to encourage the implementation of Green Travel Plans, it is not a requirement for planning applications to submit one and it is therefore not considered relevant to develop this indicator further.

SECTION D - LOCAL SERVICES

Core Indicator 13 - Amount of completed retail, office and leisure development

5.59 This indicator shows the amount of completed gross internal floorspace for Use Classes A1, A2, B1(a)²³ and D2 (see Appendix 3 – Use Class Order Definition).

5.60 Figure 23 shows that 3,874m² gross internal floorspace of retail, office and leisure development were completed in Mid Sussex between 1st April 2006 and 31st March 2007.

Figure 23 – Retail, office and leisure completions in Mid Sussex

Principal use	Completed floorspace – m ² (gross)	Completed floorspace – m ² (net)
Retail (A1)	1,248	1,018
Office (A2)	799	0
Office (B1a)	1,717	1,588
Total Office	3,764	2,606
Leisure (D2)	110	0
Total	3,874	2,606

Source: WSCC Commercial and Industrial Development Survey 2007

Local Indicator 8 - Financial contributions towards leisure facilities

5.61 Local Plan Policy G3 seeks to ensure that permitted development provides the necessary infrastructure to support development. Within this policy context, the term infrastructure includes leisure facilities. From 1st April 2006 to 31st March 2007, 26 Section 106 legal agreements were signed that contributed a combined payment of £700,893 towards the provision of leisure facilities in the district.

Figure 24 - Financial contributions towards leisure facilities

Monitoring period	No. of agreements	Financial contribution
2006 - 2007	26	£700,893
2005 - 2006	28	£579,861
2004 - 2005	24	£286,963

²³ Please note that B1(a) use is also captured under the Business Development Indicators and care should be taken to avoid double counting when analysing the provision of employment floorspace.

Core Indicator 14 – Amount of completed retail, office and leisure development in town centres

- 5.62 This indicator reports the amount and percentage of completed gross (internal) floorspace for Use Classes A1, A2, B1(a) and D2 (see Appendix 3 – Use Class Order Definition) occurring in town centres.
- 5.63 For the purposes of monitoring, town centres are defined as the area in the three main towns of Mid Sussex, Burgess Hill, East Grinstead and Haywards Heath, under the scope of policy S1 of the Local Plan. Please see the Local Plan for maps showing this designation (available on-line at http://www.midsussex.gov.uk/local_plan_online).
- 5.64 Figure 25 shows that 964m² of gross (internal) floorspace was completed in town centres for the period 1st April 2006 to 31st March 2007. This equates to approximately 25% of the total amount of retail, office and leisure completions.

Figure 25 – Amount of internal retail, office and leisure development in town centres

Use Class	Completed floorspace (m ²)	Completed floorspace (m ²) in town centres
Retail (A1)	1,248	58
Office (A2)	799	722
Office (B1a)	1,717	74
Total Office	3,764	854
Leisure (D2)	110	110
Total Office and Leisure	3,874	964m² (24.9%)

Source: WSCC Commercial and Industrial Development Survey 2007

Core Indicator 15 – Percentage of eligible open spaces managed to Green Flag Award standard

- 5.65 Open space is defined as all publicly accessible open space, whether public or privately owned. Eligible open spaces are defined as areas that are managed to Green Flag Award standard although they do not necessarily have to have been officially awarded Green Flag Status.
- 5.66 The Green Flag Award is a marker of good quality in the management and maintenance of green spaces and can be awarded to any freely accessible public park or green space that meets the standard. This can include town parks, country parks, formal gardens, nature reserves, local nature reserves, cemetery and crematoria, water parks, open spaces, millennium greens, Sites of Special Scientific Interest and woodlands. Sites need not be in local authority or public ownership but there should not be any charges made, or undue restrictions, on entry to the park or green space.
- 5.67 In general, open spaces in Mid Sussex are managed to a high standard, particularly publicly owned facilities. The Council currently has one Green Flag Award at Bedelands Nature Reserve in Burgess Hill. However, due to the resources involved in applying for the award,

the Council has decided not to pursue further applications for the award (except Beechurst Garden of which a decision to apply will be deferred until 2008-09).

- 5.68 A PPG17 Assessment of open space has recently been published although the data for total open spaces is not available in a manageable form to allow a percentage comparison to be made.
- 5.69 The Council is currently looking at developing a charter mark for its services. The advantages of such a scheme is that it will assess the whole service area rather than one or two sites that current resources involved in applying for the Green Flag Award allows. It is hoped that the charter mark scheme will be in place by the next Annual Monitoring Report.
-

SECTION E - FLOOD PROTECTION AND WATER QUALITY

Core Indicator 16 - Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality.

5.70 From the 1st April 2006 until the 31st March 2007, no planning applications were approved contrary to advice given by the Environment Agency on water quality issues. During the same period, the Environment Agency objected to seven planning applications within Mid Sussex District on flood risk grounds. Out of these applications, one has not been proceeded with, two were subsequently withdrawn, two were refused, one was permitted following the subsequent submission of an acceptable flood risk assessment and one was permitted following the withdrawal of the Environment Agency's objection. The Environment Agency website provides a comprehensive list of all objections on the grounds of flood risk and water quality that were made from 1st April 2006 to 31st March 2007. 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.

