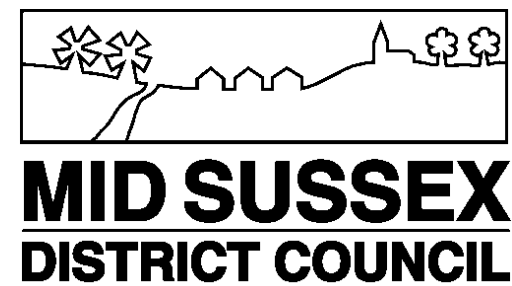


Mid Sussex District Council



Authority Monitoring Report (AMR)

1 April 2018 – 31 March 2019

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1.0 Introduction

- 1.1 This Authority Monitoring Report (AMR) for Mid Sussex District Council generally covers the monitoring year from 1 April 2018 to 31 March 2019, however, where possible, an update to the end of the 2019 calendar year is also included. It is the first monitoring report that the Council has produced since the adoption of the Mid Sussex District Plan 2014-2031 in March 2018.
- 1.2 Monitoring is an essential component of the plan-making process. The purpose of monitoring is to assess whether: the policies of the documents produced as part of the Development Plan are achieving the objectives and intended policy outcomes; they are having any unintended consequences; and they are still relevant or require a review. It is important that there are mechanisms in place for the Council to identify changing circumstances and take appropriate action if required.
- 1.3 Regulation 34 of the Town and Country (Local Planning) (England) Regulations 2012 requires the Council to produce an AMR and specifies requirements as to their content and scope, including details of:
- The Council's Local Development Scheme;
 - Policies that are not being implemented¹;
 - Made neighbourhood development plans;
 - Community Infrastructure Levy (CIL) receipts and expenditure²;
 - Duty to Co-operate actions taken during the monitoring period;
 - Any policies specifying annual numbers, including net additional dwellings and affordable dwellings, reported for the monitoring period, and since the policy was first published.
- 1.4 The AMR is also required to be made publicly available.
- The AMR has been published on the Council's website, available at: <https://www.midsussex.gov.uk/planning-building/consultation-monitoring/>.

¹ N/A – there are currently no development plan policies for Mid Sussex which are not being implemented.

² N/A – MSDC has no adopted CIL

2.0 Local Development Scheme

2.1 Regulation 34 (1) of the Town and Country (Local Planning) (England) Regulations 2012 states that monitoring reports must contain the following information:

(a) the title of the local plans or supplementary planning documents specified in the local planning authority's local development scheme;

(b) in relation to each of those documents—

(i) the timetable specified in the local planning authority's local development scheme for the document's preparation;

(ii) the stage the document has reached in its preparation; and

(iii) if the document's preparation is behind the timetable mentioned in paragraph (i) the reasons for this; and

(c) where any local plan or supplementary planning document specified in the local planning authority's local development scheme has been adopted or approved within the period in respect of which the report is made, a statement of that fact and of the date of adoption or approval.

2.2 The Local Development Scheme (LDS) sets out the timetable for the production of Development Plan Documents (DPDs), including key production and public consultation stages. This enables the community, businesses, developers, service and infrastructure providers and other interested organisations and individuals to know which DPDs are to be prepared for the area and when they will be able to participate in the plan making process.

2.3 The current LDS for Mid Sussex covers the period from 2019 to 2021. This is the most recently published LDS (June 2019). It provides information about the Mid Sussex District Council's Site Allocations DPD, and related documents. Please note, the information below is a summary of the LDS. The document is available in full at: <https://www.midsussex.gov.uk/planning-building/consultation-monitoring/>

Site Allocations DPD

2.4 The Site Allocations DPD is a daughter document to the Mid Sussex District Plan 2014-2031, which was adopted in March 2018. The District Plan identified a residual housing and employment need for the Site Allocations DPD to meet. The Site Allocations DPD proposes a number of new housing and employment sites for allocation in order to meet this need. It also includes an allocation for a Science and Technology Park, and a number of other strategic planning policies necessary for delivering sustainable development.

2.5 Table 1 sets out the content, coverage and timetable for the key stages of preparing the Site Allocations DPD. Table 2 sets out a more comprehensive timetable for the preparation of the DPD.

