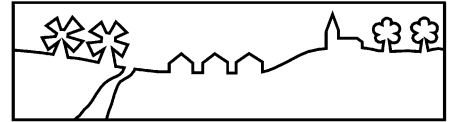


Mid Sussex



MID SUSSEX
DISTRICT COUNCIL

Site Allocations DPD
Sustainability Appraisal
(Incorporating Strategic Environmental Assessment)

Scoping Report

DRAFT

May 2019

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1. Introduction

The Sustainability Appraisal Report

- 1.1. This document comprises the Scoping Report for the Sustainability Appraisal (incorporating a Strategic Environmental Assessment – SEA) for the Mid Sussex Site Allocations Development Plan Document (DPD). This is the first step that is undertaken when preparing a Sustainability Appraisal and/or Strategic Environmental Assessment.
- 1.2. The Site Allocations DPD is a daughter document to the Mid Sussex District Plan, which was adopted in March 2018. The District Plan sets out a vision for how Mid Sussex wants to evolve and a delivery strategy for how that will be achieved, covering the period up to 2031. The District Plan sets out the district's housing and employment requirements. Whilst the majority of this requirement has already been planned for, there is still a residual need that must be found – the role of the Site Allocations DPD is to allocate sufficient housing, employment and other sites in order to ensure the need identified in the District Plan is met.
- 1.3. A Sustainability Appraisal and SEA Report accompanies DPDs, and is prepared at every key stage of the DPD process in order to demonstrate that the plan being prepared is the most sustainable given all realistic alternatives. The purpose of the Scoping Report stage is to set out the scope and level of detail required in the forthcoming Sustainability Appraisal report that will accompany the draft Site Allocations DPD. The Scoping Report should set out the context, objectives and approach of the assessment, identifying Social, Environmental and Economic issues and objectives. The assessment itself will take place at the next stage of the process, as explained in Section 2.
- 1.4. This Scoping Report contains the following tasks:
 - **Section 2** – Background and Methodology
 - **Section 3** – Context and Baseline: Identifying other Plans and Programmes (A1), Collecting Baseline Information (A2)
 - **Section 4** – Identifying Sustainability Issues and Problems (A3)
 - **Section 5** – Sustainability Framework: Developing the Sustainability Appraisal / SEA Objectives (A4)
 - **Section 6** – Next Steps

How to Comment on This Report

- 1.5. The Sustainability Appraisal Scoping Report will be made available for consultation for a period of 5 weeks, as per the SEA regulations and National Planning Policy Framework and accompanying Planning Practice Guidance. All comments received will be considered when drafting the Consultation Draft Sustainability Appraisal (Stage B of the process – explained in the Methodology section of this report, Section 2).
- 1.6. If you wish to comment on these documents, these should be sent to:

E-mail:

LDFConsultation@midsussex.gov.uk

Post:

Planning Policy and Economic Development
Mid Sussex District Council
Oaklands
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

2. Background and Methodology

Mid Sussex Planning Context

The Mid Sussex District Plan 2014-2031 was adopted in March 2018. The District Plan shapes the future of Mid Sussex by providing a framework for new development, employment growth, infrastructure, and measures to protect the countryside and other valuable assets. The District Plan was accompanied by its own Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA) to ensure the Plan was the most sustainable given all reasonable alternatives.

The Mid Sussex District Plan identified:

- A total housing need of 16,390 homes for the period 2014-2031; inclusive of a contribution towards meeting unmet housing need in neighbouring authorities (policies **DP4**: Housing and **DP6**: Settlement Hierarchy)
- Strategic Housing Allocations at Burgess Hill (**DP8 – DP9**), Hassocks (**DP11**) and Pease Pottage (**DP10**)
- A total of 25ha employment space (policy **DP1**: Sustainable Economic Development).

Whilst the majority of the housing need has been planned for within the District Plan (either through completions, committed sites with existing allocations of planning permission, or the strategic sites listed above), there is still a residual of around 2,500 dwellings still to be planned for. Policy DP4: Housing identifies this ‘residual need’ and commits the Council to preparing a Site Allocations DPD in order to allocate sufficient sites to meet it. The DPD is also able to identify sites for other uses, such as employment, to meet any remaining need that was not identified within the District Plan.

What is Sustainable Development?

2.1. Sustainable development is defined as “development that meets the needs of the present without compromising the ability of future generations to meet their own needs”¹. It is about ensuring better quality of life for everyone, now and for generations to come. The three key strands of sustainability and therefore sustainable development are:

- Social
- Environmental
- Economic

Sustainability and the National Planning Policy Framework

2.2. The National Planning Policy Framework (NPPF) was published in February 2019, superseding the previous 2012 version.

2.3. The NPPF states the Government’s intentions with regards to sustainable development, in particular the need for the planning system to perform a number of overarching objectives:

- **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and

¹ The Report of the Brundtland Commission, 1987

- **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

- 2.4. Paragraph 9 of the NPPF states that these objectives should be delivered through the preparation and implementation of plans and the application of policies within the NPPF, and that planning policies should play an active role in guiding development towards sustainable solutions. Paragraph 10 confirms that the heart of the NPPF is the presumption in favour of sustainable development.
- 2.5. The NPPF is accompanied by Planning Practice Guidance (PPG), updated regularly. This provides more detail on how to implement the policy within the NPPF. Included within this is guidance on how to undertake Sustainability Appraisal and/or Strategic Environmental Assessment, which will be followed throughout this process.

Sustainability Appraisal and Strategic Environmental Assessment

Sustainability Appraisal (SA)

- 2.6. This Sustainability Appraisal (SA) report is a requirement of the Planning and Compulsory Purchase Act 2004 (Section 19). Section 39 of the Act requires documents such as the Site Allocations DPD to be prepared with a view to contributing to the achievement of sustainable development. The Sustainability Appraisal report is a tool to demonstrate how social, environmental and economic issues have been considered during production of Local Development Documents such as the Site Allocations DPD – promoting strategy or policy that is sustainable, and ruling out strategy or policy which is deemed unsustainable. Undertaking this process can improve the overall sustainability of the Site Allocations DPD, whilst documenting how the plan meets the legal and policy requirements.

Strategic Environmental Assessment

- 2.7. Strategic Environmental Assessment (SEA) involves evaluation of the environmental impacts of a plan or programme. The requirement for SEA is set out in the European Directive 2001/42/EC adopted into UK law as the “Environmental Assessment of Plans or Programmes Regulations 2004”.
- 2.8. The SEA process is very similar to the Sustainability Appraisal process. The key difference is that it is only concerned with environmental impacts as opposed to social and economic impacts within the SA. There is also more prescriptive guidance and tasks that need to be followed in order to meet the SEA Directive’s requirements.
- 2.9. Best practice suggests incorporating the SEA process into the Sustainability Appraisal due to their similarity in aim and methodology. This enables social, environmental and economic effects to be considered together in order to document the full picture of sustainability and to show a holistic outcome. Planning Practice Guidance states that “where the [SEA] Directive applies there are some specific requirements that must be complied with and which, in the case of Local Plans, should be addressed as an integral part of the sustainability appraisal process”².
- 2.10. This Scoping Report, and future stages of the Sustainability Appraisal, will therefore include the elements required by the SEA Directive. Where practical, it will be signposted throughout the document where the requirements have been met, and what elements relate to SEA

² National Planning Practice Guidance, Ref: 11-002-20140306

specifically. For simplification, the rest of this report and future stages will be referred to as the Sustainability Appraisal report, however incorporates SEA.

2.11. The SEA Directive sets out a legal assessment process that must be followed. In order to ensure demonstrate compliance with the Directive, the table below indicates how the SEA Directive’s requirements will be met during the Sustainability Appraisal process for the Site Allocations DPD.

The SEA Directive’s Requirements ³	Where Covered in the Sustainability Appraisal Process
a) An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans or programmes	Scoping Report – section 3
b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme	Scoping Report – section 3
c) The environmental characteristics of areas likely to be significantly affected	Scoping Report – section 3
d) Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC	Scoping Report – section 3.
e) The environmental protection objectives, established at international, community or national level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation	Scoping Report – section 5. Proposals will be assessed against these objectives in the draft Sustainability Appraisal report.
f) The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors	Scoping Report – section 4 introduces the baseline. Proposals within the DPD will be assessed for their impact in the draft Sustainability Appraisal report.
g) The measures envisaged to prevent, reduce, and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme	Will be assessed on an overall basis and per-policy basis in the draft Sustainability Appraisal report.
h) An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information	Will be assessed in the draft Sustainability Appraisal report.
i) A description of measures envisaged concerning monitoring in accordance with Article 10	Will be discussed in the draft Sustainability Appraisal report. Indicators for monitoring are presented in section 5 and Appendix 2 of this Scoping Report.
j) A non-technical summary of the information provided under the above headings	Will accompany the draft Sustainability Appraisal report.

Table 1 - Where SEA Directive Requirements are met

Consultation and Implementation

³ Derived from ‘Figure 1: The SEA Directive’s Requirement’ in “A Practical Guide to the Strategic Environmental Assessment Directive” (ODPM, 2005).

2.12. An important part of the Sustainability Appraisal process is consultation with Statutory Environmental Bodies (Historic England, Natural England and the Environment Agency), wider statutory consultees (as defined in the Council’s adopted Statement of Community Involvement) and members of the community.

2.13. The minimum requirement at Scoping Report stage (i.e this report) is to consult with the Statutory Environmental Bodies for a 5-week period. The nature and content of Scoping Reports are relatively limited; it is therefore not anticipated to receive a high level of response at this stage. The next report in the SA process (regulation 18 stage) will set out the responses made, and how the Council has responded to them i.e. how the responses have influenced future stages of the SA process.

2.14. The SEA Directive makes a number of requirements regarding consultation on the report. The table below shows where these requirements have or will be met in the future.

The SEA Directive’s Requirements	Where / When this will be Undertaken
Authorities with environmental responsibility, when deciding on the scope and level of detail of the information to be included in the environmental report	Undertaken through this Scoping Report, subject to consultation.
Authorities with environmental responsibility and the public shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and the accompanying environmental report before the adoption of the plan or programme	The draft Sustainability Appraisal report, which incorporates an Environmental Report, will undergo the same consultation arrangements as the consultation draft Site Allocations DPD. This will be in accordance with the District Council’s adopted Statement of Community Involvement (SCI).
Other EU Member States, where the implementation of the plan or programme is likely to have significant effects on the environment of that country	Not applicable.
Taking the environmental report and the results of the consultations into account in decision-making	The draft Sustainability Appraisal report will be consulted upon alongside the consultation draft Site Allocations DPD. The comments received for both documents during this consultation period will be used to inform the Site Allocations DPD to be submitted for examination.
When the plan or programme is adopted, the public and any countries consulted shall be informed and the following made available to those so informed: <ul style="list-style-type: none"> - The plan or programme as adopted - A statement summarising how environmental considerations have been integrated into the plan or programme - The measures decided concerning monitoring 	Not applicable yet, these requirements will need to be considered and acted upon when the Site Allocations DPD is adopted.
Monitoring of the significant environmental effects of the plan’s or programme’s implementation	Not applicable yet, the significant effects of the Site Allocations DPD will be monitored when adopted.

Table 2 - Where SEA Consultation Requirements are met

Undertaking Sustainability Appraisal

2.15. Undertaking Sustainability Appraisal (incorporating Strategic Environmental Assessment) is a five-stage process, as outlined in the SEA Guidance and Planning Practice Guidance⁴:

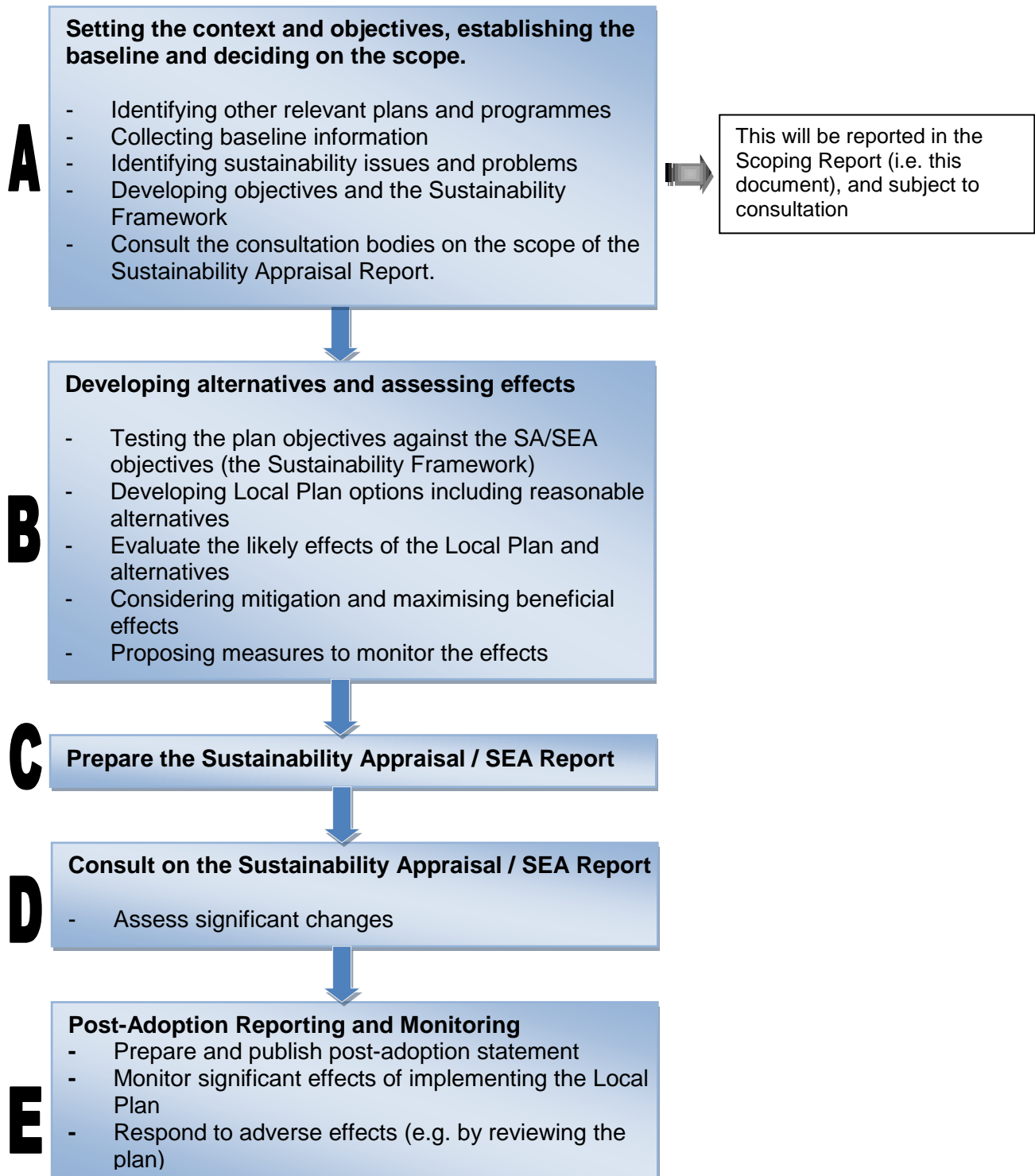


Figure 1 – Stages of the Sustainability Appraisal Process

⁴ “A Practical Guide to the Strategic Environmental Assessment Directive” (ODPM, 2005), within Planning Practice Guidance (ID: 11-014-20140306)

Methodology for the Sustainability Appraisal

Stage A

- 2.16. This Scoping Report is the first stage of the Sustainability Appraisal process (**Stage A**) and documents the tasks required to be undertaken at this stage. Following a 5-week consultation on the Scoping Report with statutory environmental bodies, further stages of the Sustainability Appraisal process will be published in due course, to accompany the draft Site Allocations DPD (regulation 18 stage).
- 2.17. This Scoping Report outlines the baseline for the district – in other words, what the situation is now. It will determine the current issues related to sustainability, and develop a set of Sustainability Objectives to help address these issues. This follows in section 4.