Local Indicator 9 – River quality

5.71 The Environment Agency set River Quality Objectives for all stretches of designated river. In 2006, 75% of the River Quality Objectives in Mid Sussex were met. This was an increase from the previous year, but is still some way short of compliance levels achieved 2000-2002. This significant decline has been attributed to two main factors - localised drought conditions in 2003, and periods in the years since and problems with new measuring technology in the field at some sites during low flow conditions.

Figure 26 - River Quality Objectives compliance 1997 to 2006

Year	Percentage compliant
2006	75%
2005	72.2%
2004	60%
2003	56.3%
2002	87.4%
2001	91.3%
2000	86.4%
1999	84.4%
1998	87%
1997	62.9%

Source: Environment Agency

5.72 The Government has set a national target to ensure 91 per cent of assessed rivers are compliant with their River Quality Objectives by 2005. The target was met in Mid Sussex in 2001 but has not been achieved since. However, it should be noted that there are many factors that can impact upon this indicator that are outside of the control of the planning system, such as agricultural practices, pollution incidents and low river flows caused by low rainfall amounts. Although this data was not collected for the purpose of a local indicator for the Annual Monitoring Report, it has been decided to include this data for a local indicator as it presents some of the most accurate data concerning water quality in the district and land use planning can indirectly impact upon it.

SECTION F – BIODIVERSITY

**Core Indicator 17 – Change in areas and populations of biodiversity importance, including:
(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.**

(i) Change in priority habitats²⁴ and species (by type)

Priority Habitats

- 5.73 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 hold 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.
- 5.74 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, established the amount of each of these habitats that has been impacted by planning applications.
- 5.75 The planning applications considered were permissions granted for dwellings, commercial applications and other minor 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 these 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.
- 5.76 The Sussex Biodiversity Records Centre has identified priority habitats and species for East and West Sussex. It is planned for Biodiversity Action Plans to be prepared for each habitat and species 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 on appropriate sites through the emerging Core Strategy.
- 5.77 The Sussex Biodiversity Records Centre has been able to establish a monitoring framework for key priority species presence and absence at Local Authority level. This is reported in figure 37.

²⁴ Change in habitat extent year on year may well be a reflection of improved datasets and should not be assumed to be habitat expansion.

Figure 27 - Ancient Woodland

There are approximately 5,300 hectares (ha) of Ancient Woodland within the District. This represents an increase on the figure reported for the previous monitoring period. This is mainly due to the improved monitoring of ancient woodland areas.

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
2006 - 2007	5,296 ha²⁵	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 since the previous Annual Monitoring Report is due to a revision of the Ancient Woodland Inventory for Mid Sussex, which was completed in October 2006 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 an additional 607 Ancient Woodlands, adding some 1,200 hectares to the total of Ancient Woodlands known to exist in Mid Sussex.

Figure 28 - 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
2006 - 2007	4,598 ha	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 29 - Chalk Grassland

There are approximately 570 ha of chalk grassland within the District (no change).

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
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

²⁵ 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.

Figure 30 - 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
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 31 – Heathland

There are approximately 245 ha of Heathland within the District (no change).

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
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 32 - Lowland Dry Acid Grassland (overlaps with some lowland meadow sites)

There are approximately 50 ha of lowland meadow sites within the District (no change).

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
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 33 - Lowland Meadows

There are approximately 7 ha of lowland meadow within the District (no change).

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
2006 - 2007	6.7	<0.1%	0	0
2005 – 2006	6.7	<0.1%	0	0
2004 - 2005	Not reported	Not reported	Not reported	Not reported

Figure 34 – Reedbed

There are approximately 3.5 ha of reedbed within the District (increase).

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
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 35 - Wet Woodland (overlaps with Ghyll Woods)

There are approximately 192 ha of wet woodland within the District (increase – see below).

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
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 Sussex Biodiversity Records Centre advises that much work has been undertaken with this dataset to improve its accuracy. The dataset is now based on ground-truth information (collected on location) whereas previous information was collected by English Nature who undertook a more broad-brush approach in their classification of wet woodland sites. To put the figures in context, the Records Centre has advised that the revised total for the whole of West Sussex is 1,123 ha.

Figure 36 - Notable Road Verge

There are approximately 8 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
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

Priority Species

5.78 The selection of species reported on for this indicator are restricted to national and Sussex Biodiversity Action Plan Priority (BAP species) and were chosen as they are representative of a range of taxonomic groups, represent a range of habitats, have a reasonable distribution, are sensitive to change e.g. planning, management or climate change and have good data existing for them. This years data will serve as a baseline for future Reports. Further information on these species is available in Appendix 5.

Figure 37 - Key Priority Species Presence and Absence

Common Name	Species in general decline/ increase	Present in Mid Sussex
Juniper	Declining	Y
Spiked rampion	Stable, possibly declining	N
Green-winged orchid	Declining	Y
Basil Thyme	Declining	N
Lapwing	Scarce, possibly increasing	Y
Bullfinch	Declining	Y
Skylark	Increasing slightly	Y
Cuckoo	Declining	Y
Nightingale	Declining	Y
House sparrow	Possibly declining	Y
Swift	Gradual decline	Y
Hedge sparrow /Dunnock	Increasing slightly	Y
Small heath	Declining	N
Silver-washed fritillary	Increasing	Y
Cinnabar moth	Declining	N
Grizzled skipper	Declining	N
Silver-studded blue	Declining	N
White admiral	Increasing	N
Stag beetle	Possibly increasing	N
Water vole	Declining in some areas, stable or increasing in others.	Y
Hedgehog	Declining	Y
Brown hare	Increasing	Y
Common toad	Stable, possibly increasing	Y
Brown/ Sea trout	Stable	Y
		16

Source: Sussex Biodiversity Records Centre 2007

5.79 16 of the 24 key priority species monitored are present in Mid Sussex. It is hoped that in future, this figure is maintained or increased. It should be recognised that changes may occur that are outside of the control of the planning system, such as agricultural practices and landscape management.