Table 1: Site Allocations DPD content, coverage and key stages

Role and Subject	To allocate sufficient sites to deliver the residual housing requirement of the District Plan.
Geographical Area	Mid Sussex District, excluding the area of the District within the South Downs National Park.
Status	Development Plan Document

Table 2: Site Allocations DPD timetable

Stage	2019 LDS Dates
Monitoring of housing land supply	March 2017 - April 2018
Housing land supply position confirmed	May 2018
Regulation 18 public consultation	Autumn 2019
Publication (Reg 19)	Spring 2020
Submission to Secretary of State (Reg 22)	Summer 2020
Examination	Winter 2020
Inspector's Report	Winter/ Spring 2021
Estimated date for Adoption	Summer 2021

- 2.6 At the time of preparing this AMR the Council have completed the Pre-Submission consultation (Regulation 19) on 28th September. Representations received will be collated and summarised ahead of submission to the Secretary of State.

Future Development Plan Documents

- 2.7 The Mid Sussex District Plan 2014 – 2031 includes a commitment to undertake a review of the District Plan commencing in 2021, with submission to the Secretary of State in 2023. The timetable for the District Plan review that will commence in 2021 will be included in a future update to the Local Development Scheme. This is to ensure future-housing need across the wider sub-region is planned for appropriately, prioritising the

Northern West Sussex Housing Market Area as this is established as the primary Housing Market Area for this district.

- 2.8 The Council is giving consideration to progressing work on a Community Infrastructure Levy Charging Schedule, which would set out the charging rates for new developments in Mid Sussex District. The timetable for the Council's approach to CIL will be set out in a future update of the LDS.
- 2.9 The Council is committed to ensure the needs for Gypsies, Travellers and Travelling Showpeople are planned for appropriately in accordance with DP33: Gypsies, Travellers and Travelling Showpeople. A Traveller Sites Allocations DPD may be required to support the identified needs during the plan period. The need for this DPD will be reviewed in due course.

Future Supporting Documents

- 2.10 The Council is working in partnership with the High Weald Area of Outstanding Natural Beauty (AONB) to prepare a High Weald Design Guide for new housing development.
- 2.11 The Council intends to produce a town centre masterplan to guide development in Haywards Heath working with the Town Council. Work has commenced on the Haywards Heath Masterplan which is anticipated for adoption in 2019/20.
- 2.12 The Council has a programme to review the remaining Conservation Area Appraisals on an ongoing basis and the District Council will continue to work with Parish Council's to oversee preparation of the Conservation Area Appraisals.

Planning Policy documents completed 2018/19

- 2.13 A number of supporting planning documents were adopted by the Council within the 2018/19 monitoring year. These are included in Table 3.

Table 2: Policy documents adopted 2018/19

Planning Document	Date of adoption
Development Infrastructure and Contributions Supplementary Planning Document (SPD)	July 2018
Development Viability SPD	July 2018
Affordable Housing SPD	July 2018
Hurstpierpoint, Hurst Wickham and Langton Lane Conservation Areas Appraisal	July 2018
Dormer Window and Rooflight Design Guidance	August 2018
Statement of Community Involvement (SCI)	March 2019

- 2.14 West Sussex County Council adopted the West Sussex Joint Minerals Local Plan in July 2018.

3.0 Neighbourhood Planning

3.1 Regulation 34 (4) of the Town and Country (Local Planning) (England) Regulations 2012 states:

Where a local planning authority have made a neighbourhood development order or a neighbourhood development plan(1), the local planning authority's monitoring report must contain details of these documents.

3.2 The Localism Act (2011) granted powers for communities to produce their own neighbourhood plans which, once voted for through a local referendum and 'made' (adopted) by the local authority, the plan is considered to be 'made' and becomes part of the formal development plan used to determine planning applications.

3.3 Details of made Neighbourhood Plans (as at March 2019³) are set out below.

Table 3: Made Neighbourhood Plans

Neighbourhood Plan	Date Made
Albourne	22 September 2016
Ansty and Staplefield	2 February 2017
Ardingly	19 March 2015
Ashurst Wood	30 June 2016
Balcombe	22 September 2016
Bolney	21 September 2016
Burgess Hill	28 January 2016
Crawley Down	28 January 2016
Cuckfield	1 October 2014
East Grinstead	2 November 2016
Haywards Heath	15 December 2016
Hurstpierpoint and Sayers Common	19 March 2015
Lindfield and Lindfield Rural	23 March 2016
Turners Hill	24 March 2016
Twineham	24 March 2016
West Hoathly	16 April 2015

3.4 There are a number of neighbourhood plans currently being prepared. These are to cover the Neighbourhood Plan areas of Hassocks, Horsted Keynes, and Copthorne.