Stages B, C, D

- 2.18. Stages B, C and D of the Sustainability Appraisal process will be documented during the next stage, within the draft Sustainability Appraisal Report which will accompany the draft Site Allocations DPD, and subject to the same consultation arrangements.
- 2.19. The draft Sustainability Appraisal Report builds upon the evidence and Sustainability Objectives that have been identified within the Scoping Report (Stage A). Responses to the consultation on the Scoping Report will be taken into account – it is most likely that these comments will relate to the baseline (section 3) and the Sustainability Objectives (section 4) and any relevant updates to these sections will be reported in the next stage report.
- 2.20. A range of options/alternatives will be drawn up for the overall plan strategy, development sites and each policy in the plan. All reasonable alternatives will be considered, and will be ‘appraised’ against the Sustainability Objectives using the following notation:

++	Significant positive impact on the sustainability objective
+	Positive impact on the sustainability objective
?	Uncertain or unknown impact on the sustainability objective
0	No impact or neutral impact on the sustainability objective
-	Negative impact on the sustainability objective
--	Significant negative impact on the sustainability objective

- 2.21. The scoring system (using a range between ‘++’ and ‘--’) is consistent with other Sustainability Appraisals undertaken by the District Council and is suggested as an appropriate method to take in the SEA guidance. The symbol chosen depicts the predicted impact/effect each realistic option option will have on each sustainability objective and to what extent, accompanied with explanatory text as justification. It will evaluate any cross boundary impacts (i.e. impacts outside Mid Sussex district) and suggest mitigation where necessary.
- 2.22. The main objective of appraising different options or alternatives is to assess the impact of each option with regards to sustainability, highlighting which of the options performs the best over social, environmental and economic aspects. The option that has the most positive impact on the sustainability objectives should then be chosen as the option to be included within the Site Allocations DPD. This ensures that the plan on the whole is the most sustainable plan, given all reasonable alternatives and will therefore contribute to sustainable development.

3. A Profile of Mid Sussex - Context and Baseline

- 3.1. This section introduces the context of the Site Allocations DPD and the baseline information relating to Mid Sussex. The purpose of this section is to establish the current position with regard to Social, Environmental and Economic aspects (i.e the baseline position) so that predicted future impacts of strategy, policies and sites within the Site Allocations DPD can be predicted.
- 3.2. This exercise will help to identify any current sustainability issues and also predict where they could arise in the future – both with and without a plan in place. By understanding these issues, it will enable a range of “Sustainability Objectives” and accompanying indicators, known collectively as the Sustainability Framework, to be drawn up. It will be these objectives that all realistic alternatives will be measured against in the forthcoming draft Sustainability Appraisal report (i.e. Stages B, C and C of the process described in section 2).
- 3.3. The context and baseline is undertaken in two halves, as set out in the Strategic Environmental Assessment guidance:
 - Identifying Other Relevant Plans, Programmes, Policies, Strategies, Guidance and Initiatives (PPPSGIs) that have influenced the development of the Site Allocations DPD
 - Collecting Baseline information

Task A1 - Identifying Other Relevant Plans, Programmes, Policies, Strategies, Guidance and Initiatives (PPPSGIs) that have influenced the development of the Site Allocations DPD

- 3.4. A review of the other plans, programmes, policies, strategies, guidance and initiatives (PPPSGIs) that may influence the Site Allocations DPD was undertaken. This enables the plan to be read in context, so that any inconsistencies or constraints placed upon the plan by other plans can be understood. This review also highlights many useful sources of evidence – for example, the District Council’s Strategic Flood Risk Assessment and Landscape Character Assessment which can help to build a picture of the current baseline situation in Mid Sussex with respect to sustainability.
- 3.5. The PPPSGIs identified range from documents produced at an international level, right down to those produced locally. It should be noted that this is not an exhaustive list, however as many of the PPPSGIs as possible that could influence the development of the Site Allocations DPD are listed. The relevant PPPSGIs are listed in Appendix 1.

Task A2 - Collecting Baseline Information

- 3.6. The baseline provides the basis for predicting the impact that policies and strategy within the Site Allocations DPD will have now and in the future, and providing a base from which to monitor these effects in the future (a requirement of the SA process). It also helps identify any current sustainability issues- by understanding the situation now; it will be easier to draw up policies or alternatives that could address these issues. This will be the job of the Sustainability Appraisal report at the next stage.
- 3.7. The Baseline contains information for Social, Environmental and Economic aspects. Some information falls into more than one category (for example, employment – which is both social and economic) which should be borne in mind when drawing up sustainability objectives, and predicting impacts against these at the next stage.

Mid Sussex District

- 3.8. Mid Sussex District is located in South-East England within the county of West Sussex (Figure 1). The District is bordered by Wealden and Lewes to the east (within East Sussex

County), Brighton and Hove to the South, Tandridge to the north (in Surrey County). It is bordered by Crawley and Horsham to the west – Mid Sussex, Crawley and Horsham form the Northern West Sussex Housing Market Area (as defined in the Strategic Housing Market Assessment 2009 and all subsequent updates).

- 3.9. The District covers approximately 128 square miles (approximately 334 square kilometres) and is a largely rural District. There are three main towns – Burgess Hill, Haywards Heath and East Grinstead – as well as twenty-five villages and other smaller hamlets. A number of smaller villages within the south of the district are within the South Downs National Park which has its own planning authority (this area is therefore not covered by the District Plan or forthcoming Site Allocations DPD).

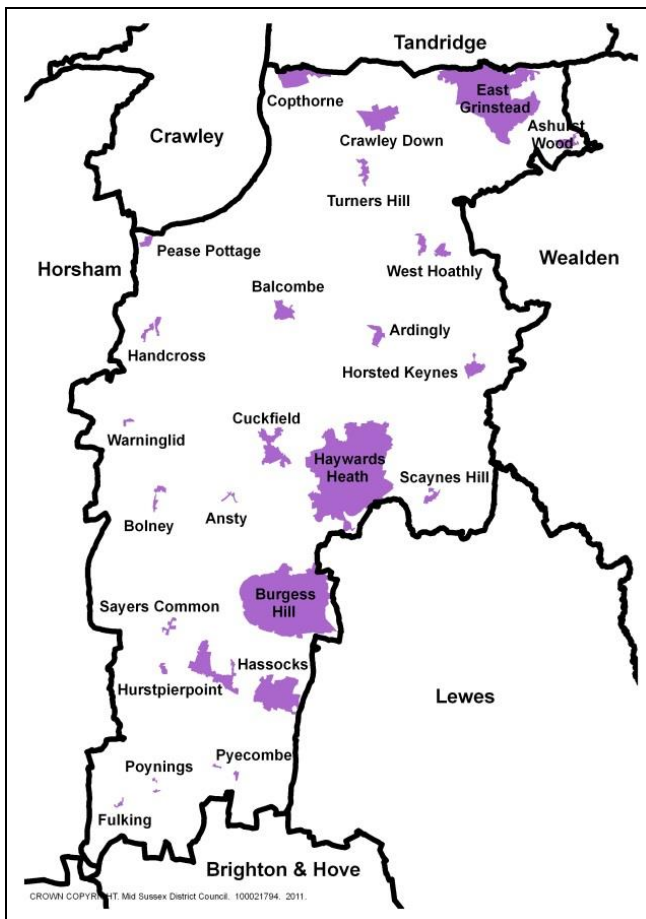


Figure 2 - The Location of Mid Sussex

Social Baseline

Human Characteristics

- 3.10. The population of Mid Sussex has grown steadily since 1981 when the population was 117,300 rising to 139,860 in 2011 (Figure 2), and approximately sixty percent live in the three main towns, each having a population of around 28,000 (Census, 2011).
- 3.11. The Mid Sussex District Plan sets the housing requirement for the district. The calculation of the housing requirement is based on demographic trends at a base level, which is then adjusted upwards to assist in improving affordability, and increased further where there is an unmet need for housing in neighbouring authority areas..

3.12. Demographic trends (based on the ONS Sub-National Population Projections data) suggested a housing requirement of 714 dwellings per annum (dpa). Adjustments for affordability increased this figure to 876dpa. Due to unmet housing need in Crawley borough, an additional 1,500 homes (214 dpa) are required from 2024/25 onwards, raising the housing requirement to 1,090dpa. The housing requirement for the District Plan period 2014-2031 is therefore:

- 876dpa for years 2014/15 – 2023/24
- 1,090dpa for years 2024/25 – 2030/31
- Average of 964dpa

3.13. As the amount of housing is in excess of baseline levels (714dpa), it will consequently lead to a higher future population than expected through the published ONS Subnational Population Projections. The Council have undertaken their own demographic modelling in order to best estimate future population levels and age profile.

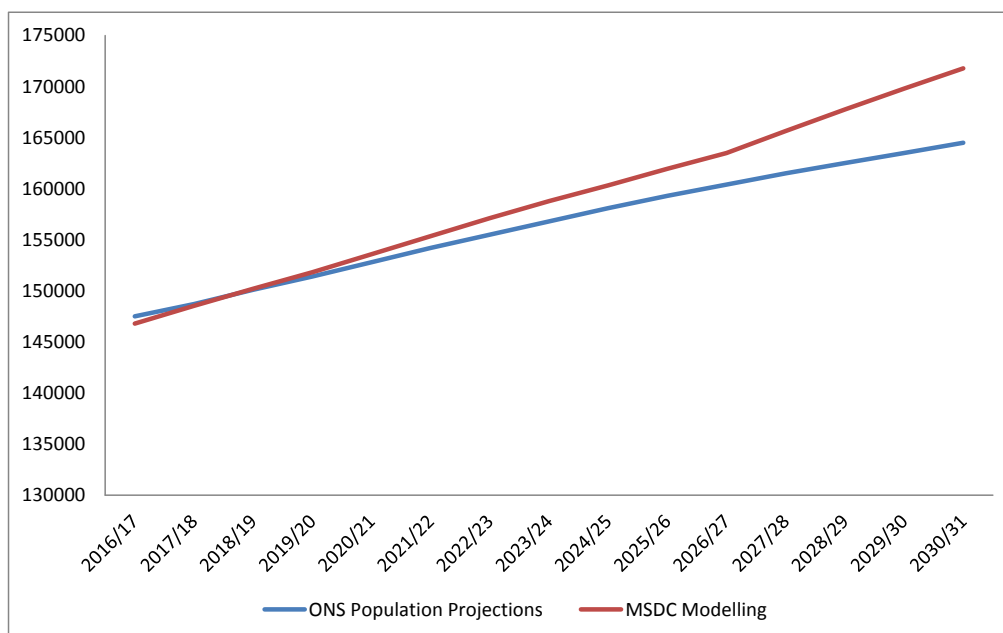


Figure 3 - Population Projections for Mid Sussex (ONS Subnational Population Projections (2016 Base) and MSDC Modelling)

3.14. Although the total population is projected to increase by 20.3% over this time, the working age population (16 - 64) is projected to increase by only 12.9% from 2014 to 2031. The working age population of Mid Sussex will account for 57.1% of the total population (60.9% at the start of the plan period).

3.15. Both nationally and in Mid Sussex the population is aging – the age group 65+ is predicted to increase by almost 50% over the plan period, with an increase of 118% of those aged over 90. This pattern is not specific to Mid Sussex, as life expectancy is increasing nationally, however life expectancy in Mid Sussex is higher than the national average. Life expectancy is 81.4. This is slightly lower than figures for the South East (82.3) and slightly higher than the figures for England (81.3) (ONS, 2014), indicating a national issue as opposed to a local one.

3.16. The potential impact of an aging population includes increased pressure on healthcare and social services as well as the possibility that if the working age population were to shrink then there might be gaps in the jobs market with businesses and public services lacking the workforce required. It is important that new and existing housing stock is suitable to meet the needs of households in the future including an aging population. Appropriate housing offers the potential to reduce expenditure on public services and promote older people's

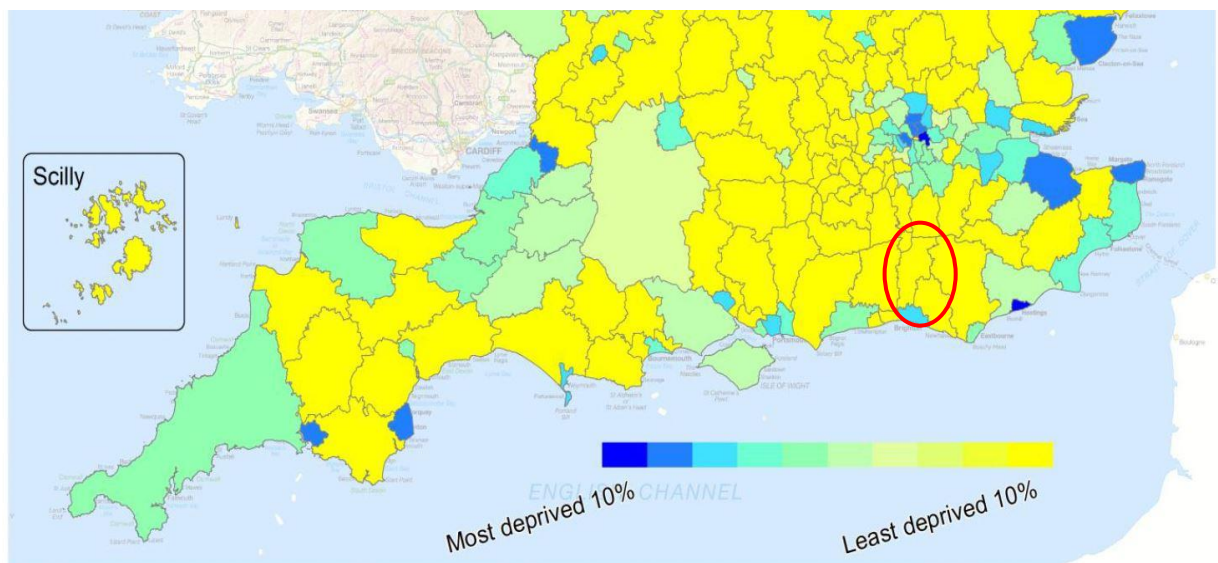
independence and wellbeing. It will also be important to ensure there are suitable employment opportunities to reduce out-migration of residents of working age.

AGE GROUP	2014	2031	% Change	% of 2014 Population	% of 2031 Population
0-4	8,695	8,940	2.8	6.0	5.1
5-9	8,970	10,135	13.0	6.2	5.8
10-14	8,561	10,636	24.2	5.9	6.1
15-19	8,554	9,930	16.1	5.9	5.7
20-24	6,172	7,049	14.2	4.3	4.1
25-29	7,304	7,860	7.6	5.1	4.5
30-34	8,409	8,973	6.7	5.8	5.2
35-39	9,153	10,984	20.0	6.3	6.3
40-44	10,819	11,901	10.0	7.5	6.9
45-49	11,341	11,688	3.1	7.9	6.7
50-54	10,601	11,107	4.8	7.3	6.4
55-59	9,022	10,716	18.8	6.2	6.2
60-64	8,277	11,099	34.1	5.7	6.4
Working Age (16-64)	87,867	99,161	12.9	60.9	57.1
65-69	8,816	10,631	20.6	6.1	6.1
70-74	6,270	8,839	41.0	4.3	5.1
75-79	4,984	7,430	49.1	3.5	4.3
80-84	4,055	7,195	77.4	2.8	4.1
85-89	2,697	4,960	83.9	1.9	2.9
90+	1,677	3,666	118.6	1.2	2.1
Older Population (65+)	28,499	42,722	49.9	19.7	24.6
TOTAL POPULATION	144,377	173,739	20.3	100.0	100.0

Table 3 - Age Profile of Mid Sussex. (MSDC modelling (POPGROUP) – 2018)

Living Standards

3.17. Mid Sussex benefits from a high standard of living. According to the Indices of Multiple Deprivation 2015, Mid Sussex District is one of the least deprived local authorities in the country; it ranks as 321 out of 326 (Figure 3). Whilst this indicates that Mid Sussex is not a deprived area, there are residents and communities in the District that find it difficult to access some services and facilities. In particular, Mid Sussex has a lower (more deprived) score on the health and disability, barriers to housing and services indicators, when compared to the income and education indicators.