(ii) Change in areas designated for their intrinsic environmental value including sites of international, national, regional or sub regional significance.

5.80 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 and through work carried out with the Centre, it has been established the amount of each of these areas that has been impacted by planning applications.

5.81 The planning applications considered were permissions granted for dwellings, commercial applications and minor developments. However, It 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. Each of the figures given is the amount of the designated area, which has had these planning applications granted within them.

5.82 The baseline data information as at 31st March 2005 was derived from the Council’s Geographical Information System (GIS). However, it was decided that for future Reports, the data supplied by the Sussex Biodiversity Centre will be used and that these figures will become the base level against which future Reports will measure changes against. This is because it is considered that the data supplied by the Sussex Biodiversity Records Centre provides more accurate information on designated sites as it is constantly updated in line with boundary changes that organisations such as Natural England release. It is worth noting that the difference between figures as at 31st March 2005 and future datasets may be due to the differences in methods used to plot the areas on two different GIS mapping systems and it should not be assumed to represent changes to the boundaries and total area of designated sites.

5.83 There are no designations within Mid Sussex for the following areas:

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

Figure 38 - Sites of Special Scientific Interest (SSSI)

National designation – there are 13 sites within Mid Sussex. Each SSSI is split into a number of units (42 in total). 90.5% of SSSI units in Mid Sussex have been found to be in 'favourable' or 'unfavourable but recovering' condition. This is an improvement on the previous years figure where 86% of SSSI units were found to be in this condition.

Monitoring Period	No. of sites in Mid Sussex ¹	Area of SSSI in Mid Sussex ²	% favourable unfavourable - recovering condition ¹	% of Mid Sussex covered by SSSI	Area of SSSI impacted by planning applications ²	% of SSSI impacted by planning applications
2006 - 07	13	639.6 ha	90.5%	1.9%	0	0
2005 - 06	13	639.6ha	86%	1.9%	14.5ha	2.3%
2004 - 05	13	Not reported	70%	Not reported	Not reported	Not reported

Sources: ¹ Natural England SSSI dataset ² Sussex Biodiversity Record Centre

Figure 39 - Area of Outstanding Natural Beauty (AONB)

National designation – over half of the district is covered by land designated as AONB. There are two designations, the Sussex Downs AONB and the High Weald AONB.

Monitoring Period	Area of AONB in Mid Sussex (ha) ¹		% of Mid Sussex covered by AONB	Area of AONB impacted by planning applications ¹	% of AONB impacted by planning applications
	Sussex Downs AONB	High Weald AONB			
2006 - 2007	Sussex Downs AONB	3,208 ha	9.6%	1.38 ha	0.04%
	High Weald AONB	16,335 ha	48.9%	45.96 ha	0.28%
	Total	19,563 ha	58.6%	47.34 ha	0.24%
2005 - 2006	Sussex Downs AONB	3,208 ha	9.6%	15.2 ha	0.5%
	High Weald AONB	16,335 ha	48.9%	125.2 ha	0.8%
	Total	19,563 ha	58.6%	140.3 ha	0.7%
2004 - 2005	Not reported		Not reported	Not reported	Not reported

Source: ¹ Sussex Biodiversity Records Centre.

Figure 40 - 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	Number of sites in Mid Sussex ¹	Area of SNCI in Mid Sussex (ha) ²	% of Mid Sussex covered by SNCI	Area of SNCI impacted by planning applications ³	% of SNCI impacted by planning applications
2006 - 07	50	1,102 ha	3.3%	0	0
2005 - 06	50	1,102 ha	3.3%	9.6ha	0.9%
2004 - 05	50	1,139 ha	3.4%	Not reported	Not reported

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

Figure 41 - Local Nature Reserves (LNR)

Local designation – there are 5 sites within the District covering an area of 133 hectares.

Monitoring Period	Number of sites in Mid Sussex ¹	Area of LNR in Mid Sussex (ha) ¹	% of Mid Sussex covered by LNR	Area of LNR impacted by planning applications ²	% of LNR in Mid Sussex impacted by planning applications
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: ¹ see information above regarding datasets ² Sussex Biodiversity Record Centre.

5.84 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 (such as the example of Ancient Woodlands in figure 27).

Local Indicator 10 – Applications granted contrary to advice given by Natural England on priority species and habitats and/or biodiversity grounds.

5.85 From the 1st April 2006 until the 31st March 2007 no planning applications had objections raised by Natural England.