³ Since March 2019 The Slaugham Neighbourhood Plan was made (25 September 2019)

4.0 Duty to Co-operate

4.1 Regulation 34 (6) of the Town and Country (Local Planning) (England) Regulations 2012 states:

Where a local planning authority have co-operated with another local planning authority, county council, or a body or person prescribed under section 33A of the Act, the local planning authority's monitoring report must give details of what action they have taken during the period covered by the report.

4.2 The Duty to Co-operate was created in the Localism Act 2011, and amends the Planning and Compulsory Purchase Act 2004. It places a legal duty on local planning authorities, county councils in England and public bodies to engage constructively, actively and on an ongoing basis.

4.3 The Duty to Co-operate is not a duty to agree. But local planning authorities should make every effort to secure the necessary cooperation on strategic cross boundary matters before they submit their Local Plans for examination.

District Plan 2014-2031

4.4 Co-operation between local authorities in the area was positive and effective during the preparation of the District Plan, as evidenced in the Council's Duty to Co-operate Statement (2016) which was submitted alongside the plan. These relationships and joint working practices have continued to be effective and constructive on an on-going basis in addressing the very significant challenges for the wider area in meeting housing and other development needs.

4.5 The District Plan Policy DP5: Planning to Meet Future Housing Need sets out a commitment for the Council to continue to work under the 'Duty to Cooperate' with all other neighbouring local authorities on an ongoing basis to address the objectively assessed need for housing across the Housing Market Area (HMA), continuing to prioritise the Northern West Sussex HMA, which is established as the primary HMA for Mid Sussex, Crawley and Horsham.

4.6 DP5 makes it clear that the approach will ensure that consideration for future unmet need will be considered through a robust plan-making process

4.7 as part of the review of the District Plan starting in 2021 and with submission to the Secretary of State in 2023.

4.8 Mid Sussex District Council is fully committed to continuing to work positively and proactively with partners to plan strategically for the wider area in the longer term. This includes exploring long term opportunities to work together with others to narrow the gap between the planned housing provision and the assessed needs of the wider area.

Site Allocations DPD

4.9 During 2018/19 worked commenced on the preparation of the Site Allocations DPD. Neighbouring Local Authorities have been involved during the early stages of the preparation of the Site Allocations Document. This engagement commenced with the development of the methodology for preparing the Strategic Housing Land Availability Assessment and the Site Selection Methodology. Neighbouring Local Authorities were invited to

make comments on the proposed methodologies and feedback received was taken into account.

4.10 During the site selection process there was limited opportunity for the neighbouring authorities to be involved, until a shortlist of sites was finalised. The short list of sites then needed to be ‘tested’ to ensure that the sites were developable and deliverable. This has included transport modelling, Air Quality, Habitat Regulation Assessment and Sustainability Appraisal. Statutory bodies and infrastructure providers have been consulted during the site selection process.

Duty to Cooperate Actions 2018-19

4.11 The Duty to Co-operate requires cross-boundary discussions with a range of local authorities, both adjoining Mid Sussex and beyond. There are a number of different formal working groups that Mid Sussex are involved in. These groups meet on a regular basis to discuss the requirements of local authorities, and how these may be met across the sub-region. A summary of meetings carried out during the monitoring year is included below – note that this is not an exhaustive list.

Table 4: Summary of Duty to Co-operate Actions 2018-19

Date	Type of Cooperation	Attendance	Issues discussed	Outcomes
13/04/2018	Meeting	Joint SAMM Strategy	Discussed the progress of the emerging Joint SAMM Strategy and the preparation of a Statement of Common Ground for the Ashdown Forest SPA.	Progress the various aspects of the Joint SAMM Strategy and a Statement of Common Ground will be drafted for future discussion.
18/04/2018	Meeting	High Weald AONB Officer Steering Group ⁴	Discussed the proposed amendments to the Consultation Draft High Weald AONB Management Plan 2019-2024. Discussed the emerging Design Guide.	Proposed amendments agreed.
10/05/2018	Meeting - Planning Policy Officers Group	<ul style="list-style-type: none"> • West Sussex authorities • WSCC • Environment Agency 	Plan Updates Duty to Co-Operate Parking Standards Review	Information sharing.
04/06/2018	Meeting	Ashdown Forest Working Group ⁵	Ongoing partnership work including a case law update from Natural England and exploration of a potential Site Nitrogen Action Plan (SNAP).	There will be ongoing discussion on the matters relating to the Ashdown Forest SAC.