Contains OS data © Crown copyright (2015)

Figure 4- Indices of Multiple Deprivation (The English Indices of Deprivation 2015, ONS/DCLG)

House Prices

3.18. As Mid Sussex has a high standard of living and is an attractive place to live, there is a greater demand for housing and this has an impact on house prices. The median house price in Mid Sussex is £370,000 (ONS, September 2018) which compares to £341,000 for the wider south-east. This figure is comparable to neighbouring Horsham but significantly higher than Crawley (£295,000), Lewes (£320,000), Wealden (£317,000) and Brighton (£347,000). House prices in Mid Sussex have increased by around 49% in the last 10 years, compared to 46% in the south-east.

3.19. The ratio of lower quartile house price to workplace earnings is currently 13.82 (ONS, 2017). The District Plan examination concluded that there should be an increase in housebuilding above demographic trends to increase supply with the intention to improve affordability.

Households

3.20. In 2001, there were 51,969 households in Mid Sussex but by 2011 the figure was 57,409 households (Census, 2011), an average annual increase of 544 households. The increasing population locally and nationally is a key factor in the growing number of households and may present challenges where infrastructure cannot be improved or additional capacity created to meet increased demand from new households.

3.21. The District Plan examination concluded that Mid Sussex has a housing need (Objectively Assessed Need) of 876 dwellings per annum. There is also a significant unmet need from neighbouring authorities, particularly Crawley who are within the same Housing Market Area. The District Plan therefore includes a housing requirement of 876dpa until 2023/24, and an increase to 1,090 until 2030/31 to account for this. This averages at 964dpa over the full plan period. The implications for population growth and demography for Mid Sussex is assessed under ‘Human Population’ above.

3.22. The average number of new houses built within Mid Sussex from 2008-2018 was 607.

2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18
480	353	179	522	749	536	630	868	912	843

Table 4 - Previous Housing Completions (net)

Housing Stock

3.23. The housing stock in Mid Sussex is predominantly larger detached and semi-detached properties, and this type of housing accounts for 60% of the housing stock in the three towns. The majority (74%) of the housing stock in the District is in private sector ownership. This compares to the regional average of 68% and the county average of 63%. The high percentage of private sector ownership means that there are low levels of social housing (12%) and private renting (13%). Second homes account for just over 0.4% of the total housing stock (Census 2011).

Affordable Housing

3.24. Between April 2008 and April 2018 there have been 1,431 new affordable homes built across the District at an average of 143 affordable homes per annum with a low of 85 (2010/11) and a high of 221 (2014/15).

2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18
158	157	85	202	108	122	221	113	168	97

Table 5 - Previous Affordable Housing Completions (gross)

Health

3.25. Overall, the health of residents in Mid Sussex is generally good; in 2011 85% reported their health as ‘Good’ or ‘Very Good’. This compares to 81% of people in the South East. 14.2% of people in Mid Sussex had a limiting long-term illness. This is lower than the West Sussex figure of 17%, the South East figure of 15.7% and the England figure of 17.6%, which also indicates a relatively good standard of health in Mid Sussex (Census, 2011).

3.26. The primary and community health estate is in good overall condition however there are localised capacity problems at some clinics. West Sussex Primary Care Trust indicated through the District’s Infrastructure Development Plan that primary care provision in the form of community health services will need to be improved in all the major settlements in the District.

3.27. In terms of access to Health facilities, 82.2% of households are within a 15 minute walk (approximately 1.2km) from a GP Surgery, Health Centre or Hospital. This figure is largely swayed by the proportion of households close to facilities within the three towns, and there are large rural areas of the District that are not within a reasonable walking distance from health facilities.

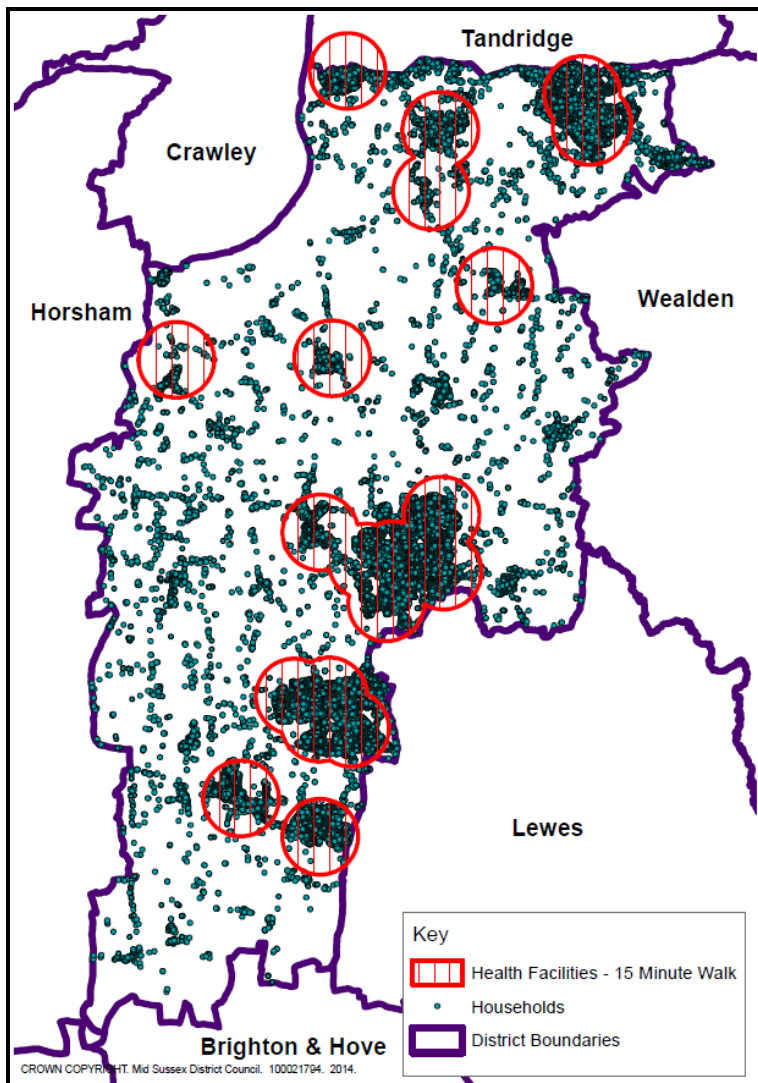


Figure 5 – Access to Health Facilities

Education

- 3.28. In Mid Sussex, there are 42 primary schools and 7 secondary schools serving the District. West Sussex County Council has consulted on primary school expansion proposals to cater for existing and forecast future demand, and has indicated that large-scale strategic development will require new and additional educational facilities while other development may require improved facilities. The District Council will continue to engage with the County Council through the Site Allocations DPD process to ensure there is sufficient school capacity to align with development proposals.
- 3.29. In 2011, 14.8% of the District's population had no qualifications, which is less than the average for the South East (19.1%) and for Great Britain (22.5%). More people in Mid Sussex were educated to NVQ Level 4 and above (33.6%) than the average for the South East (29.9%) and Great Britain (27.4%) (ONS, 2010 and 2011).
- 3.30. In terms of primary school provision, the County Council Pupil Forecasting work (Planning School Places, 2019) deems an area full when it is operating over 95% capacity. Schools in the Burgess Hill planning area are currently at 90% capacity, East Grinstead planning area (including Ashurst Wood, Copthorne, Crawley Down, Turners Hill and West Hoathly) at 93% capacity, and Haywards Heath planning area (including Balcombe, Bolney, Cuckfield, Lindfield, Twineham, Warninglid) at 93% capacity. The Hassocks planning area, which includes Albourne, is the only planning area deemed full – at 97% capacity. New Primary Schools are identified as part of the Northern Arc development at Burgess Hill and Clayton Mills (Hassocks) strategic site; these will increase capacity in these areas.
- 3.31. In terms of secondary school provision, all areas are assessed as having capacity and are not deemed full (Burgess Hill – 83%, East Grinstead – 89%, Hassocks – 92%, Haywards Heath – 83%).
- 3.32. In terms of access to education, 89.8% of households within Mid Sussex are within a 15 minute walk (approximately 1.2km) from a primary school, and 64.9% of households are within 20 minute walk from a secondary school. This figure is largely swayed by the proportion of households close to schools within the three towns, and there are large rural areas of the District that are not within a reasonable walking distance from educational facilities.

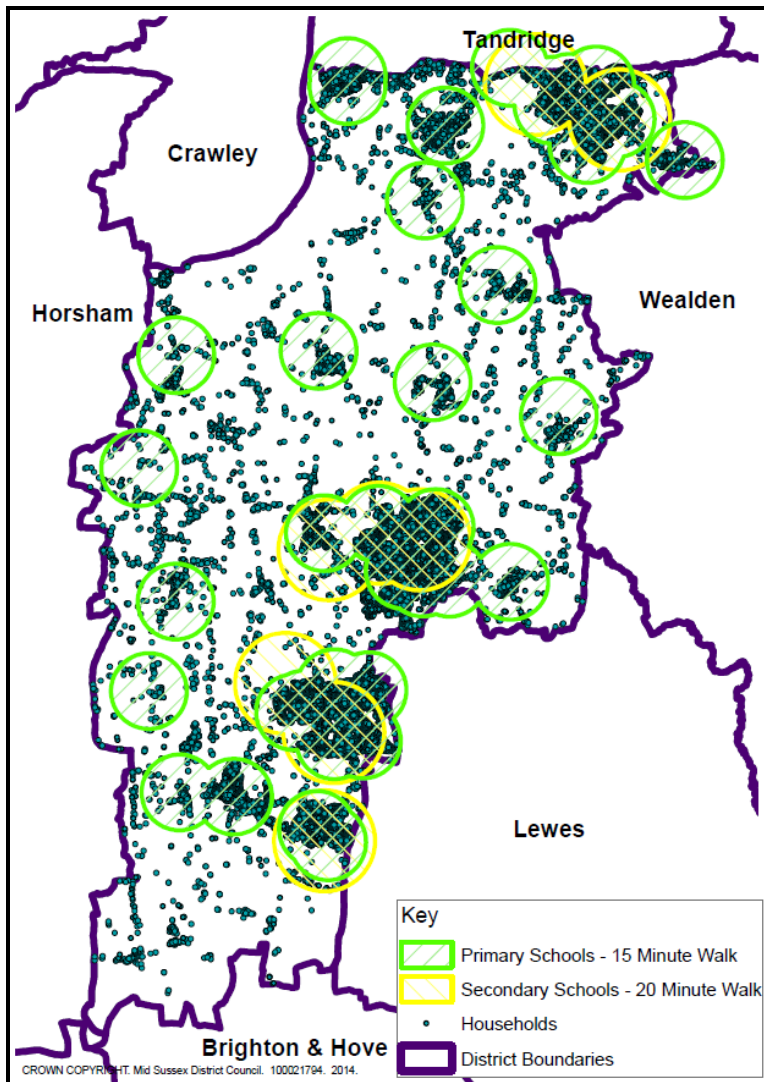


Figure 6 - Access to Education Facilities

Crime

3.33. Mid Sussex is generally a safe place to live with low levels of crime with only 36.98 crimes per 1000 residents in 2012/13 (Sussex Police).

3.34. Sussex Police have Crime Prevention Design Advisors who champion a scheme called ‘Secured by Design’ and provide advice on crime prevention. The ‘Secured by Design’ scheme combines ‘designing out crime’ with enhanced security to reduce crime and create safe and sustainable communities. The aim of ‘designing out crime’ is to reduce the vulnerability of people, property and businesses to crime as well as reducing the fear of crime. This is through designing the built environment so that opportunities for crime are removed. This includes addressing access and movement, surveillance, defensible space, and lighting.

Leisure and Recreation

3.35. A refresh (2010) of the ‘Assessment of Open Space, Sport and Recreation’ audit found that there have been improvements in the deficiencies of outdoor provision both in terms of quality and quantity, particularly in artificial pitches, play and skate park areas (note: a further refresh of this study is planned). There are still, however, deficiencies in most areas and new residential development is likely to increase demand and further burden current provision. Facilities maintained by Mid Sussex District Council include:

- 3 leisure centres
- 9 parks
- 3 bowling greens

- 4 skate parks
- 23 senior and 15 junior football sites
- 10 tennis court sites
- Over 200 equipped playgrounds
- 2 allotment sites

3.36. There is a wide range of sport and recreation facilities across the District including health and fitness clubs, sports halls, swimming pools, golf courses, synthetic turf pitches, grass pitches and bowls facilities. There are leisure centres in Burgess Hill, East Grinstead, Hassocks and Haywards Heath offering a range of sporting activities.

3.37. The District Plan, alongside other relevant plans, seeks to ensure that there are sufficient indoor and outdoor leisure activities and premises to cater for both residents and visitor requirements in the future. The Sport England Active People survey demonstrates that Mid Sussex has a comparatively high level of club membership and sports participation. It is likely that demand for leisure facilities will increase in the future so it is important that this demand is met.

Roads and Transport

3.38. Mid Sussex District Council has commissioned a refreshed Mid Sussex Transport Model (updating the version used during the District Plan examination). This will assess the transport implications of the Site Allocations DPD. Baseline reporting and site selection implications will be reported in the baseline section of the Regulation 18 Sustainability Appraisal and will also directly impact the assessment of sites against the sustainability framework.

3.39. Car ownership in the District is high with 86.4% of households having one or more cars or vans, compared to 74.2% nationally. 44.2% of all households have two or more cars compared to 32.1% nationally which raises the risk of traffic congestion issues (Census 2011). A number of interventions such as improved signalling, junction improvements and priority bus corridors may be necessary to support proposed growth.

3.40. Air quality is an issue, particularly as habitats within the Ashdown Forest Special Area of Conservation are sensitive to atmospheric pollution, especially from road traffic emission. Additional sources of pollution should be avoided or mitigated to prevent additional adverse effects on ecological integrity.

3.41. There are six mainline railway stations in Mid Sussex, five of which are on the main Brighton to London line: Hassocks, Burgess Hill, Wivelsfield, Haywards Heath and Balcombe. East Grinstead railway station is on the East Grinstead to London line. The Bluebell Railway, a privately-owned heritage railway now provides services south from East Grinstead and has long-term plans to reinstate the disused branch line westwards from Horsted Keynes (via Ardingly) to a terminus at Haywards Heath.

3.42. In terms of access to train stations, 42.1% of the District's households are within a 15 minute walking time (approximately 1.2km) from a train station.