SECTION G - RENEWABLE ENERGY

Core Indicator 18 – Renewable energy capacity installed by type

- 5.86 The previous Annual Monitoring Report obtained information from the 'SEE-Stats' website to report against this indicator. However, the 'SEE-Stats' website only provides information at a regional level, which for Mid Sussex is East and West Sussex. For this years Annual Monitoring Report the District Council has once again obtained information from the 'SEE-Stats' website at a regional level. It should be noted that the information obtained from this website identifies the installed and planned capacity of renewable energy and heat schemes as at June 2007, some two months after the final date of the monitoring period that this Report is documenting. Despite this and as decided for last years Annual Monitoring Report, the information as at June 2007 should not be too dissimilar to the position as at 31st March 2007.
- 5.87 As at June 2007, the installed capacity for renewable electricity in this region (East and West Sussex) was 1.26 megawatt electrical (Mwe), which is an increase from 1.16 Mwe last year. The emerging South East Plan target is to reach 57.00 Mwe in this region by 2010 therefore 2.2% of this target has been achieved. The majority of the installed capacity within the region comes from 'bio and sewage gas', with 0.08 Mwe (up from 0.07 Mwe at the same time last year) being produced from Solar PV.
- 5.88 As previously mentioned, the 'SEE-Stats' website does not break the regional data down to a district level. However, for the first time, the District Council has been able to obtain district-wide data for installed capacity for renewable energy. The table below shows the figures for the district as at 31st March 2007 together with the 2010 targets.

Figure 42 – Renewable energy installations within Mid Sussex

Technology	Installed capacity (kW)	Indicative 2010 target	
		Electricity (kW)	% target attained
Biogas/sewage gas	465	213	218%
Wind	0	969	0%
Biomass	0	3,550	0%
Solar PV	13	254	5%
Hydro	0	n/a	n/a
TOTAL	478	4,986	9.6%

Source: G Berry – SEE-STATS Manager – TV Energy

- 5.89 With regards to figure 42, it is evident that the District Council has a long way to achieve its 2010 target for renewable energy installations. However, the District Council is closer in meeting its target than the region (East and West Sussex) is in meeting the regional target (approx 2.2% of the East and West Sussex target has been met, compared to 9.6% for Mid Sussex).

- 5.90 The District Council will seek to obtain this district-wide data for future Annual Monitoring Reports to enable us to report progress in meeting the 2010 targets. It should be noted that the information presented in this table is based on the best information available to the data partner in Sussex used by TV Energy, and is therefore not guaranteed to be a fully comprehensive snapshot. In partnership with TV Energy and ECSC, the District Council will make every effort to ensure a more comprehensive snapshot is provided in future years (i.e. the District Council will inform ECSC, the data partner, of any installed renewable energy installations permitted through the planning process).
- 5.91 With regards to the installed capacity of renewable heat schemes in the region (East and West Sussex) the figure is 3.22 megawatt thermal (MWth) as at June 2007. In June 2006, the installed capacity was 2.00 MWth. It has not been possible to obtain information at a district level with regards to the installed capacity of renewable heat schemes.
- 5.92 Last years Annual Monitoring Report mentioned that the District Council had received a planning application for a community biomass-heating scheme at Hoathly Hill in West Hoathly. During the reporting period this application was approved although installation had not been completed (work has commenced on the installation). This application constitutes the only significant planning application approved for a renewable energy installation during the monitoring period (no such applications were refused in the district). Once operational, the Hoathly Hill biomass-heating scheme will supply 300 Kilowatt thermal (KWth) of renewable heat (capable of heating 29 dwellings and a community building).
- 5.93 Last years Annual Monitoring Report documented the number of renewable energy installations in the district, by type, which had received Clear Skies funding. The Report also detailed that the Low Carbon Buildings Programme has now replaced the Clear Skies funding scheme. It has not been possible for the District Council to obtain information on renewable energy installations for the district that have received grant funding from the Programme during the monitoring period. However, as well as exploring other ways and mechanisms to enable a more comprehensive approach to be taken in monitoring this Core Indicator, the District Council will seek to obtain information on renewable energy installations receiving funding through the Low Carbon Buildings Programme in next years Annual Monitoring Report.

Local Indicator 11 – Sustainable Construction

- 5.94 In the Annual Monitoring Report for 2004-05, a local indicator was established concerning the production of the District Council's Supplementary Planning Document on Sustainable Construction. Although the original target date of adoption by March 2006 was not met, the Document 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.
- 5.95 To ensure that the Document remains up to date, it will need to be reviewed once the Local Plan policies it supplements have been replaced by policies in Development Plan Documents (i.e. the Core Strategy) that the District Council will produce. For this reason, it has been decided that the aforementioned local indicator will be modified to monitor a review of this Document once the Local Plan policies that the Sustainable Construction SPD is supplementing have been replaced. This indicator now has 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.

SECTION H - ADDITIONAL LOCAL INDICATORS

Chapter 4 of this Report explains the importance of local indicators to help monitor the impacts of local policy in addition to the core output indicators. The inclusion of the following indicators helps to meet this objective.

Local Indicator 12 – Air Quality

5.96 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 31st March 2007 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 13 – Listed Buildings

5.97 As at the 31st March 2007 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 14 – Recycling

5.98 Through monitoring undertaken for the Council's Best Value Performance Indicators (BVPI), it has been possible to determine the amount and percentage of domestic waste that was recycled in the period 1st April 2006 to 31st March 2007. During this period, 21.5% of this waste was recycled, against the statutory target of 30%. Although this is short of the target, it represents an increase of just under 1% on the percentage of waste that was recycled in the previous monitoring year. In October 2007, the Council implemented an alternative weekly refuse collection service, which has already shown a marked improvement in recycling rates. The Council will also ensure that in future Local Development Documents policies are in place to help these targets to be met.