⁴ The High Weald AONB Officer’s Steering Group is comprised of Ashford BC, Crawley BC, Hastings BC, Horsham DC, Mid Sussex DC, Rother DC, Sevenoaks DC, Tandridge DC, Tonbridge and Malling DC, Tunbridge Wells BC, Wealden DC, East Sussex CC, Kent CC, Surrey CC, West Sussex CC, and Natural England.

⁵ The Ashdown Forest Working Group is comprised of the South Downs National Park Authority, Crawley BC, Eastbourne BC, Lewes DC, Mid Sussex DC, Rother DC, Sevenoaks DC, Tandridge DC, Tunbridge Wells BC, Wealden DC, East Sussex CC, West Sussex CC and Natural England.

Date	Type of Cooperation	Attendance	Issues discussed	Outcomes
13/06/2018	Meeting	Tandridge DC Planning Policy Officers	Discussed progress of Tandridge Local Plan. Employment sites on border and Garden City proposals. WSCC contacted separately.	Draft SoCG circulated
10/07/2018	Meeting - Planning Policy Officers Group	<ul style="list-style-type: none"> • West Sussex authorities (Adur DC, Arun DC, Chichester DC, Crawley BC, Horsham DC, Worthing BC) • WSCC • Environment Agency 	Plan Updates Duty to Co-Operate Standard Methodology Biodiversity evidence	Information sharing.
12/07/2018 14/11/2018	Meeting - Northern West Sussex - DTCO	Northern West Sussex authorities (Crawley BC, Horsham DC, Mid Sussex DC, West Sussex CC)	Plan Updates Joint evidence base Evidence Base General	Information sharing. Agreement on topic areas that would benefit from jointly commissioned evidence.
12/07/2018 19/03/2019	Meeting - Horsham - DTC	Horsham DC	Plan Updates Joint evidence base Evidence Base General	Information sharing.
20/07/2018	Meeting	Joint SAMM Strategy	Discussed the draft Statement of Common Ground and other SAMM matters.	Progress the Statement of Common Ground.
03/09/2018	Meeting	Update on the Wealden Local Plan	Discussed the Wealden Local Plan and issues relating to the Ashdown Forest SAC.	Ongoing partnership work through the Ashdown Forest Working Group.
10/09/2018	Meeting	High Weald AONB Unit	Site Allocations DPD and assessment of site in the AONB	HW AONB finalised comments on palette of sites within the AONB to inform the site selection process.
26/09/2018	Meeting	High Weald AONB Officer Steering Group	Discussed the consultation responses to the Draft High Weald AONB Management Plan 2019-2024, and the work of the High Weald AONB Unit.	Proposed amendments on the Management Plan to be circulated and discussed further.
09/10/2018	Meeting - Planning Policy Officers Group	<ul style="list-style-type: none"> • West Sussex authorities • WSCC • Environment Agency 	Plan Updates Duty to Co-Operate Standard Methodology Monitoring Revised NPPF	Information sharing.