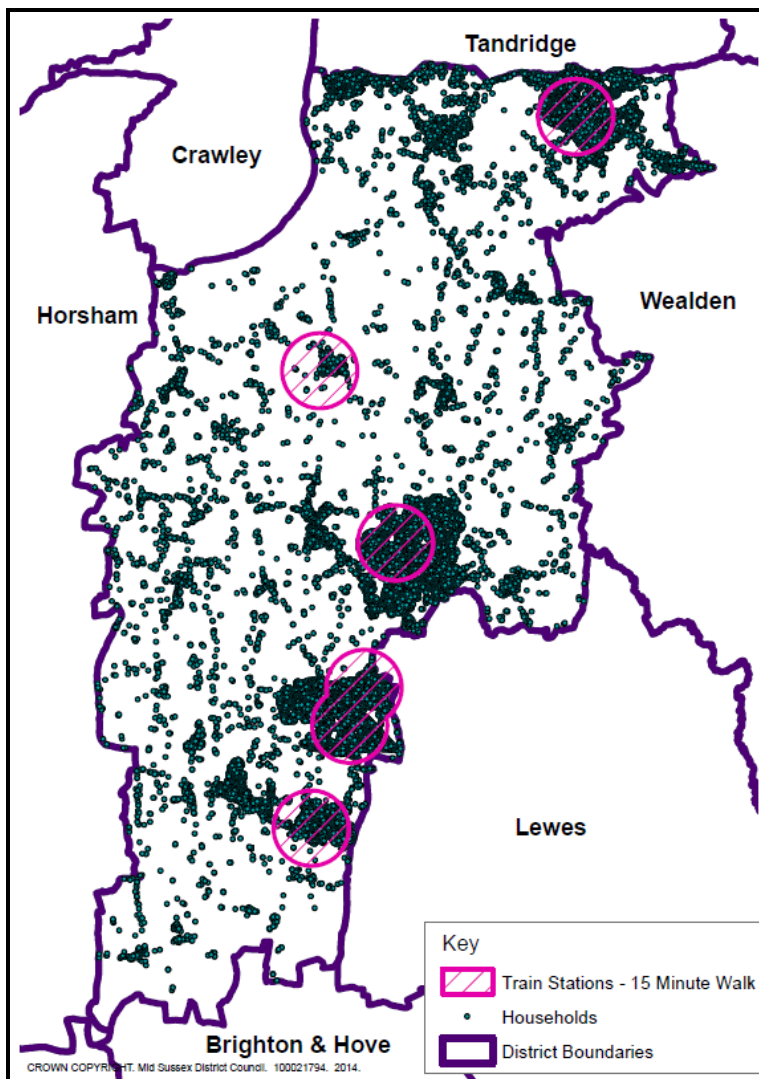


Figure 7 - Access to Train Stations

- 3.43. Private bus operators run services connecting the three towns with many of the District’s villages and larger regional centres such as Horsham, Crawley and Brighton, although some services are infrequent and many do not operate in the evening or at weekends. Low passenger numbers have meant several bus services have been lost in recent years due to not being economically viable. Several community transport services also run in the District. In 2011, nearly 65% of journeys to work were by private motor vehicle, around 15% are by public transport and just over 12% are by bicycle or on foot (Census, 2011).
- 3.44. In terms of access to bus stops, 91% of the District’s households are within a 5 minute walk (approximately 400m) from a bus stop. Whilst this is an encouraging figure, this does not account for the frequency of bus service as many of the rural bus stops have an infrequent service (less than 3 an hour and in some cases less than 3 a day).

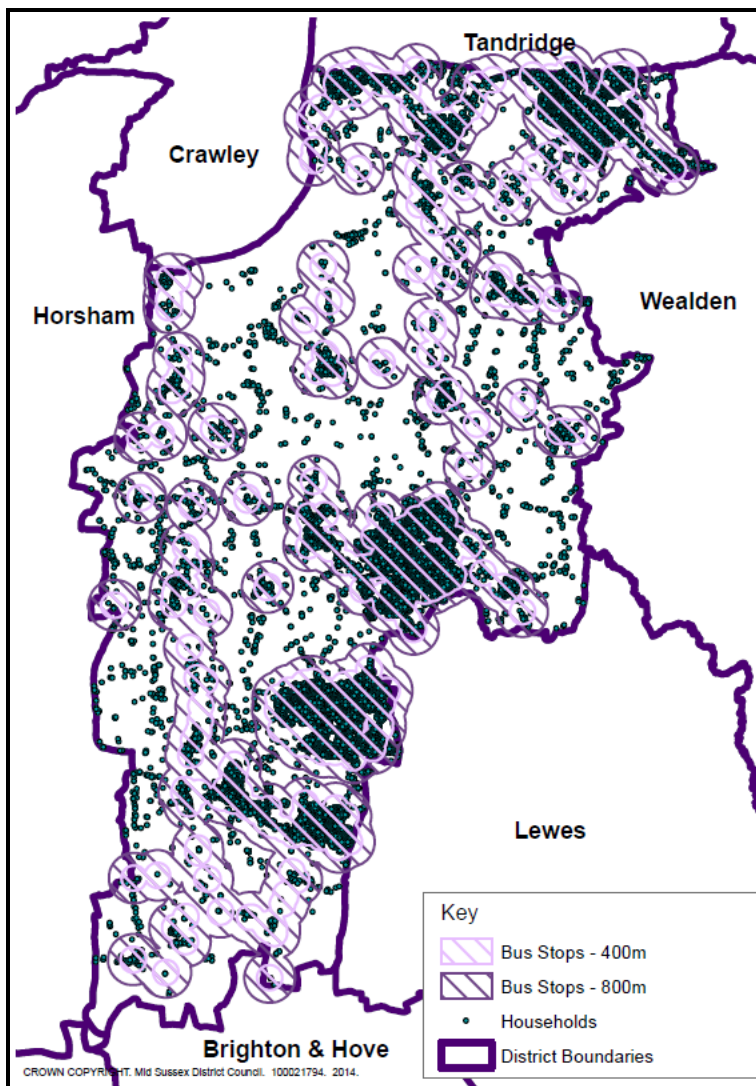


Figure 8 - Access to Bus Stops

- 3.45. Sustainable transport links and routes perform a key role in the District. Opportunities to enhance and upgrade existing pedestrian and cycle routes and new provision have been identified in the Council's Infrastructure Development Plan.
- 3.46. High vehicle ownership and the potential for highway congestion arising from development present a significant issue. Opportunities to promote sustainable modes of transport and interventions and schemes that mitigate the impact of developments on the transport network and environment should be encouraged within the Site Allocations DPD.
- 3.47. Mid Sussex District also benefits from an extensive network of public rights of way totalling around 597.8km, including:
- Footpaths – 475.2km
 - Bridleways – 117.2km
 - Byways – 4.8km
 - Restricted Byways – 0.6km

Environmental Baseline

3.48. Mid Sussex has a high quality natural and built environment. Around 60% of the District is covered by protected landscape designations – nearly 50% is within the High Weald Area of Outstanding Natural Beauty (AONB) and over 10% is within the South Downs National Park (Figure 4). The South Downs National Park Authority is the planning authority for the National Park, and has adopted its own Local Plan for the Park area. The area designated as the South Downs National Park is not subject to the policies within the District Plan or forthcoming Site Allocations DPD.

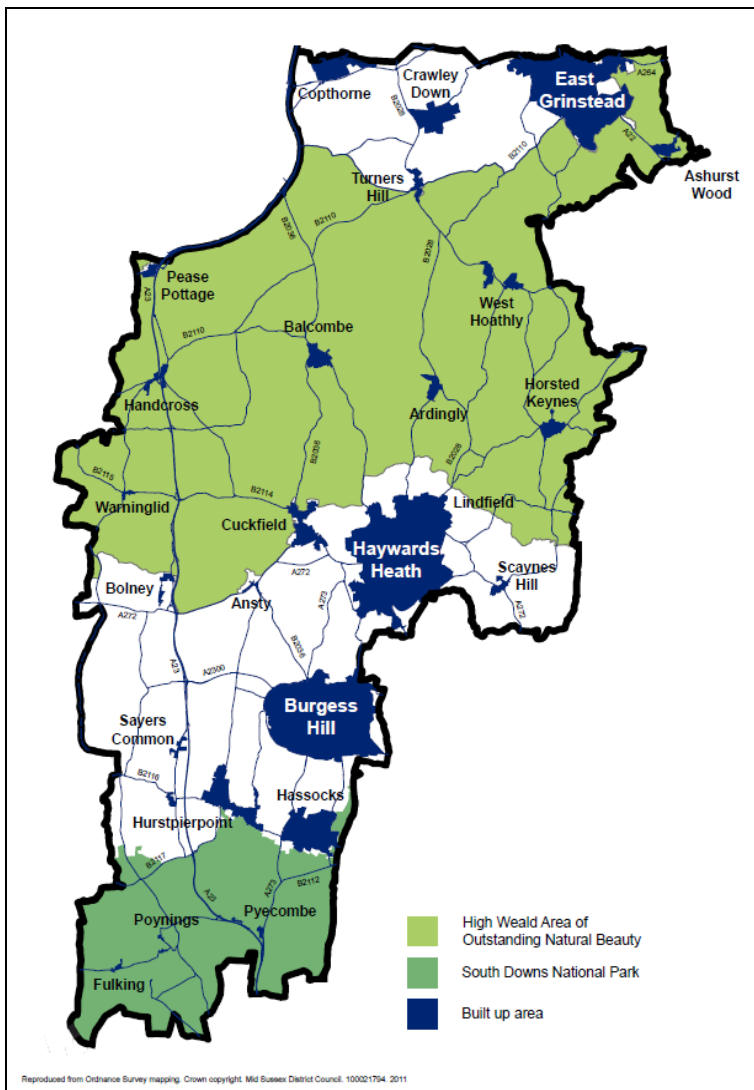


Figure 9- The High Weald Area of Outstanding Natural Beauty and the South Downs National Park

Nature Conservation

3.49. There are a variety of nature conservation sites within the District (Table 4 and Figure 5) which are important for biodiversity. In 2017/18, 93.8% of Sites of Special Scientific Interest (SSSI) units in Mid Sussex have been found to be in ‘favourable’ or ‘unfavourable but recovering’ condition. The District is also important for species identified in the Sussex Biodiversity Action Plan (BAP), which are also subject to protection under British and European legislation. Species include the great crested newt, dormice, nesting birds, badgers and bats.

3.50. Mid Sussex is the tenth most wooded district in the South East and two-thirds of this woodland is classified as ‘ancient’, according to the Ancient Woodland Inventory for Mid Sussex (2007).

Designation	Description	Number of Sites within the District	Area of the District covered by the Designation	Percentage of the District covered by the Designation
SSSI	Site of Special Scientific Interest – a national designation for nature conservation or geological value	13	639.7 Ha	1.9%
SNCI	Site of Nature Conservation Importance – local designation for flora and fauna interest and value	50	1,094 Ha	3.3%
LNR	Local Nature Reserve – local designation for wildlife or geological importance.	6	158 Ha	0.5%
Ancient Woodland	Areas with continuous woodland cover since 1600AD.	1443	5,282 Ha	15.81%

Table 6 - Nature Conservation Sites in Mid Sussex (Source: MSDC mapping)

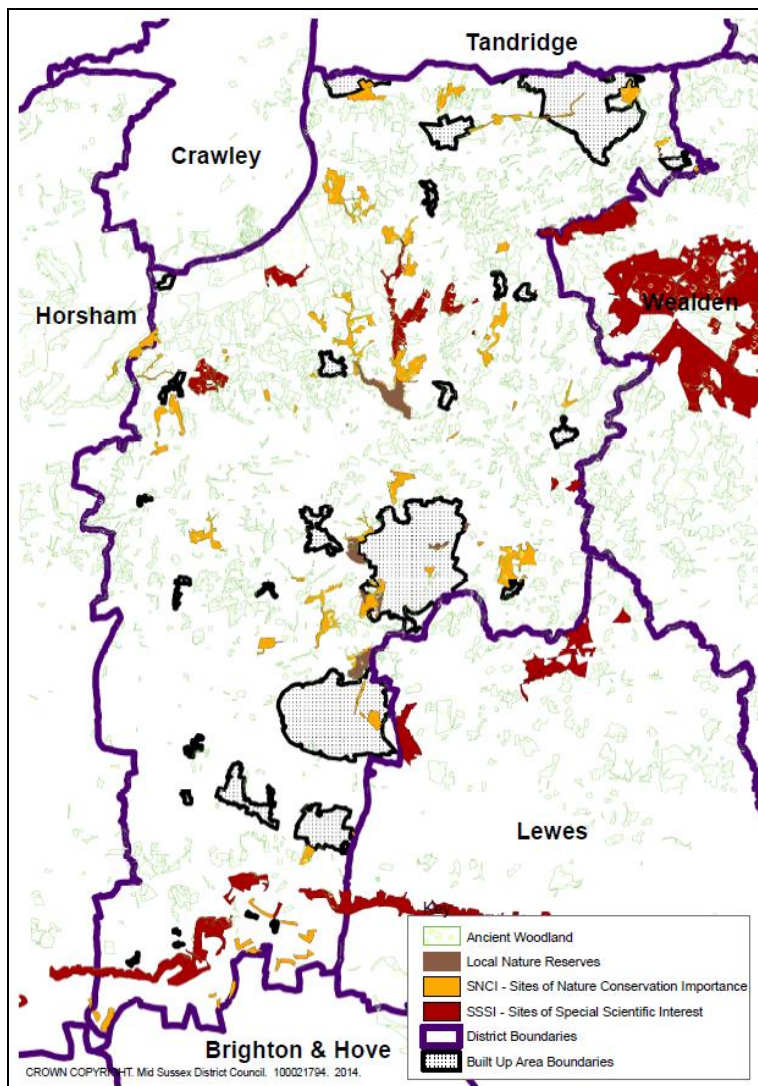


Figure 10 - Nature Conservation Sites in Mid Sussex

Ashdown Forest SPA/ SAC

- 3.51. The Natura 2000 network consists of sites across Europe designated for their nature conservation importance. It aims to be an ecologically coherent network of designated sites that protect threatened species and habitats. The Natura 2000 network is formed of Special Areas of Conservation (SAC) for species, plants and habitats (designated under the Habitats Directive) and Special Protection Areas (SPA) for bird species (classified under the Birds Directive).
- 3.52. There are no European-designated or Ramsar sites within the District, but the Ashdown Forest SPA/ SAC lies adjacent to the north-east boundary of Mid Sussex and within Wealden District (Figure 11).
- 3.53. The Ashdown Forest SPA was classified in 1996. It is a 3,200Ha site comprising predominantly of lowland heathland and woodland. The Ashdown Forest SPA is an internationally important habitat classified because of the presence of breeding populations of Dartford warbler *Sylvia undata* and European nightjar *Caprimulgus europaeus*. It is also a Site of Special Scientific Interest (SSSI).
- 3.54. The Ashdown Forest SAC was designated in 2005 and covers 2,700Ha. It has a different boundary to the SPA, but the two designations overlap. The qualifying features for the designation are the Annex I habitats: Northern Atlantic wet heaths with *Erica tetralix* and

European dry heaths, and the Annex II species: Great crested newt *Triturus cristatus*. It is also part of the SSSI.

- 3.55. Under the Conservation of Habitats and Species Regulations 2017 (as amended), any proposed plan (including the Site Allocations DPD) that may affect a European site must first undergo an assessment to look at its potential impacts. This is to determine if the plan will adversely affect the integrity of the European site(s) concerned (the Ashdown Forest SPA/ SAC).
- 3.56. The potential effects of development on Ashdown Forest were assessed during the Habitats Regulations Assessment (HRA) process for the Mid Sussex District Plan, which was adopted in March 2018. The screening exercise carried out in late 2007 and early 2008 found likely significant effects on the Ashdown Forest SPA as a result of increased recreational activity arising from new residential development and related population growth that is likely to disturb the ground-nesting birds.
- 3.57. A 2008 survey investigating visitor patterns at Ashdown Forest found that the majority (83%) of visitors originated from within a 7km distance from Ashdown Forest. A 2016 visitor survey also supports 7km as the distance that would capture the majority of frequent visitors to Ashdown Forest. Within this '7km zone of influence', measures to reduce recreational pressure would be most effective; therefore, residential development leading to a net increase in dwellings will need to contribute to an appropriate level of mitigation. This will be in the form of providing a Suitable Alternative Natural Greenspace (SANG), either on the development site itself or through a financial contribution towards a strategic SANG, and a separate financial contribution towards a Strategic Access Management and Monitoring (SAMM) Strategy. The approach to mitigation is set out in District Plan Policy DP17.
- 3.58. The District Council has a strategic SANG at East Court & Ashplats Wood in East Grinstead and a series of enhancement works will help to make the site more attractive to visitors. Work with the other affected local authorities (Wealden District Council, Lewes District Council, Tunbridge Wells Borough Council, Sevenoaks District Council and Tandridge District Council) on a Joint SAMM strategy is currently being finalised, although the District Council is currently implementing an Interim SAMM Strategy applicable to relevant planning applications.
- 3.59. The screening exercise also identified that atmospheric pollution could have an impact on the Ashdown Forest SAC. The potential air quality impacts on the Ashdown Forest SAC arise from additional nitrogen deposition resulting from increased traffic emissions as a consequence of new development. The transport modelling undertaken for the District Plan shows that the Development Case results in an overall modest reduction in traffic on the assessed routes. However, the reduction of traffic flows on the A22 and A26 is matched by an increase in traffic flows on the A275. This has been assessed further through air pollution modelling which focused on the amount of nitrogen deposition from the additional traffic-source pollution contributed by developments proposed in the District Plan, in combination with growth assumptions for surrounding local authority areas. The analysis indicates that the predicted increase in nitrogen deposition is not considered to be ecologically significant. The overall effect of the District Plan's process contribution to pollution deposition within qualifying SAC habitats can be considered neutral. The District Plan HRA report concludes that adverse effects are unlikely and no further measures are necessary.
- 3.60. Further issues to do with the Ashdown Forest SPA/ SAC will be discussed in the Habitats Regulations Assessment for the Site Allocations DPD.