CHAPTER 6 – SUMMARY

- 6.1 This is Mid Sussex District Council's third 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 by this Report and that the guidance contained in the DCLG (formerly ODPM) publications, 'Annual Monitoring Reports: A Good Practice Guide' and 'Local Development Framework Core Output Indicators' have been closely adhered to.
- 6.2 This Annual Monitoring Report covers the period 1st April 2006 to 31st March 2007. During this timeframe, several of the Local Development Documents have slipped against the timetables set out in the approved Local Development Scheme (October 2006). These delays have been predominately caused by the new planning system causing a higher than expected workload on the Planning Policy Division.
- 6.3 For this Annual Monitoring Report, in addition to measurable objectives derived from policies within the current Local Plan and sustainability objectives, several local indicators have been developed 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 the guidance contained in the ODPM publication, 'Annual Monitoring Reports: A Good Practice Guide' 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 is currently left with a shortfall of 12,751m² of employment floorspace to be provided by 2016 and that Mid Sussex is currently falling below its required level of housing completions against the West Sussex Structure Plan requirements.
- 6.5 Improved monitoring practices have allowed several core indicators to be reported on that was not possible for previous monitoring periods. However, in a few instances it has still 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

AMR	Annual Monitoring Report
BVPI	Best Value Performance Indicator
DCLG	Department for Communities and Local Governments ²⁶
DPD	Development Plan Document
GOSE	Government Office for the South East
LDD	Local Development Document
LDF	Local Development Framework
LDS	Local Development Scheme
LPA	Local Planning Authority
LSP	Local Strategic Partnership
PPG	Planning Policy Guidance
PPS	Planning Policy Statement
RSS	Regional Spatial Strategy
SA	Sustainability Appraisal
SEA	Strategic Environmental Assessment
SCI	Statement of Community Involvement
SOS	Secretary of State
SEEDA	South East England Development Agency
SEERA	South East England Regional Assembly
SPD	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.

Area Action Plan - Area Action Plans are a type of Development Plan Document. These are used to provide a planning framework for areas of change or conservation.

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

Community Strategy – The Local Government Act 2000 requires Local Authorities to prepare a community strategy in conjunction with other public, private and community sector organisations. Community strategies should promote the economic, social and environmental well-being of their areas and contribute to the achievement of sustainable development. A copy of the Mid Sussex Community Strategy can be viewed on the Mid Sussex District Council website at: www.midsussex.gov.uk .

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

²⁶ Formerly the Office of the Deputy Prime Minister (ODPM)

documents and are subject to independent examination. There will be a right for those making representations seeking change to be heard at an independent examination.

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

Issues and Options – This document is produced during the early production stage of the preparation of a Development Plan Document and will be issued for consultation to meet the requirements of Regulation 25 of the Town and Country Planning (Local Development) (England) Regulations 2004.

Local Community – A generic term, which includes all individuals (including the general public) and organisations external to the District Council. It also includes statutory and other consultees.

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 Community Strategy.

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.

Preferred Options – This document is produced as part of the process of production of Development Plan Document following the Issues and Options stage. This will set out policy issues, including alternative approaches where appropriate. The preferred options document is issued for formal public participation as required by Regulation 26 of Town and Country Planning (Local Development) (England) Regulations 2004.

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.

Regulations - As set out in the Town and Country Planning (Local Development) (England) Regulations 2004.

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.

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 and, once adopted, will replace existing regional guidance set out in Regional Planning Guidance Note 9 (RPG9). It is 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. The South East Plan is due to be approved late 2008.

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.

Submission Version – The version of a Local Development Document submitted to the Secretary of State and simultaneously made available for public consultation for a six-week period.

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.

Appendix 1 – Requirements of the Planning and Compulsory Purchase Act 2004

The Planning and Compulsory Purchase Act 2004 (Section 35) requires every Local Planning Authority to produce an Annual Monitoring Report for submission to the Secretary of State. The Act also requires that these reports should contain information on the implementation of the project management plan for the Local Development Framework - the Local Development Scheme (LDS), and the extent to which policies set out in Local Development Documents are being achieved.

Regulation 48(4) Town and Country Planning (Local Development) (England) Regulations 2004 indicates this requirement also applies to old (i.e. Local Plan) policies. Regulation 48(7) requires the Annual Monitoring Report to report on the net additional dwellings in the area.

For this Annual Monitoring Report, only the implementation of the Local Development Scheme and measurable objectives derived from policies within the current 'saved' Local Plan and Sustainability objectives will be monitored as no Local Development Documents were adopted as at 31st March 2007.

To meet with the requirements of the Act, this Annual Monitoring Report will be submitted to the Department of Communities and Local Government (DCLG) by 31st December 2007.

Appendix 2 – Department of Communities and Local Government Guidance on Monitoring

Planning Policy Statement 12: Local Development Frameworks (PPS12) and the DCLG (formerly the ODPM) publications 'Annual Monitoring Reports: A Good Practice Guide' (March 2005) and Local Development Framework Core Output Indicators - Update (October 2005), provide detailed guidance on the way Annual Monitoring Reports should be produced.

Planning Policy Statement 12 – Local Development Frameworks indicates that Local Planning Authorities and Regional Planning Bodies should co-ordinate activities to ensure monitoring frameworks work together. Local Planning Authorities should also seek to integrate monitoring with other local initiatives such as Community Strategies, to report the extent to which policies within Development Plan Documents fit in within wider community objectives.

Appendix 3 – Saved Local Plan Policies

**DIRECTION UNDER PARAGRAPH 1(3) OF SCHEDULE 8 TO THE PLANNING AND
COMPULSORY PURCHASE ACT 2004
POLICIES CONTAINED IN THE MID SUSSEX LOCAL PLAN
ADOPTED MAY 2004**

The Secretary of State for Communities and Local Government in exercise of the power conferred by paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 directs that for the purposes of the policies specified in the Schedule (1) to this direction, paragraph 1(2)(a) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 does not apply.