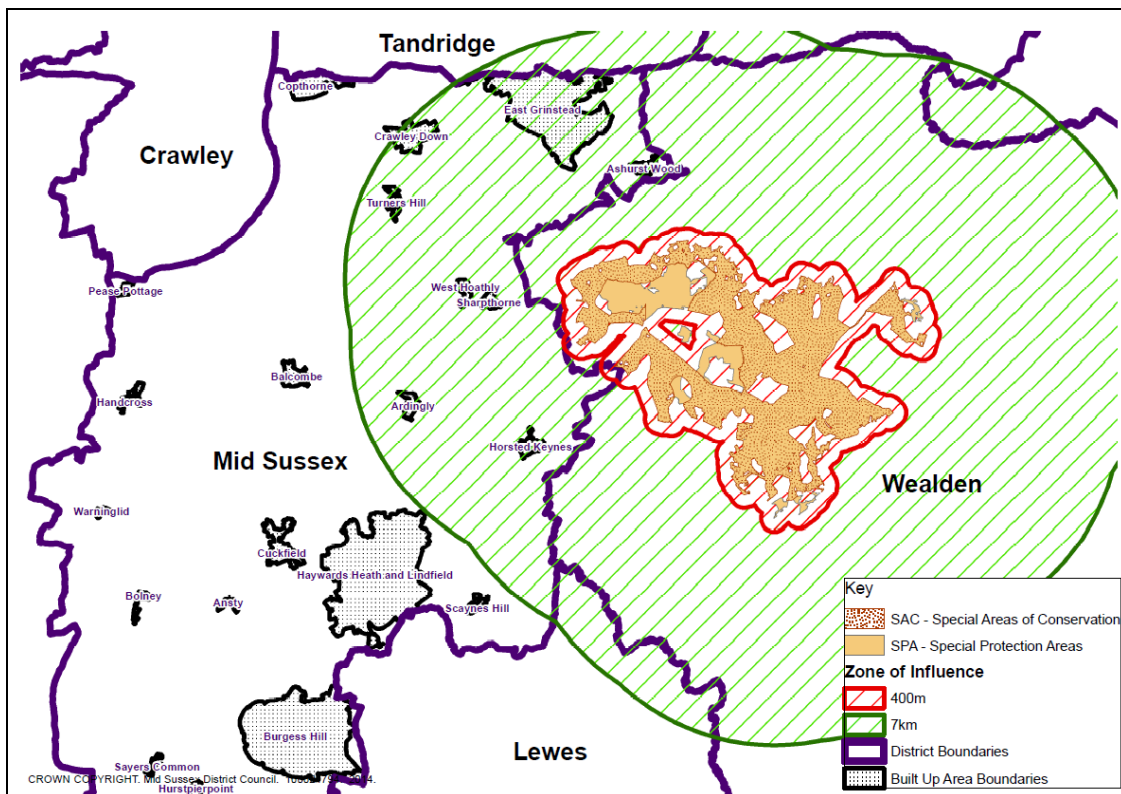


Figure 11 - Ashdown Forest Special Protection Area and Special Area of Conservation, plus zones of influence.

Landscape

3.61. There are three landscape character areas within the District: the High Weald, the Low Weald and the Sussex Downs. Mid Sussex contains areas of ancient and ghyll woodland within the stream valleys of the High Weald. There are a significant number of standing water and wetland habitats such as ponds (including historical mill sites and hammer ponds), lakes, reservoirs and water meadows. There are also many linear/ running water habitats of small streams and ditches, for example, the Upper Adur Streams, which act as a network of wildlife corridors throughout the District.

Heritage

3.62. The towns and villages of Mid Sussex are attractive and the historic environment is of a high quality. This helps to shape the areas unique character and identity. Within Mid Sussex District, there are:

- 36 Conservation Areas, designated for their special architectural or historic interest
- 1,064 Listed Buildings, of which 18 are of the highest grade (Grade I) which are considered to be of exceptional importance.
- 10 Registered Parks and Gardens
- 25 Scheduled Ancient Monuments, predominantly within the South Downs National Park
- Over 1,100 reported archaeological sites and find-spots

3.63. The District Plan ensures that the District's historic environment is offered a high level of protection so as not to put any of these important historical assets at risk, in accordance with the National Planning Policy Framework.

Air and Climate

3.64. In general, air quality in Mid Sussex is good. There is one Air Quality Management Area (AQMA) in the District in Hassocks, designated due to levels of nitrogen dioxide being above the target at Stonepound Crossroads. The main reasons for the crossroads being affected by air pollution are the volumes of road traffic and the stop/start routine of driving conditions at peak times caused by the queuing traffic at the traffic lights. The area is on the brow of a hill and is partly lined with trees. An Air Quality Action Plan was consulted upon and published in 2013 to identify actions to improve air quality. An annual progress report is published in order to monitor and report on this area.

Water

- 3.65. The Council's Strategic Flood Risk Assessment (SFRA) has identified that approximately 9km² of the District (2.7% of the total land area) is at a high risk of flooding (Figure 7). Additionally, approximately 1.6km² of the District is affected by drainage problems, groundwater flooding and overland flows. The SFRA mapping is a 'live' document which is updated with new flood events as they arise. It includes areas that have flooded historically, as well as the recently published Flood Map for Surface Water which accompanies the National Flood Risk Assessment (NaFRA).
- 3.66. Demand for water is rising and residents in Mid Sussex use approximately 181 litres of water a day. This is higher than the UK average of 154.1 litres. Most of the District is within an area identified as having a deficit in water supply and, therefore, during a dry year the demand for water will be more than the water available for use.
- 3.67. Under the Water Framework Directive, water quality targets are set in River Basin Management Plans. The majority of water bodies in the District are failing to meet the Good Status objective, and it is recognised that both ground and surface waters face threats from abstraction and pollution. Some of the existing sewerage infrastructure within the District is operating at or near capacity and unless significant investment is made to existing or through new infrastructure, water quality within the watercourses in the District may be at risk (Water Cycle Study, 2011). In particular, Goddards Green Wastewater Treatment Works (on the outskirts of Burgess Hill) has been identified as having constraints with regards to capacity and odour, which will need to be taken into account when planning for development that would drain to this particular works. Mitigation works are planned in order to provide sufficient operating capacity to accommodate the Burgess Hill Northern Arc development allocated within the District Plan.

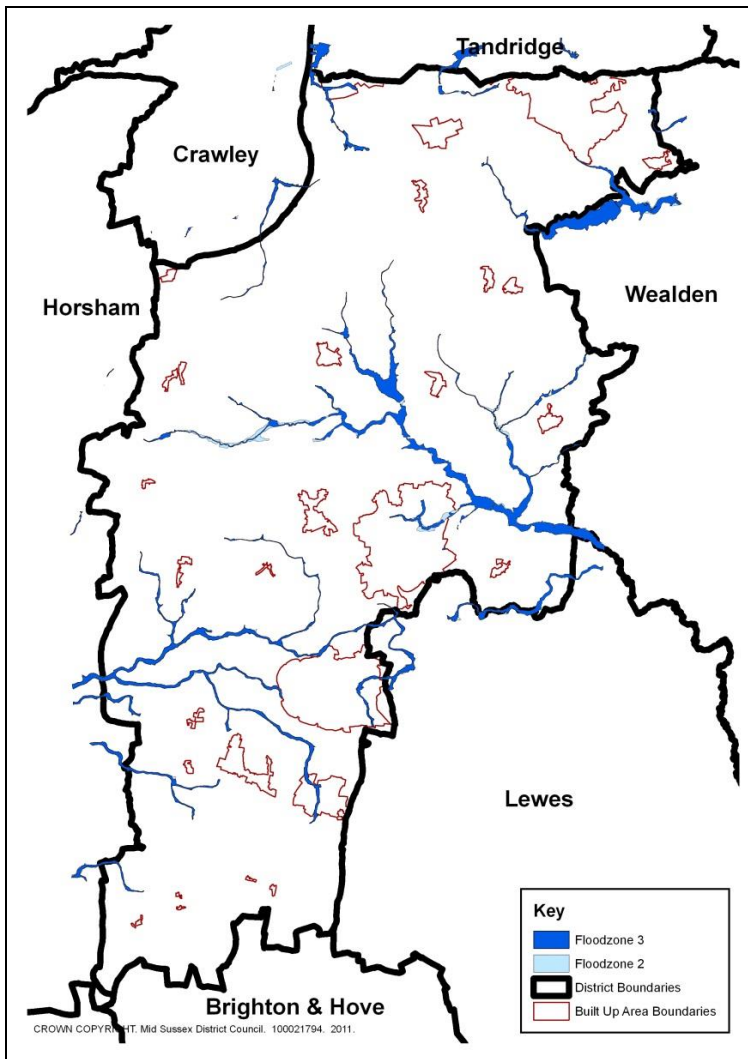


Figure 12 – Areas within an Environment Agency defined Flood Risk Zone (2 or 3)

Soils

3.68. The Agricultural Land Classification classifies land into 5 grades (Grade 1: Excellent Quality – Grade 5: Very Poor Quality) based on long-term physical limitations of land for agricultural use. Grades 1, 2 and 3a form the Best and Most Versatile Agricultural Land definition, however, the data available does not divide Grade 3 into categories 3a and 3b.

- There is no land classified as Grade 1 within the District.
- 1.4% of the District is classified as Grade 2 and the majority of this is within the South Downs National Park or the High Weald AONB.
- 63.7% of the District is classified as Grade 3, some of which is likely to fall into the Grade 3a category.
- 23.2% of the District is classified as Grade 4.

3.69. Whilst there are relatively few large-scale contaminated sites in the District, there are some small-scale contaminated sites.

Energy

3.70. The Sustainable Energy Study (2014) assessed different renewable energy sources in order to gauge the potential and possible yield. This also took into account landscape sensitivity and constraints. For instance, the potential wind resource in Mid Sussex for medium-scale turbines, when taking infrastructure, wind speeds, designations and landscape sensitivity into account, is 7.5MW (this would be greater if these issues were not taken into account).

3.71. As at the end of 2017, the following renewable energy installations were present in the District:

Type	Number	Installed Capacity (MWh)
Photovoltaics	1,958	17,832
Onshore Wind	5	47
Hydro	0	0
Anaerobic Digestion	0	0
Sewage Gas	1	3,503
Landfill Gas	0	0
Municipal Waste	0	0
Biomass	0	0
Total	1,964	21,382

Table 7 - Renewable Energy installations and capacity in Mid Sussex. (Source: Department of Energy and Climate Change, 2018)

Waste

3.72. The majority of waste produced in the District currently goes to landfill sites, but around 45% is recycled. The District Council operates a kerbside recycling scheme and there are 15 recycling 'bring sites' throughout the District (MSDC monitoring).

Economic Baseline

Economic Characteristics

3.73. Mid Sussex District is well-connected to the strategic road and rail networks between London and the south coast. Gatwick Airport is close by in the neighbouring borough of Crawley. This has meant that the local economy is influenced by these factors as well as being within commuting distance from London and the south coast. The District's location attracts businesses resulting in a healthy and vibrant economy, and as at 2018, there are around 59,000 jobs in Mid Sussex (MSDC monitoring based on Oxford Economics projections, 2018).

3.74. Just over half (54.18%) of the workforce both live and work in the District and around 45.6% of the total workforce of Mid Sussex work outside of the District. The relatively high level of out-commuting is an issue in terms of sustainability – this can lead to overcrowded trains and congestion on the road network. It also means that many of the District's highly qualified workforce are not using their skills within Mid Sussex-based businesses.

Employment Sectors

3.75. In 2011, the residents of Mid Sussex were predominantly employed in:

- Public administration (26.7%)
- Distribution, hotels and restaurants (25.9%)
- Banking, finance and insurance (24.4%)

3.76. According to the 2011 Census, 12.4% of the workforce was self-employed. The increase in broadband availability within the District is likely to have encouraged more people to have set up business from home, or work from home, since then.

Employment Rate

3.77. Mid Sussex has an employment rate of 84.7%; this is higher than the regional average of 80.8% (NOMIS, 2018). This suggests that there is a strong labour market in Mid Sussex. The unemployment rate is 2.1% in Mid Sussex, which is lower than the average figure for the

South East of 3.4%. The claimant count rate (i.e. the number of people claiming Job Seekers Allowance) is 0.9%, which is lower than the South East average of 1.7% (NOMIS, 2018).

Economic Activity Rate

3.78. The economic activity rate is the percentage of people who are in work or are seeking work. Of those aged 16-64, 85.5% are economically active, which compares to 80.8% for the South East (Annual Population Survey, 2018).

Business Activity

3.79. There were 7,980 active businesses in Mid Sussex in 2016, of which 5,960 employ 1-4 people. The number of active businesses in Mid Sussex has increased yearly since 2009; Mid Sussex has the second largest number of active businesses in West Sussex (Mid Sussex Economic Profile, 2018).

3.80. The District saw the largest increase in West Sussex of enterprise births between 2013 and 2014 at 9%. There were 905 enterprise births in 2014, the highest number in the County (Mid Sussex Economic Profile, 2018).

Earnings

3.81. In 2018, the average gross weekly pay for workers who live in the District was £645.40. This is higher than the averages for the South East (£614.50) and Great Britain (£571.10).

Retail

3.82. The Retail Study (2014) looked at retail needs in each of the three main towns.

- For convenience goods, the study concluded that there was not District-wide capacity for new retail floorspace but recommended that the Council supports improvements to existing foodstore provision and accessibility in the network of town centres.
- For comparison goods, the study recommended that it will be important to maintain, and enhance, the existing market share, providing a better choice and quality of higher order comparison retailing.

Tourism

3.83. Tourism plays an important role in Mid Sussex and 9% of jobs in the District are tourism-related. There are a variety of attractions in Mid Sussex including gardens, historic buildings, windmills, a steam railway, museums, farms and nature reserves as well as numerous local events. Between 2010 and 2012 there were 154,000 trips to Mid Sussex for tourist purposes, with a total tourist spend of £17m (Visit England – Great British Tourism Survey 2013).

Challenges Collecting the Baseline Data

3.84. There are some challenges collecting the baseline information, which mean that there are some data limitations. As noted in SA guidance, it is important to set these out.

- The most up-to-date and reliable data source has been used at all times where possible.
- One of the difficulties in collecting the data has been obtaining data at a district level. For example, some data is only available at a county or regional level.
- It is necessary for the data to be collected on an annual basis for monitoring purposes. Some data is released or collated yearly which is ideal for monitoring purposes. Other datasets are released at longer time intervals. Where data has to be collated by the District Council using its own internal systems (for example, the planning application database or mapping software (GIS)), this has to be done with limited resources in terms of time and cost. Where collecting data would be unreasonable in terms of time and cost, alternatives have been sought where

possible. It is important that the task of collecting data is not onerous, and the benefit from collecting it outweighs the time spent doing so.

- As external organisations collect some of the data, Mid Sussex District Council has little control over the spatial and temporal nature of data collected and whether this may change in the future. It is important, for monitoring purposes, that the information is from a reliable source and can be compared with similar data retrieved over time in order for reasonable comparisons/ trends to be made.
- Baseline data relates to Mid Sussex only, unless noted otherwise. It is possible that the Site Allocations DPD will have an impact outside the district. It would not be practical to collate baseline data for all neighbouring areas on the range of subjects considered within this baseline section; however the potential impact outside of Mid Sussex and 'cross-boundary effects' will be considered when appraising the strategy/sites/policy within the draft DPD.

4. Identifying Sustainability Issues and Problems

Task A3 - Identifying Sustainability Problems

4.1. The review of Plans, Programmes, Policies, Strategies, Guidance and Initiatives (PPPSGs) and analysis of the baseline position within Mid Sussex undertaken in Section 3 help to determine the sustainability issues and challenges facing Mid Sussex district.

4.2. These issues and challenges include:

Social

- an increasing population, and the need for additional infrastructure⁵ capacity or improvements in order to meet the needs of new households;
- An ageing population is likely to increase the demands on health and social care, in particular the need for residential nursing care.
- a changing and aging population, that may create potential gaps in the jobs market and the need for the District's housing stock to be fit to meet future needs;
- need for affordable housing cannot be met by existing or planned supply and therefore new affordable housing must be built to meet needs;
- House prices in Mid Sussex are high relative to average incomes, and this causes affordability issues, particularly for young people.
- primary care provision in the form of community health services will need to be improved in all the major settlements in the District
- existing school capacity issues will need to be addressed
- Car ownership and use is high, contributing to congestion and climate change. This may be a reflection of high average income, or limited access to public transport in the rural areas.
- high vehicle ownership and the potential for highway congestion arising from development, opportunities to promote sustainable modes of transport and interventions and schemes that mitigate the impact of developments on the transport network and environment should be encouraged
- Ease of access to existing facilities and services is an issue for many residents in Mid Sussex, particularly those in rural areas. There are some pockets of deprivation in the District mostly in relation to access to local community services – this can create social exclusion.
- low levels of crime should be further reduced where possible through designing the built environment so that opportunities for crime are removed
- demand for leisure facilities will increase in the future so it is important that there are sufficient indoor and outdoor leisure activities and premises to cater for both resident and visitor requirements

Environmental

- There is a need to encourage sustainable, attractive and inclusive communities to ensure that the District continues to benefit from good health and an attractive natural and built environment.
- The need to maintain and enhance the high quality natural, built and historic environment and biodiversity of the District.
- Water usage is increasing, putting further pressure on water resources, which is further exacerbated by climate change.
- Water quality, both in watercourses and aquifers, needs to be maintained and enhanced.
- Flood risk is an issue for the District, in particular relating to surface water drainage from new developments.

⁵ Includes roads and other transport facilities; flood defences; schools and other educational facilities; medical facilities; sporting and recreational facilities; and open space.

- The amount of waste produced in Mid Sussex is increasing, while at the same time, the land available to dispose of waste (landfill) is reducing. However, this is seen as the most unsustainable option by which to manage waste. Recycling rates are increasing.
- There is a need to promote more sustainable forms of development that are energy and resource efficient, and increase the environmental as well as economic 'self-sufficiency' of communities within Mid Sussex and its ability to adapt to climate change.

Economic

- Mid Sussex has a relatively high level of in and out commuting for work, which impacts on traffic and environmental quality. Whilst it is recognised that commuters make a significant financial contribution to the District, it is important that appropriate employment opportunities are promoted within the District to ensure people who live locally can work locally.
- The downturn in the rural economy in recent years. Although the relatively small growth in businesses within the District shows that this may be improving, this needs to be maintained
- There are already infrastructure deficits in sewerage and water supply, transport, open space and sports/ play provision, and there are public concerns that further development will exacerbate these problems.
- The District's three town centres would benefit from regeneration and renewal so that they can be attractive retail, leisure and commercial hubs each with their own distinctive character.

5. Sustainability Framework – Objectives and Indicators

Task A4 – Developing the Sustainability Appraisal / SEA Objectives

Sustainability Objectives and Indicators

- 5.1. In order to assess the contribution the draft Site Allocations DPD will make towards achieving sustainable development, a range of sustainability objectives have been developed. These objectives are based on the three strands of sustainability: **Social, Environmental and Economic**.
- 5.2. The Sustainability Appraisal must test the policies and potential sites within the Site Allocations DPD against the sustainability objectives. It must also test a range of reasonable alternatives for the strategy, policies and sites. By doing this, all reasonable alternatives will have been considered and their relative sustainability recorded to determine the most sustainable policies and sites for inclusion within the Site Allocations DPD. This ensures that the plan itself is the most sustainable given all reasonable alternatives. The appraisal will take place at the next stage, within the draft Sustainability Appraisal Report.
- 5.3. The impact of each strategy/policy/site option on each of the objectives will be appraised accordingly using the ‘++’ to ‘--’ method as described in section 2 - a prediction as to whether the baseline status of each objective will improve, stay the same or get worse as a result of the policy option in question.
- 5.4. Each objective is quantified by a number of measurable indicators which can be monitored over time to ensure the policies and sites within the Site Allocations DPD are performing as predicted by the appraisal, once adopted. The sustainability objectives and associated indicators make up the ‘Sustainability Framework’.
- 5.5. The objectives chosen represent the issues and challenges facing the District throughout the plan period as identified in section 3. The indicators have been chosen to provide the best possible sources in order to quantify and measure the achievement of each objective. Appendix 2 shows the current baseline figures for as many indicators as possible, the data source from where this has been obtained, and predicted future impacts. Where it is not currently possible to obtain data for an indicator, a reason has been provided. The Council will be investigating ways to collect this data in future, and progress on this will be reported in future stages of this Sustainability Appraisal report.
- 5.6. The proposed sustainability objectives and their corresponding indicators are:

SOCIAL

1	<p>To ensure that everyone has the opportunity to live in a home suitable for their needs and which they can afford</p> <ul style="list-style-type: none"> - <i>housing completions per annum (net)</i> - <i>number of affordable homes completed annually (gross)</i> - <i>financial contributions towards affordable housing provision</i> - <i>number of households accepted as full homeless</i>
2	<p>To improve the access to health, leisure and open space facilities and reduce inequalities in health.</p> <ul style="list-style-type: none"> - <i>number of applications resulting in new, extended or improved health facilities</i> - <i>number of households within a 15 minute walk (approx. 1.2km) from GP surgery/health centre/hospital</i> - <i>number of households within 300m of leisure and open space facilities (as defined in</i>

	<p><i>the Open Space study)</i></p> <ul style="list-style-type: none"> - <i>financial contributions towards leisure facilities</i> - <i>amount of additional community facilities delivered</i>
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3	<p>To maintain and improve the opportunities for everyone to acquire the skills needed to find and remain in work and improve access to educational facilities.</p>
	<ul style="list-style-type: none"> - <i>percentage of population of working age qualified to at least NVQ level 3 (or equivalent)</i> - <i>percentage of adults with poor literacy and numeracy skills</i> - <i>number of households within a 15 minute walk (approx. 1.2km) from a Primary School</i>

4	<p>To improve access to retail and community facilities.</p>
	<ul style="list-style-type: none"> - <i>number of households within a 15 minute walk (approx. 1.2km) from a superstore/town centre/high street shopping facilities)</i> - <i>number of households within a 15 minute walk (approx. 1.2km) from a convenience store</i> - <i>number of households within a 15 minute walk (approx. 1.2km) from community facilities (e.g. community hall, place of worship, library)</i> - <i>number of applications resulting in a loss of community facilities (e.g. shop, pub, place of worship, etc)</i>

5	<p>To create safe and crime resistant communities, and encourage social cohesion, reduce inequality. Promote integration with existing town/village, and retain separate identities.</p>
	<ul style="list-style-type: none"> - <i>all crime – number of crimes per 1000 residents per annum</i> - <i>number of domestic burglaries per 1,000 households</i> - <i>Number of dwellings permitted more than 150m from a built-up area boundary</i>

ENVIRONMENTAL

6	<p>To ensure development does not take place in areas of flood risk, or where it may cause flooding elsewhere (taking into account and aiming to reduce the potential impact of climate change), thereby minimising the detrimental impact to public well-being, the economy and the environment from flood events. (SEA)</p>
	<ul style="list-style-type: none"> - <i>percentage of the District that is within Flood Zone 2/Flood Zone 3</i> - <i>number of properties at risk from flooding, as defined by the Environment Agency</i> - <i>number of planning applications approved contrary to advice given by the EA on flood risk/flood defence grounds</i>

7	<p>To improve efficiency in land use through the re-use of previously developed land and existing buildings, including re-use of materials from buildings, and encourage urban renaissance.</p>
	<ul style="list-style-type: none"> - <i>percentage of new and converted homes developed on brownfield land</i> - <i>percentage of new employment floorspace on previously developed land</i> - <i>average density of new housing developments</i> - <i>amount of Best and Most Versatile Agricultural Land (Grades 1, 2 and 3a) lost to development</i>

8	<p>To conserve and enhance the District's biodiversity. (SEA)</p>
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	<ul style="list-style-type: none"> - number and area of Sites of Nature Conservation Importance (SCNI) and Local; Nature Reserve (LNR) within the District area of ancient woodland within the District - condition of internationally and nationally important wildlife and geological sites (SSSI, SPA, SAC & Ramsar) - number of planning applications approved contrary to advice given by Natural England on biodiversity issues - Number of dwellings permitted within the 7km Zone of Influence (SPA) - Capacity of Suitable Accessible Natural Greenspace (SANG)
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9	To protect, enhance and make accessible for enjoyment, the District's countryside and ensure no harm to protected landscapes. (SEA)
	<ul style="list-style-type: none"> - open spaces managed to green flag standard - number of applications approved contrary to advice from the High Weald AONB unit - number of households within 300m of multi-functional green space (as defined in the Mid Sussex Assessment of Open Space)

10	To protect, enhance and make accessible for enjoyment, the District's historic environment. (SEA)
	<ul style="list-style-type: none"> - number of Listed Buildings in the District - buildings of Grade I and II* and scheduled monuments at risk - number of Conservation Areas in the District - number of Conservation Areas with appraisals and management proposals

11	To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car, thereby reducing the level of greenhouse gases from private cars and their impact on climate change. (SEA)
	<ul style="list-style-type: none"> - number of households within a 5 minute walk (approx. 400m) of a bus stop with frequent service (3+ an hour) - number of households within a 10 minute walk (approx. 800m) of a bus stop with less frequent service (less than 3 an hour) - number of households within a 15 minute walk (approx. 1.2km) of a train station - proportion of journeys to work by public transport - percentage of residents living and working within Mid Sussex - monetary investment in sustainable transport schemes (value of s.106 agreements) - Number of Air Quality Management Areas (AQMAs) within the District

12	To increase energy efficiency and the proportion of energy generated from renewable sources in the District, utilise sustainably produced and local products in new developments where possible, and reduce waste generation and disposal
	<ul style="list-style-type: none"> - domestic energy consumption per household - number of renewable energy installations within Mid Sussex - installed capacity of renewable energy installations within Mid Sussex - percentage of domestic waste that has been recycled

13	To maintain and improve the water quality of the District's watercourses and aquifers, and to achieve sustainable water resources management. (SEA)
	<ul style="list-style-type: none"> - Stretches of watercourse that are, as a minimum, Water Framework Directive status "Moderate" - incidents of major and significant water pollution within the District - number of planning applications approved contrary to advice given by the EA on water quality issues

ECONOMIC

14	<p>To encourage the regeneration and prosperity of the District’s existing Town Centres and support the viability and vitality of village and neighbourhood centres.</p> <ul style="list-style-type: none"> - <i>Total amount of floorspace for “Town Centre Uses” (A1, A2, B1a, D2)</i> - <i>number of households within a 15 minute walk (approx. 1.2km) from a town centre superstore/town centre/high street shopping facilities)</i>
15	<p>To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District.</p> <ul style="list-style-type: none"> - <i>percentage of Mid Sussex residents who are employed</i> - <i>percentage of Mid Sussex residents who are economically active</i> - <i>average weekly income (gross) for those who are employed in the District</i> - <i>percentage of residents living and working within Mid Sussex</i> - <i>job density (ratio of jobs to working age population)</i>
16	<p>To sustain economic growth and competitiveness across the District, protect existing employment space, and to provide opportunities for people to live and work within their communities therefore reducing the need for out-commuting.</p> <ul style="list-style-type: none"> - <i>net increase/decrease in commercial (Use Classes B1(b,c), B2, B8) and office (B1(a) and A2) floorspace</i> - <i>number of businesses within the District</i> - <i>number of new businesses setting up in the District</i>

Compatibility of Sustainability Objectives

5.7. In reality, it is a difficult balancing act for all policies within the plan to satisfy Social, Environmental and Economic sustainability aims all at once. Prior to appraising the strategy and policies within the consultation draft Site Allocations DPD, the 18 Sustainability objectives have been tested for compatibility with one another. This exercise helps to identify where there may be possible conflicts between the objectives themselves. In concluding the overall sustainability of the policies within the plan, the conflicts between the different sustainability objectives should be borne in mind.

2 - Health	✓																	
3 - Education																		
4 - Retail		✓																
5 - Crime	✓		✓	✓														
6 - Flood Risk	x																	
7 - Land Use	✓								✓									
8 - Biodiversity	x																	
9 - Countryside	x			✓		✓	✓	✓										
10 - Historic				✓			x	✓	✓									
11 - Transport	x	✓		✓				✓	✓									
12 - Energy/Waste	x							✓	✓		✓							
13 - Water	x					✓	✓	✓	✓			✓						
14 - Energy	✓							✓			✓	✓						
15 - Regeneration	✓			✓	✓			✓			x	✓						
16 - Employment	✓		✓		✓	x		x	x									✓
17 - Ec. Growth	✓		✓	✓	✓	x		x	x									✓
		1 - Housing	2 - Health	3 - Education	4 - Retail	5 - Crime	6 - Flood Risk	7 - Land Use	8 - Biodiversity	9 - Countryside	10 - Historic	11 - Transport	12 - Energy/Waste	13 - Water	14 - Energy	15 - Regeneration	16 - Employment	

✓	Compatible
	No Link
x	Incompatible

Table 8- Compatibility of Sustainability Appraisal Objectives

5.8. It is evident that most of the objectives are compatible with each other, or have no link/neutral impact. Cases where objectives are not compatible with one another were where objectives that result in the need for growth/development are compared against those concerned with conserving and enhancing the environment – i.e. the need for development to be minimised (for example, the conflict between objective 1 and objectives 8-13).

5.9. It will be important that, when selecting sites for allocation, the full range of constraints and sustainability objectives are taken into account to ensure the most suitable sites are selected, whilst bearing in mind the NPPF presumption in favour of sustainable development and substantial weight to be applied to meeting housing need. In appraising the various sites and policies within the Site Allocations DPD, it is likely that conflicts between conserving the environment and providing housing and employment will arise. It will be the job of the appraisal to identify where conflicts occur, minimise adverse impacts by promoting the most suitable policy options, and identify mitigation where adverse impacts cannot be avoided (for example precise policy wording and/or mitigation requirements).

6. Next Steps

Task A5 – Consulting on the Scope of the Sustainability Appraisal / Strategic Environmental Assessment

- 6.1. This Scoping Report will be subject to consultation for a 5 week period. Following the close of consultation, all comments will be considered and will help influence the draft Sustainability Appraisal Report.
- 6.2. The draft Sustainability Appraisal Report will be published alongside the draft Site Allocations DPD. The draft SA Report will contain any updates or amendments to the baseline information (Section 3) and any updates or amendments to the Sustainability Framework – for instance, any new objectives or indicators or modifications to those proposed in this Scoping Report. These updates or amendments will be due to new data sources being released, new monitoring arrangements being established, or due to comments received during the consultation period.
- 6.3. The draft SA Report will evaluate all realistic and relevant options for the strategy, policies and sites to be contained within the draft Site Allocations DPD. All realistic and relevant options will be appraised against the Sustainability Framework (objectives and indicators) in order to determine the most sustainable option. This will ensure that the draft Site Allocations DPD is the most sustainable plan overall, given all options.
- 6.4. The draft Sustainability Appraisal will then be subject to further consultation alongside the draft Site Allocations DPD itself.

Appendix 1 – Review of Plans, Programmes, Policies, Strategies, Guidance and Initiatives (PPPSGIs) that have influenced the development of the Site Allocations DPD.