Signed by authority of the
Secretary of State

John Cheston
Senior Planning Officer
Housing and Planning Directorate
Government Office for the South East

26 September 2007

SCHEDULE
POLICIES CONTAINED IN THE MID SUSSEX LOCAL PLAN 2004

Policy Number	Policy Title/Purpose
G1	Sustainable Development
G2	Sustainable Development
G3	Infrastructure Requirements
C1	Protection of the Countryside
C2	Strategic Gaps
C3	Local Gaps
C4	Areas of Outstanding Natural Beauty
C5	Nature Conservation
C6	Trees, Hedgerow and Woodlands
C8	Farm Fragmentation
C9	Incorporation of Agricultural Land into Residential Curtilages
C10	Prior Notification
C11	Livestock Units
C12	Farm Diversification
C13	Reuse and Conversion of Rural Buildings
C14	Reuse of Institutional Buildings and Country Houses
C15	Extensions to Institutional or Converted Rural Buildings in Business Use
B1	Design
B2	Residential Estate Developments
B3	Residential Amenities
B4	Energy and Water Conservation
B5	Designing for the Disabled
B6	Open Space
B7	Trees and Development
B8	Public Art
B9	Crime Prevention and Design
B10	Listed Buildings
B11	Buildings of Merit
B12	Conservation Areas
B13	Demolition in Conservation Areas
B14	Pavements in Conservation Areas
B15	Setting of Conservation Areas
B16	Areas of Townscape Character
B17	Historic Parks and Gardens
B18	Archaeological Sites
B19	Advertisements

Policy Number	Policy Title/Purpose
B20	Advertisements in Conservation Areas
B21	Area of Special Control
B22	Shop front Security
B23	Noise Pollution
B24	Light Pollution
B25	Satellite Dishes
H1	Housing Allocation
H2	Density and Dwelling Mix
H3	Infill within Built-up Areas
H4	Affordable Housing
H5	Rural Exception Housing
H6	Conservation of Residential Accommodation
H7	Housing for the Elderly
H8	Nursing and Residential Care Homes
H9	Extensions of Dwellings in Built-Up Areas
H10	Conversion of Flats and Housing in Multiple Occupation
H11	Housing in the Countryside
H12	Rebuilding of Existing Dwellings in the Countryside
H13	Extensions to Dwellings in the Countryside
H14	Gypsy Sites
H15	Safeguarding Existing Gypsy Sites
H16	Sites for Travelling Show people
E1	Allocated Business Sites
E2	Retention of Business Land
E3	Storage and Warehousing
E4	Proximity of Residential Property to Established Business Areas
E5	Additional Business Development
E6	Business Development in the Villages
E7	New Business Development in the Countryside
E8	Inappropriately Located Uses
S1	Town Centre Shopping Developments
S2	Requirements for New Retail Developments
S3	Primary Shopping Frontages
S4	Secondary Shopping Frontages
S5	Vacant Space above Shops
S6	Local Shopping Areas
S7	Local Shopping Facilities
S8	Developments on Edge-of-Centre Sites
S9	Development on Out-of-Centre Sites
S10	Garden Centres and Farm Shops

Policy Number	Policy Title/Purpose
T1	Road Building
T2	A23 Improvements
T3	Heavy Goods Vehicles
T4	New Development
T5	Parking Standards
T6	Cycle Parking
T7	Lorry and Coach Parking
T8	Road Side Facilities
T9	Gatwick Airport Related Car Parking
R1	Sporting and Recreational Development in the Built-Up Areas
R2	Protection of Existing Recreational Open Space
R3	Outdoor Playing Space
R4	Off Site Provision of Outdoor Playing Space
R5	Artificial Turf Pitches and Flood Lights
R6	Informal Public Open Space
R7	Retention of Existing Facilities in the Countryside
R8	New Countryside Recreational Facilities
R9	Golf Courses
R10	After Use of Mineral Workings
R11	Noisy Sports
R12	Equestrian Development
R13	Proposals for New or Extended Tourism Facilities
R14	The Bluebell Railway
R15	Hotel and Other Serviced Accommodation
R16	Self-Catering Accommodation
R17	Static Holiday Caravan Sites
R18	Touring Caravan and Camp Sites
CS1	New Educational Facilities
CS2	Dual Use of Educational Facilities
CS3	Reuse of Educational Land and Facilities
CS4	Pre-School Educational Facilities
CS5	Medical Practitioners
CS6	Retention of Community Facilities
CS7	Retention of Public Houses
CS8	Extension of Community Facilities
CS9	Requirements of New Residential Development for Community Facilities
CS10	Retention of Allotments
CS11	Infrastructure
CS12	Water Supplies and Sewerage
CS13	Land Drainage
CS14	Safeguarding Flood Defences
CS15	Flooding