Introduction

As required by Article 5(1) Annex 1 (a) and (e) of the Strategic Environmental Assessment Directive this Appendix sets out the plans, programmes, policies, strategies, guidance and initiatives, which have informed the content of the Site Allocations DPD.

The Appendix is set out in six tables, one detailing plans, programmes, policies, strategies, guidance and initiatives that cover General Sustainable Development principles, and then one table for each of the five guiding sustainable development principles:

- Ensuring a Strong, Healthy and Just Society
- Living Within Environmental Limits
- Achieving a Sustainable Economy
- Promoting Good Governance
- Using Sound Science Responsibly

There are a number of PPPSGIs that cover one or more of the five headings; these have been placed in the general category where it is clear that they can impact on all of the five areas. For those that could impact on one or two areas a decision has been made to include them in only one category.

Any conflicts, constraints and challenges, which may arise through the interpretation of the different policy documents, have been identified at the bottom of each table with an indication of how the Site Allocations DPD will take them into account.

General Sustainable Development

Name of document	Broad aims/ relevant policies	Requirements of the document in relation to the Site Allocations DPD
International		
The Johannesburg Declaration on Sustainable Development	Commitment to sustainability principles and the sustainable development agenda agreed at Rio de Janeiro Earth Summit in 1992.	Interpreted into national sustainable development strategies, which will inform the Site Allocations DPD.

Name of document	Broad aims/ relevant policies	Requirements of the document in relation to the Site Allocations DPD
European Spatial Development Perspective	Sustainable development of the European Union, balancing competitiveness with economic and social cohesion, conservation and management of natural resources and the cultural heritage.	Interpreted into national guidance, which will inform the Site Allocations DPD.
National		
A Practical Guide to the Strategic Environmental Assessment Directive	Provides information and guidance on how to comply with the European Directive 2001/42/EC “on the assessment of the effects of certain plans and programmes on the environment”.	The Sustainability Appraisal must fully integrate the SEA requirements.
Planning and Compulsory Purchase Act 2004	Clause 38 places a duty on Local Authorities to contribute to the achievement of sustainable development.	Mid Sussex District Council is required to produce a Sustainability Appraisal to accompany certain planning documents including the Site Allocations DPD.
Town and Country Planning Act 1990	Sets out the procedures for the preparation, approval and adoption of Development Plans and for the control of development.	Certain parts of the Act need to be adhered to in preparing the Site Allocations DPD.
National Planning Policy Framework (NPPF) - 2019	Sets out the Government’s priorities for planning in England, and contains a general assumption in favour of sustainable development.	The Site Allocations DPD must be in conformity with the NPPF.
Planning Practice Guidance (NPPG)	Provides further guidance to support the NPPF	The Site Allocations DPD must be in conformity with the NPPF and therefore must heed the guidance set out in the NPPG.
Localism Act 2011	Act that decentralises power as far as possible from central government to individuals, communities and councils. Introduces neighbourhood planning, amongst other key measures. The Localism Act 2011 was given Royal Assent on 15 th November 2011.	The Site Allocations DPD must ensure Neighbourhood Plans are accounted for.
Local		
Mid Sussex District Council Corporate Plan	The main purpose of the Corporate Plan is to set out the Council’s priorities. These include Council self-sufficiency, sustainable economic growth and strong and resilient communities.	The District Plan reflects the issues highlighted by the Corporate Plan, the Site Allocations DPD will most likely benefit the economic growth priority.

Constraints, conflicts and challenges

Sustainable development has been placed at the centre of the new planning system. Legislation and guidance for planning and many other elements of sustainable development has been emerging for many years. It is essential that this is reflected in all Local Development Documents. The challenge is to ensure that it is easily understandable and that it is clear that economic, environmental and social considerations have been taken into account.

From the plans, programmes, policies, strategies, guidance and initiatives identified in the above table it is obvious that there is a significant amount of documentation advocating general sustainable development principles. The documents that should be given priority are the ones that are a material consideration in producing the Site Allocations DPD, as well as being the most recently published.

Ensuring a Strong, Healthy and Just Society

Name of document	Broad aims/ relevant policies	Requirements of the document in relation to the Site Allocations DPD
National		
National Planning Policy Framework (NPPF) - 2019	Sets out the Government’s priorities for planning in England, and contains a general assumption in favour of sustainable development.	The Site Allocations DPD must be in conformity with the NPPF.
Planning Practice Guidance (NPPG)	Provides further guidance to support the NPPF	The Site Allocations DPD must be in conformity with the NPPF and therefore must heed the guidance set out in the NPPG.
Localism Act 2011	Act that decentralises power as far as possible from central government to individuals, communities and councils. Introduces neighbourhood planning, amongst other key measures. The Localism Act 2011 was given Royal Assent on 15 th November 2011.	The Site Allocations DPD must ensure Neighbourhood Plans are accounted for.
Local		
Mid Sussex District Council Development and Infrastructure SPD (2018)	Sets out various infrastructure requirements that development will be expected to contribute towards. Includes a contributions calculator for different sizes of new private and affordable dwellings.	The District Plan contains a broad policy on the infrastructure requirements of new developments, the Site Allocations DPD will set out infrastructure requirements on a site-by-site basis.
Burgess Hill Town Wide Strategy	This strategy sets out the general principles, visions	Policies relating to strategic development at

Name of document	Broad aims/ relevant policies	Requirements of the document in relation to the Site Allocations DPD
(2011)	and objectives for Burgess Hill over the plan period and provides a foundation on which policies addressing strategic development at Burgess Hill are based.	Burgess Hill will be informed by the Burgess Hill Town Wide Strategy.
Mid Sussex Rural Affordable Housing Strategy (2007)	The document sets out the Council's strategy for ensuring we are able to meet the housing needs of local residents in rural areas, in particular those who cannot afford to rent or buy a property on the open market.	Allocated sites will be required to deliver the District Plan affordable housing requirement.
Mid Sussex Community Safety Plan (2008)	To protect and improve the quality of the local environment and to achieve long-term reductions in crime, disorder and the fear of crime.	Allocated sites should accord with guidance produced by others, e.g. 'Safer Places' and 'By Design'.
Refreshed Housing Strategy for Mid Sussex (2012)	The key aim is to set out how a supply of good quality homes will be provided across the District. This provision also includes affordable housing.	The District Plan assists in meeting the aims of the strategy by providing affordable and open market housing, the DPD will accord with this.
Leisure & Cultural Strategy for Mid Sussex 2009-2020	The Strategy aims to guide all those involved in leisure and cultural provision as to how they can best work together to maximise the opportunities that can result from leisure and cultural development in Mid Sussex.	The Site Allocations DPD will need to take account of this strategy.

Constraints, conflicts and challenges

There is a general consensus in these documents that housing development has to occur within Mid Sussex and that new housing can enable some social problems to be alleviated. The challenge is to ensure that the Site Allocations balances the requirement for new development with its impact on the environment. It is also essential that the provision of new housing is linked with the provision of community facilities and services both within the new development and the existing town and village centres. Failure to do this would be likely to result in social exclusion.

Much of the policy and guidance that is laid out in the nationally produced documents has been translated into regional and district level policy and guidance, therefore resulting in few conflicts between the range of documents that cover social issues.

Living within Environmental Limits

Name of document	Broad aims/ relevant policies	Requirements of the document in relation to the Site Allocations DPD
International		
Kyoto Protocol 1997	The protocol commits 38 industrialised countries to cut their emissions of greenhouse gases between 2008 and 2012 to levels that are 5.2% below 1990 levels.	Interpreted into national guidance.
European Union Sixth Environmental Action Plan	High level of protection of the environment and human health and a general improvement in the environment and quality of life.	Interpreted into national guidance.
European Directive 2001/42/EC (SEA Directive) on the assessment of the effects of certain plans and programmes on the environment	Sets out detailed requirements of environmental assessment required for plans such as Development Plan Documents.	The sustainability appraisal accompanying the Site Allocations DPD must comply with the requirements of this legislation.
European Directive 92/43/EEC (and amended by 97/62/EC) on the conservation of natural habitats and of wild flora and fauna (known as the Habitats Directive)	To conserve natural habitats and threatened species. To protect natural heritage.	The sustainability appraisal accompanying the Site Allocations DPD must comply with the requirements of this legislation.
European Directive 79/409/EEC (and amended by 2009/147/EC) on the conservation of wild birds (known as the Birds Directive)	Preservation, maintenance or restoration of sufficient diversity and area of habitats in order to conserve all species of birds.	This Directive has been interpreted into national guidance
National		
Wildlife and Countryside Act 1981 (as amended)	Serves to protect the most important examples of habitats and species in Britain.	This Act has been interpreted into national guidance.
Countryside and Rights of Way Act 2000 (the CROW Act)	Tightens the provisions of the above mentioned Act by making it an offence to recklessly damage protected habitats and fauna.	This Act has been interpreted into national guidance. Regard needs to be given to this guidance in the Site Allocations DPD.
Conservation of Habitats and Species Regulations 2010	Implements the Habitats Directive and protects biodiversity through the conservation of natural habitats and species of wild fauna and flora.	The Site Allocations DPD must comply with the requirements of this legislation.
Waste Strategy for England (Defra, 2007)	The strategy describes the Government's vision for sustainable waste management. This includes seeking to increase the percentages of waste that is either recycled or composted over a given period of time.	The Site Allocations DPD should reflect the vision of this document.
Catchment Abstraction Management	These strategies set out the Environment Agency	The Management Strategies that are

Name of document	Broad aims/ relevant policies	Requirements of the document in relation to the Site Allocations DPD
Strategies	policies for the licensing of water abstraction.	applicable to Mid Sussex District will need to be taken into consideration when deciding how new housing development will be served with water.
The Water Framework Directive and the production of River Basin Management Plans.	The Directive seeks to promote the sustainable use of water, protecting and restoring aquatic ecosystems and to contribute towards the mitigation of the effects of flood and droughts.	The Site Allocations DPD should promote sustainable water management and improvements in water quality of 'water bodies'.
Energy White Paper: Our Energy Future: Creating a Low Carbon Economy (DTI, 2003)	This strategy defines a long-term strategic vision for energy policy combining the governments environmental, security of supply, competitiveness and social goals.	To assist in implementing the government's goals for the energy policy (i.e. cut carbon dioxide emissions and maintain the reliability of energy supplies).
National Planning Policy Framework (NPPF)	Sets out the Government's priorities for planning in England, and contains a general assumption in favour of sustainable development.	The Site Allocations DPD must be in conformity with the NPPF.
Regional/ County		
Biodiversity Action Plan for Sussex	Purpose to focus resources to conserve and enhance biodiversity in Sussex by means of local partnerships, taking account of national and local priorities.	The Site Allocations DPD will need to take account of nature conservation and biodiversity issues.
West Sussex Transport Plan 2011-2026	Key objectives of the plan include providing a high quality and resilient transport network, and improve accessibility to services, quality of life, safety, public transport and sustainability.	Proposed schemes and measures are put forward for Mid Sussex and the Site Allocations DPD will need to take these into account.
The High Weald AONB Management Plan 2014-2019 (2014)	Identifies the important features of the AONB and sets out guidance and objectives on the ways in which these features can be protected, restored and enhanced.	The land and countryside management issues in the document should be considered in the Site Allocations DPD.
A Strategy for the West Sussex Landscape, West Sussex County Council (2005)	The document identifies the important features of the character of the West Sussex landscape and sets out a number of key management issues and guidelines. It does not contain land use policies but deals with good management practice of the area in relation to landscape character.	The land and countryside management issues in the document will need to be considered for the Site Allocations DPD.
High Weald Natural Area profile, published by English Nature	The Natural Area profile contains an analysis of the local wildlife resource and provides a context within	The Site Allocations DPD will need to take account of nature conservation and

Name of document	Broad aims/ relevant policies	Requirements of the document in relation to the Site Allocations DPD
	which the Biodiversity Action Plan for Sussex can operate. It sets strategic objectives for conservation of those features characteristic of the Natural Area.	biodiversity issues. The Site Allocations DPD should draw on strategic objectives described in the Natural Area profile.
Seeing the Wood for the Trees: A Forestry and Woodlands Framework for South East England (2004)	Sets out a framework for the future development of woodlands and forestry in the South East with the vision of wanting woods to make an increasing contribution to the sustainable development of the South East region in both rural and urban areas.	The Site Allocations DPD will need to take into account areas of woodland.
Countryside Character Volume 7: South East and London, CA 13 (1999)	Identifies the important features of the character of England, including the High Weald Character Area 122 and sets out a number of key management issues and guidelines. It does not contain land use policies but deals with good management practice of the area in relation to landscape character.	The land and countryside management issues in the document should be considered in relation to the proposed development options.
Mid Sussex Landscape Character Assessment (2005)	This document looks in more detail at the character of the District and contains detailed management guidelines.	The management guidelines in particular have been taken into consideration when looking at the locations for new development.
Mid Sussex Ancient Woodland Survey (2007)	The survey sought to identify the areas of ancient woodland within Mid Sussex.	Ancient Woodland is a key biodiversity asset for the district and needs to be recognised in the Site Allocations DPD.
Local		
Mid Sussex Historic Landscape Characterisation (2006)	This work looks in more detail at the history of the landscape of the District.	The management guidelines have been taken into consideration when looking at the locations for new development.
Mid Sussex Extensive Urban Surveys (2005 and 2006)	These surveys are a joint venture between West and East Sussex County Councils, Brighton & Hove City Council and English Heritage and cover 41 historic towns/ villages, 5 of which are within Mid Sussex. The output is a Historic Character Assessment Report, which aid in the understanding of the historic qualities of the towns and villages in Mid Sussex.	The reports aid in the assessment of the options for the strategic locations of housing as well as identifying key historical features of value that have been considered in the allocations within the Site Allocations DPD.
Mid Sussex Strategic Flood Risk	Produced in accordance with PPS25, this work identifies	The Site Allocations DPD needs to ensure

Name of document	Broad aims/ relevant policies	Requirements of the document in relation to the Site Allocations DPD
Assessment (2008)	all areas of flood risk within the district as well as what the level of risk is. Guidelines for new development, with regards to avoiding areas of flood risk, requirements of a flood risk assessment and advice on the use of SuDS have subsequently been prepared.	that new development avoids areas identified at risk of flooding and that the existing level of flood risk within and outside Mid Sussex is not exacerbated and, where possible, reduced. The Strategic Flood Risk Assessment is a key tool for achieving these requirements.
Conservation Area Appraisals and Management Guidelines	The Appraisal and Management Guidelines are produced in order to clearly identify what qualities make the specific conservation areas special and how these qualities can be preserved and enhanced.	These documents provide further information on the areas of townscape that are important to Mid Sussex, which the Site Allocations DPD could use in setting the policy approach for sites impacting on these areas.
Catchment Flood Management Plans for the Adur, Ouse, Medway and Thames	These documents are strategic planning tools through which the Environment Agency will seek to work with other key decision-makers within a river catchment to identify and agree policies for sustainable flood risk management.	The Site Allocations DPD will need to complement these CFMPs and ensure that it does not compromise the ability of the CFMP to deliver its policies.
Mid Sussex Capacity Study (LUC) (2014)	The study identifies the capacity of the Mid Sussex landscape to accommodate strategic development.	This study has been a key piece of evidence in the identification and appraisal of options for the strategic locations of housing as well as the formulation of policies concerning the District's landscape.
Mid Sussex District Council Sustainable Construction SPD (2006)	Seeks to promote sustainable building methods based on national advice and good practice on sustainable construction. Acknowledges that each site should be considered on its individual merits in terms of which sustainable construction techniques are appropriate.	The Site Allocations DPD should take into account sustainable construction techniques.

Constraints, conflicts and challenges

Concerning conflicts between the environmental plans and policies, there does not seem to be any obvious cases. This is generally due to International and European environmental legislation being incorporated into national and regional planning guidance.

There is a general consensus that the built and natural environment is an important resource that should be safeguarded. However, the need for new housing in West Sussex that cannot be accommodated on brownfield sites means that some loss is inevitable.