Policy Number	Policy Title/Purpose
CS16	Water Quality
CS17	Telecommunications
CS18	Recycling Facilities
CS19	Renewable Energy
CS20	Derelict and Contaminated Land
CS21	Unstable Land
CS22	Pollution
CS23	Hazardous Sites
BH1	Open Air Market, Cyprus Road
BH2	The Oaks Centre, Junction Road
BH3	Station Yard and Car Park
BH5	86 Junction Road
BH6	Land North of Faulkners Way
BH7	Land at Folders Farm
BH8	Gypsy Site
BH9	Land South of Maltings Park
BH10	Land North of Maltings Park
BH11	Land between York Road and the Pookebourne
BH12	Land at Former Sewage Treatment Works
BH13	The Martlets Shopping Centre
BH14	Victoria Road Link
BH15	Burgess Hill- Hassocks Cycle Track
BH16	Wivelsfield Station Car Park
BH17	Land at the Triangle
BH18	Sydney West Centre Playing Fields
BH19	Playing Field Allocations
BH20	Equipped Play Area
BH21	Informal Public Open Space
BH22	Primary School – Land at Hammonds Ridge
BH23	Secondary School – West End Farm
BH24	Community Buildings
EG1	Built Environment
EG2	The Portlands
EG3	Areas of Townscape Character
EG5	East Grinstead Lawn Tennis and Squash Club, Ship Street
EG7	2-4 Orchard Way
EG8	Stonequarry Woods
EG9	Birches Industrial Estate
EG10	Land in Christopher Road
EG11	London Road/King Street/Christopher Road
EG13	Land at Queen's Walk
EG14	Public Car Parking
EG15	Equipped Play Areas

Policy Number	Policy Title/Purpose
EG17	Dunnings Mill
EG18	Informal Public Open Space
EG19	Worth Way and Forest Way
EG20	East Court
EG21	The Atrium, King Street
EG22	Tourism
EG23	Bluebell Railway
HH1	Areas of Townscape Character
HH2	South-Western Sector
HH3	South-Eastern Sector
HH4	Haywards Heath Relief Road
HH6	Infrastructure Provision
HH7	Open Space Provision
HH8	Haywards Heath Station
HH9	St Paul's School, Oathall Road
HH10	47 – 53 Boltro Road
HH11	Land North of Rookery Farm, Rocky Lane
HH12	Millgreen Road Depot
HH13	Orchards/Church Road – Shopping Development
HH14	Cycle ways
HH15	Town Centre Car Parking
HH16	Haywards Heath Station Car Parking
HH17	Children's Play Space – Land at Colwell Gardens
HH18	Outdoor Playing Space – West of Beech Hurst
HH19	Outdoor Playing Space – South-Western Sector
HH20	Informal Open Space
HH21	Haywards Heath Library
HH22	Burial Ground
AN1	Ansty Recreation Ground
AR1	Ardingly Rail Depot
AR2	Bluebell Railway
AR3	Ardingly College
AR4	Ardingly Reservoir
AR5	South of England Showground
AR6	Wakehurst Place
AW1	Areas of Townscape Character
AW2	Land North of Ivy Dene Lane
BO1	G & W Motors, London Road
BO2	Bolney Grange
BO3	Bolney Recreation Ground
BO4	Aurora Ranch Caravan and Camp Site
CO2	Area of Townscape Character
CO3	Borers Yard
CO4	Informal Public Open Space
CO5	Gatwick Copthorne Hotel

Policy Number	Policy Title/Purpose
CD1	Areas of Townscape Character
CU1	Areas of Townscape Character
CU2	Land West of High Street
CU3	Whitemans Green Recreation Ground Extension
HA1	Brighton Road Industrial Floorspace
HK1	Horsted Keynes Industrial Park
HK2	Constance Wood Recreation Ground
HK3	Bluebell Railway
HU1	Land West of Orchard Way
HU2	Fairfield Recreation Ground
KH1	Highway Depot, London Road
KH2	Land West of Mackie Avenue
KH3	Hassocks Goods Yard
KH4	Hassocks – Burgess Hill Cycle Track
KH5	Recreation and Formal Sport
KH6	Butchers Wood and Lags Wood
KH7	Footpath Link
LI1	Areas of Townscape Character
LI2	Industrial Use – Meadow Drive
PP1	Hemsleys Nursery, Old Brighton Road
PP3	GW and G Bridges Ltd, Car Breakers
PP4	Land in Parish Lane
PO1	Public Open Space
PO2	Dyke Railway Trail
PY1	Land between Church Lane and A273
TH1	Land at Clock Field, North Street
TH2	Sports/Playing Field
TH3	Equipped Children's Play Area
TH4	Turners Hill Mobile Home Park
WA1	Fuel Distribution Depot, Colwood Lane
WHS1	Hoathly Hill
WHS2	West Hoathly Brickworks
WHS3	West Hoathly Brickworks
WHS4	Finches Field Public Open Space
WHS5	Bluebell Railway
RA1	Furnace Wood
RA2	Rowfant Business Centre
RA3	High Grove, Imberhorne Lane
RA4	Crabbet Park
RA5	Worth Abbey
RA6	Saint Hill Manor Estate
RA7	Saint Hill Road

Appendix 4 - 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 & 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"> - Use for the provision of residential accommodation and care to people in need of care (other than those within class C3 - dwelling houses). - Use as a hospital or nursing home. - Use as a residential school, college or training centre.
C3	Dwelling Houses	<ul style="list-style-type: none"> - Use as a dwelling house (whether or not as a sole or main residence), <ul style="list-style-type: none"> a - by a single person or by people living together as a family, or b - by not more than six residents living together as a single household (including a household where care is provided for residents).
D1	Non-residential institutions	<p>Any use not including a residential use:</p> <ul style="list-style-type: none"> a - for the provision of any medical or health services except the use of premises attached to the residence of the consultant or practitioner, b - as a crèche, day nursery or day centre, c - for the provision of education, d - for the display of works of art (otherwise than for sale or hire) e - as a museum, f - as a public library or public reading room, g - as a public hall or exhibition hall, h - for, or in connection with, public worship or religious instruction.
D2	Assembly and Leisure	<p>Use as:</p> <ul style="list-style-type: none"> a - a cinema, b - a concert hall, c - a bingo hall or casino, 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.
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 5 – Key Priority Species Monitored Information