A balance needs to be struck between the acknowledged need for new development and the importance attached to natural areas. Therefore, the Site Allocations DPD will need to incorporate measures to minimise and mitigate the impact of the proposed development on the environment.

Achieving a Sustainable Economy

Name of document	Broad aims/ relevant policies	Requirements of the document in relation to the Site Allocations DPD
National		
Good Practice Guide on Planning for Tourism (2006)	This document sets out guidance on the importance of tourism and to facilitate, promote and deliver new tourism development in a sustainable way.	The Site Allocations DPD needs to consider the guidelines in this document.
National Planning Policy Framework (NPPF) - 2019	Sets out the Government's priorities for planning in England, and contains a general assumption in favour of sustainable development.	The Site Allocations DPD must be in conformity with the NPPF.
Planning Practice Guidance (NPPG)	Provides further guidance to support the NPPF	The Site Allocations DPD must be in conformity with the NPPF and therefore must heed the guidance set out in the NPPG.
Localism Act 2011	Act that decentralises power as far as possible from central government to individuals, communities and councils. Introduces neighbourhood planning, amongst other key measures. The Localism Act 2011 was given Royal Assent on 15 th November 2011.	The Site Allocations DPD must ensure Neighbourhood Plans are accounted for.
Local		
Mid Sussex Economic Development Strategy and Action Plan (2013)	The document lists 4 specific objectives for economic development in the District and states how the Council will assist in meeting these aims. The document highlights how the Council will assist in achieving the aims of the plan, including through the planning system.	The document highlights how the Council will assist in achieving the aims of the plan, including through the planning system.
Mid Sussex Employment Land Review (2009 and 2010)	This document provides an up to date assessment of the supply of and demand for employment land and	This is an important part of the evidence base for the setting of the vision, objectives and

	floorspace in Mid Sussex.	policy on economic development.
Mid Sussex Retail Study (2014)	The key objectives of this study are: <ul style="list-style-type: none"> • To establish the vitality and viability of the retail centres in the District; and • To provide a robust assessment of current and projected retail needs for the period to 2026. 	This is an important part of the evidence base for the setting of the vision, objectives and policy on retail development.

Constraints, conflicts and challenges

There are no obvious constraints or conflicts between the economic and employment related plans or policies. However, at a national level there is a strong desire to utilise previously developed land first for new employment facilities. This is also the case for new housing development and therefore there could be a conflict between developing previously developed sites for housing or employment, especially given that there is only a limited amount of previously developed land within the District.

Similar to the need for new housing, the need the new employment facilities will have to balance the need to protect the environment of the District.

Promoting Good Governance

Name of document	Broad aims/ relevant policies	Requirements of the document in relation to the Site Allocations DPD
National		
Planning and Compulsory Purchase Act 2004	Requires all local planning authorities to prepare a Statement of Community Involvement (SCI). This sets out how the local community and stakeholders can get involved in the planning process with particular attention given to community involvement in the preparation of Local Development Documents (LDD).	The Local Planning Authority is required to produce a Statement of Community Involvement to accompany certain planning documents.
National Planning Policy Framework (NPPF) - 2019	Sets out the Government’s priorities for planning in England, and contains a general assumption in favour of sustainable development.	The Site Allocations DPD must be in conformity with the NPPF.
Planning Practice Guidance (NPPG)	Provides further guidance to support the NPPF	The Site Allocations DPD must be in conformity with the NPPF and therefore must heed the guidance set out in the NPPG.
Localism Act 2011	Act that decentralises power as far as possible from	The Site Allocations DPD must ensure

	central government to individuals, communities and councils. Introduces neighbourhood planning, amongst other key measures. The Localism Act 2011 was given Royal Assent on 15 th November 2011.	Neighbourhood Plans are accounted for.
Local		
Mid Sussex District Council – Statement of Community Involvement (2019)	Sets out how the Council will engage with the public in the preparation and adoption of Development Plan Documents. To reflect the varying nature of the Development Plan Documents, different techniques are being used for each document to ensure that the appropriate engagement occurs.	The production of the Site Allocations DPD has and will need to have regard to the community engagement methods for Development Plan Documents contained within this document.

Constraints, conflicts and challenges

There are no constraints or conflicts between the good governance plans or policies.

Using Sound Science Responsibly

Name of document	Broad aims/ relevant policies	Requirements of the document in relation to the Site Allocations DPD
International		
Rio Declaration on Environment and Development – Principle 15: Precautionary Principle (1992)	In order to protect the environment, the precautionary approach shall be widely applied by States according to their capabilities. Where there are threats of serious or irreversible damage, lack of full scientific certainty shall not be used as a reason for postponing cost-effective measures to prevent environmental degradation.	The Site Allocations DPD will have regard to the precautionary principle to ensure irreversible environmental damage is avoided in the district and surrounding area.

Constraints, conflicts and challenges

There are no constraints or conflicts between the using sound science responsibly plans or policies.

Appendix 2 – Sustainability Framework Baseline

The baseline statistics for the Sustainability Framework (objectives and indicators, as set out in Section 5) are set out below. These are all for monitoring period 2017/18 unless stated otherwise. Some statistics have not yet been published for this period, and where data is awaited it is notated as ‘TBC’. Some indicators are not yet monitored, the Council will investigate ways to successfully monitor these in forthcoming monitoring report periods. The next stage of the Sustainability Appraisal process will assess the forecast impact of the policies and allocations against each objective, noting where there is likely to be a positive or negative change compared to the baseline.

1	Indicator	Latest Data (2017/18 unless stated)	Source
To ensure that everyone has the opportunity to live in a home suitable for their needs and which they can afford	<i>Housing completions per annum (net)</i>	843	MSDC Monitoring 2018
	<i>Number of affordable homes completed annually (gross)</i>	97	MSDC Monitoring 2018
	<i>Financial contributions towards affordable housing provision</i>	£0	MSDC Monitoring 2018
	<i>Number of households accepted as full homeless</i>	TBC	MSDC Monitoring 2018
2	Indicator	Latest Data (2017/18 unless stated)	Source
To improve the access to health, leisure and open space facilities and reduce inequalities in health.	<i>Number of applications resulting in new, extended or improved health facilities</i>	Not Currently Monitored	To be monitored 2018/19
	<i>Number of households within a 15 minute walk (approx. 1.2km) from GP surgery/health centre/hospital</i>	49,480 (82.2%)	MSDC Mapping
	<i>Number of households within 300m of leisure and open space facilities (as defined in the Open Space study)</i>	48,418 (80.4%)	MSDC Mapping
	<i>Financial contributions towards leisure facilities</i>	TBC	MSDC Monitoring 2018
	<i>Amount of additional community facilities delivered</i>	Not Currently Monitored	To be monitored 2018/19
3	Indicator	Latest Data (2017/18 unless stated)	Source
To maintain and improve the opportunities for everyone to acquire the skills needed	<i>Percentage of population of working age qualified to at least NVQ level 3 (or equivalent)</i>	71.7%	Annual Population Survey (NOMIS)
	<i>Percentage of adults with poor literacy and numeracy skills (no</i>	2.5%	Annual Population Survey (NOMIS)

to find and remain in work and improve access to educational facilities.	<i>qualifications)</i>		
	<i>Number of households within a 15 minute walk (approx. 1.2km) from a Primary School</i>	54,062 (89.8%)	MSDC Mapping

4	Indicator	Latest Data (2017/18 unless stated)	Source
To improve access to retail and community facilities.	<i>Number of households within a 15 minute walk (approx. 1.2km) from a superstore/town centre/high street shopping facilities)</i>	38,771 (64.4%)	MSDC Mapping
	<i>Number of households within a 15 minute walk (approx. 1.2km) from a convenience store</i>	55,129 (91.6%)	MSDC Mapping
	<i>Number of households within a 15 minute walk (approx. 1.2km) from community facilities (e.g. community hall, place of worship, library)</i>	Not Currently Monitored	To be monitored 2018/19
	<i>Number of applications resulting in a loss of community facilities (e.g. shop, pub, place of worship, etc).</i>	Not Currently Monitored	To be monitored 2018/19

5	Indicator	Latest Data (2017/18 unless stated)	Source
To create safe and crime resistant communities, and encourage social cohesion, reduce inequality. Promote integration with existing town/village, and retain separate identities.	<i>All crime – number of crimes per 1000 residents per annum</i>	2013/14: 34.41 per 1,000 residents	Sussex Police
	<i>Number of domestic burglaries per 1,000 households</i>	2013/14: 4.23 per 1,000 households	Sussex Police
	<i>Number of dwellings permitted more than 150m from a built-up area boundary</i>	Not Currently Monitored	To be monitored 2018/19

6	Indicator	Latest Data (2017/18 unless stated)	Source
To ensure development does not take place in areas of flood risk, or where it may cause flooding elsewhere minimising the detrimental impact to public well-being, the economy and the environment from flood events. (SEA)	<i>Percentage of the District that is within Flood Zone 2/Flood Zone 3</i>	FZ2: 3.2% FZ3: 2.7%	MSDC SFRA
	<i>Number of properties at risk from flooding, as defined by the Environment Agency</i>	1,411	MSDC Monitoring
	<i>Number of planning applications approved contrary to advice given by the EA on flood risk/flood defence grounds</i>	0	MSDC Monitoring 2018

7	Indicator	Latest Data (2017/18 unless stated)	Source
To improve efficiency in land use through the re-use of previously developed land and existing buildings, including re-use of materials from buildings, and encourage urban renaissance.	<i>Percentage of new and converted homes developed on brownfield land</i>	2016/17: 52.5%	MSDC Monitoring 2018
	<i>Percentage of new employment floorspace on previously developed land</i>	Not Currently Monitored	To be monitored 2018/19
	<i>Density of new housing developments</i>	Not Currently Monitored	To be monitored 2018/19
	<i>Amount of Best and Most Versatile Agricultural Land (Grades 1, 2 and 3a) lost to development</i>	Not Currently Monitored	To be monitored 2018/19

8	Indicator	Latest Data (2017/18 unless stated)	Source
To conserve and enhance the District's biodiversity. (SEA)	<i>Number and area of Sites of Nature Conservation Importance (SCNI) and Local; Nature Reserve (LNR) within the District</i>	SCNI: 50 (1,049ha) LNR: 6 (168ha)	MSDC Monitoring 2018
	<i>Area of ancient woodland within the District</i>	5,282ha (15.8%)	MSDC Monitoring 2018
	<i>Condition of internationally and nationally important wildlife and geological sites (SSSI, SPA, SAC & Ramsar)</i>	93.8% of SSSIs in favourable or unfavourable but recovering condition	Biodiversity AMR, SxBRC (2017)
	<i>Number of planning applications approved contrary to advice given by Natural England on biodiversity issues</i>	0	MSDC Monitoring 2018
	<i>Number of dwellings permitted within the 7km Zone of Influence (SPA)</i>	429	MSDC Monitoring 2018
	<i>Capacity of Suitable Accessible Natural Greenspace (SANG)</i>	406 dwellings	MSDC Monitoring 2018

9	Indicator	Latest Data (2017/18 unless stated)	Source
To protect, enhance and make accessible for enjoyment, the District's countryside and ensure no harm to protected landscapes. (SEA)	<i>Open spaces managed to green flag standard</i>	2 (plus 1 pending accreditation)	MSDC Monitoring 2018
	<i>Number of applications approved contrary to advice from the High Weald AONB unit</i>	3	MSDC Monitoring 2018
	<i>Number of households within 300m of multi-functional green space (as defined in the Mid Sussex Assessment of Open Space)</i>	48,418 (80.4%)	MSDC Monitoring 2018

10	Indicator	Latest Data (2017/18 unless stated)	Source
To protect, enhance and make accessible for enjoyment, the District's historic environment. (SEA)	<i>Number of Listed Buildings in the District</i>	1,064	MSDC Monitoring 2018
	<i>Buildings of Grade I and II* and scheduled monuments at risk</i>	2	Historic England
	<i>Number of Conservation Areas in the District</i>	36	MSDC Monitoring 2018
	<i>Number of Conservation Areas with appraisals and management proposals</i>	5 (plus 1 in progress)	MSDC Monitoring 2018

11	Indicator	Latest Data (2017/18 unless stated)	Source
To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car, thereby reducing the level of greenhouse gases from private cars and their impact on climate change. (SEA)	<i>Number of households within a 5 minute walk (approx. 400m) of a bus stop with frequent service (3+ an hour)</i>	54,850 (91.1%)	MSDC Mapping
	<i>Number of households within a 10 minute walk (approx. 800m) of a bus stop with less frequent service (less than 3 an hour)</i>	58,564 (97.3%)	MSDC Mapping
	<i>Number of households within a 15 minute walk (approx. 1.2km) of a train station</i>	25,309 (42.1%)	MSDC Mapping
	<i>Proportion of journeys to work by public transport</i>	14.3% (train, tube, tram, bus, minibus, coach) 25.4% (as above, plus walk and bicycle)	Census 2011
	<i>Percentage of residents living and working within Mid Sussex</i>	55.55%	Census 2011
	<i>Monetary investment in sustainable transport schemes (value of s.106 agreements)</i>	TBC	MSDC Monitoring 2018
	<i>Number of Air Quality Management Areas (AQMAs) within the District</i>	1	MSDC Monitoring 2018

12	Indicator	Latest Data (2017/18 unless stated)	Source
To increase energy efficiency and the proportion of energy generated from renewable sources in the District, utilise sustainably	<i>Domestic energy consumption per household</i>	TBC	MSDC Monitoring 2018
	<i>Number of renewable energy installations within Mid Sussex</i>	1,964	MSDC Monitoring 2018
	<i>Installed capacity of renewable energy installations within Mid Sussex</i>	21,382MWh	MSDC Monitoring 2018

produced and local products in new developments where possible, and reduce waste generation and disposal	<i>Percentage of domestic waste that has been recycled</i>	45%	MSDC Monitoring 2018
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13	Indicator	Latest Data (2017/18 unless stated)	Source
To maintain and improve the water quality of the District's watercourses and aquifers, and to achieve sustainable water resources management. (SEA)	<i>Stretches of watercourse that are, as a minimum, Water Framework Directive status "Moderate"</i>	Good: 1 Moderate: 14 Poor: 8 Bad: 1	Environment Agency
	<i>Incidents of major and significant water pollution within the District</i>	3	Environment Agency
	<i>Number of planning applications approved contrary to advice given by the EA on water quality issues</i>	0	MSDC Monitoring 2018

14	Indicator	Latest Data (2017/18 unless stated)	Source
To encourage the regeneration and prosperity of the District's existing Town Centres and support the viability and vitality of village and neighbourhood centres.	<i>Total amount of floorspace for "Town Centre Uses" (A1, A2, B1a, D2)</i>	2,217m ²	MSDC Monitoring 2018
	<i>Number of households within a 15 minute walk (approx. 1.2km) from a town centre superstore/town centre/high street shopping facilities)</i>	38,771 (64.4%)	MSDC Mapping

15	Indicator	Latest Data (2017/18 unless stated)	Source
To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District.	<i>Percentage of Mid Sussex residents who are employed</i>	84.7%	NOMIS 2018
	<i>Percentage of Mid Sussex residents who are economically active</i>	85.5%	Annual Population Survey 2018
	<i>Average weekly income (gross) for those who are employed in the District</i>	£645.40	Annual Population Survey 2018
	<i>Percentage of residents living and working within Mid Sussex</i>	55.55%	Census 2011

	<i>Job density (ratio of jobs to working age population)</i>	2017: 0.82	ONS Job Density
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16	Indicator	Latest Data (2017/18 unless stated)	Source
To sustain economic growth and competitiveness across the District, protect existing employment space, and to provide opportunities for people to live and work within their communities therefore reducing the need for out-commuting.	<i>Net increase/decrease in commercial (Use Classes B1(b,c), B2, B8) and office (B1(a) and A2) floorspace</i>	+14,933m ²	MSDC Monitoring 2018
	<i>Number of businesses within the District</i>	2016: 7,980	MSDC Economic Profile
	<i>Number of new businesses setting up in the District</i>	2014: 905	MSDC Economic Profile