Scientific Name	Common Name	Comment	Declining/ increasing	Why chosen
<i>Juniperus communis</i>	Juniper	Mostly on the South Downs but with a few scattered in the Weald.	Declining	Only records from the wild sought.
<i>Phyteuma spicatum</i>	Spiked rampion	The "only found in Sussex" plant with all records coming from the central/west East Sussex Weald	Stable, possibly declining	Monitoring important as it is a Sussex speciality.
<i>Orchis morio</i>	Green-winged orchid	Scattered records across East and West Sussex.	Declining	An easily recognised plant for botanists and easily recorded by general naturalists.
<i>Clinopodium acinos</i>	Basil Thyme	Found on open habitats, mostly on chalk. Widespread across the Downs. Decline thought to be due to reduced grazing on the downs.	Declining	A species that has declined rapidly since 1980.
<i>Vanellus vanellus</i>	Lapwing ²⁷	Widely distributed and widely recorded across Sussex.	Scarce, possibly increasing	A readily visually recognisable species.
<i>Pyrrhula pyrrhula</i>	Bullfinch	Widely distributed across Sussex.	Declining	A readily recognisable species.
<i>Alauda arvensis</i>	Skylark	The rapid decline of the mid-1970s slowed from about 1985. The cause is thought to be due to the increase in the winter sowing of cereals which restricts nesting opportunities.	Increasing slightly	A readily recognisable species, especially by its song.
<i>Cuculus canorus</i>	Cuckoo	Widely distributed across Sussex.	Declining	Easily recognised especially by its call.
<i>Luscinia megarhynchos</i>	Nightingale	Widely, but thinly, distributed across Sussex.	Declining	A readily recognisable species by its song.
<i>Passer domesticus</i>	House sparrow	Widely, but thinly, distributed across Sussex.	Possibly declining	A readily recognisable species.
<i>Apus apus</i>	Swift ²⁸	Swift populations are in rapid decline due to modern building methods and better maintenance excluding them from nesting places in roofs.	Gradual decline	A Sussex BAP Species that is not on UK BAP list plus RSPB Priority Species.
<i>Prunella modularis</i>	Hedge sparrow or Dunnock	Widely distributed across Sussex. Commoner in some areas than in others.	Increasing slightly	A readily recognisable species.
<i>Coenonympha pamphilus</i>	Small heath ²⁹	A grassland species that is still widespread in Sussex.	Declining	A BAP butterfly (added 2007) likely to be picked up by butterfly recorders.
<i>Argynnis paphia</i>	Silver-washed fritillary	Widespread in Sussex and increasing where there are suitable woodlands.	Increasing	A BAP butterfly likely to be picked up by butterfly recorders.

²⁷ Bird data is taken from 2005-2006 records

²⁸ This species is not on the UK BAP list, but is a Sussex BAP species

²⁹ Plant, Invertebrate, mammal and fish data are taken from 2001-2006

Scientific Name	Common Name	Comment	Declining/increasing	Why chosen
<i>Tyria jacobaeae</i>	Cinnabar moth	Widely, but rather thinly, distributed across Sussex with concentrations at Rye Harbour and Pagham Harbour. May well decline rapidly due to the attempts to eliminate ragwort, which is its main food plant.	Declining	A BAP moth (added 2007) likely to be picked up both by recorders and those with a general interest in wildlife.
<i>Pyrgus malvae</i>	Grizzled skipper	Widely but thinly recorded across Sussex.	Declining	A conspicuous BAP butterfly.
<i>Plebejus argus</i>	Silver-studded blue	Currently restricted to a few heathland sites.	Declining	A BAP butterfly likely to be picked up by butterfly recorders.
<i>Limenitis camilla</i>	White admiral	Widespread in Sussex, mainly in The Weald.	Increasing	A conspicuous BAP species.
<i>Lucanus cervus</i>	Stag beetle	Widespread in West Sussex but rarely recorded in East Sussex.	Possibly increasing	An easily recognisable beetle, especially the males.
<i>Arvicola arvensis</i>	Water vole	Widespread across Sussex but with concentrations in the Rye Bay and Manhood Peninsula (Pagham/Selsey) areas.	Declining in some areas, stable or increasing in others	Subject of a countywide recording and conservation programme.
<i>Erinaceus europaeus</i>	Hedgehog	Widespread across West and central East Sussex but less common further east.	Declining	A readily recognisable species.
<i>Lepus europaeus</i>	Brown hare	Occurs right across Sussex.	Increasing	Readily recognisable by those familiar with both hares and rabbits.
<i>Bufo bufo</i>	Common toad	Widespread across Sussex.	Stable, possibly increasing	Monitored both through toad crossings and by the general public.
<i>Salmo trutta</i>	Brown/Sea trout	Widely recorded across E Sussex, extensive record-free areas in W Sussex. Found on most major catchments	Stable	Easily recognisable to fishermen and those involved with aquatic habitats.

Source: Sussex Biodiversity Records Centre 2007