Date	Type of Cooperation	Attendance	Issues discussed	Outcomes
Various – November 2018 onwards	Meeting - Northern West Sussex – Economic Growth Assessment	Northern West Sussex authorities (CBC, HDC, MSDC)	Joint employment evidence base – commissioning	Revised Northern West Sussex Economic Growth Assessment commissioned and published
20/11/2018	Meeting	Local Nature Partnership Planning Sub-Group	Discussed updating the guidance for Local Plans and the potential for guidance for neighbourhood plans.	Guidance for neighbourhood plans will be drafted.
20/11/2018	Meeting	Horsham District Council	Progress of Horsham DC Local Plan review. Discussed of strategic sites promoted through SHELAA.	Update – further meeting to follow
28/11/2018	Meeting	High Weald AONB Joint Advisory Committee (JAC)	Updates on the work of the High Weald AONB JAC including a Nature Recovery Network Pilot Scheme.	Agreed the final draft of the High Weald AONB Management Plan 2019-2024 and proposed budget.
29/11/2018	Meeting	Ashdown Forest Working Group	Continued discussions on the Ashdown Forest SAC including an update on local plans and the SNAP.	There will be ongoing discussion on the matters relating to the Ashdown Forest SAC.
29/11/2018	Meeting	Joint SAMM Strategy	Update on the progress of the Joint SAMM Strategy and draft Statement of Common Ground.	Work to finalise the Statement of Common Ground.
8/01/2019	Meeting - Gatwick Diamond – Local Authority Meeting	Gatwick Diamond authorities (Horsham DC, Crawley BC, Tandridge DC, Reigate BC, Mole Valley DC, Mid Sussex DC, West Sussex and Surrey County Councils)	Plan Updates London Plan Housing Need Gatwick Update	Information sharing.
9/01/2019	Meeting - Planning Policy Officers Group	<ul style="list-style-type: none"> West Sussex authorities WSCC Environment Agency 	Plan Updates Duty to Co-Operate EA Evidence Update Monitoring Revised NPPF	Information sharing.
30/01/2019	Meeting	High Weald AONB Officer Steering Group	Discussed the Management Plan, Glover Review, a planning advice note and the emerging Design Guide.	All local authorities to adopt the High Weald AONB Management 2019-2024 by the end of March 2019.

Date	Type of Cooperation	Attendance	Issues discussed	Outcomes
30/01/2019	Meeting	Tandridge DC, Surrey CC and West Sussex CC	Joint study on Felbridge Junction	Progress update and next steps consultant and highway authorities.
13/02/2019	Meeting	Ashdown Forest Working Group	Discussed progress on matters relating to the Ashdown Forest SAC including Duty to Co-operate and the emerging SNAP.	Another meeting will be scheduled to discuss these matters further.
13/02/2019	Meeting	Joint SAMM Strategy	Update on the progress of the Joint SAMM Strategy.	Ongoing work to be progressed.
27/03/2019	Meeting	High Weald AONB Joint Advisory Committee	Discussed the emerging Design Guide and other work of the High Weald AONB JAC.	Approved the draft Design Guide for consultation.

5.0 Monitoring Policy Effectiveness

5.1 Regulation 34 (3) of the Town and Country (Local Planning) (England) Regulations 2012 states:

Where a policy specified in a local plan specifies an annual number, or a number relating to any other period of net additional dwellings or net additional affordable dwellings in any part of the local planning authority's area, the local planning authority's monitoring report must specify the relevant number for the part of the local planning authority's area concerned—

(a) in the period in respect of which the report is made, and

(b) since the policy was first published, adopted or approved.

5.2 Regulation 34 (7) of the Town and Country (Local Planning) (England) Regulations 2012 states:

A local planning authority must make any up-to-date information, which they have collected for monitoring purposes, available in accordance with regulation 35 as soon as possible after the information becomes available.

5.3 Monitoring is an essential process to ensure the District Plan is meeting its strategic objectives, that the planned housing, employment growth and infrastructure are being delivered and to ensure the effective and timely delivery of development and infrastructure. It is important that there are mechanisms in place for the Council to identify changing circumstances and take appropriate action if required.

5.4 The Mid Sussex District Plan 2014-2031 sets out a comprehensive Spatial Strategy and Strategic Policies that shapes the pattern, amount and type of future development in the District. These policies are subject to a monitoring framework, set out in Chapter 5 of the District Plan. The monitoring framework sets out a range of indicators that assess the impact of policies in the District Plan. It is important that the indicators chosen can be monitored in a robust and consistent way. If it appears that policies are not being effective, or are no longer appropriate in the light of more recent national policies or local circumstances, then action will be taken to review the policy or policies concerned.

5.5 The following tables set out the monitoring data for the 2018/2019 monitoring year, alongside historic comparison data. Where data is not available for 2018/19 then the latest available is provided, the date of that data is shown in brackets.

5a. Annual Requirements

- 5.6 The following sections detail progress in the monitoring year, as well as historic comparison data for the District Plan policies that contain annual requirements.

Housing Supply

Table 6: Housing completions during Plan period (DP4: Housing)

	2014/15	2015/16	2016/17	2017/18	2018/19
Plan Requirement	876	876	876	876	876
Completions	630	868	912	843	661
Cumulative Requirement	876	1,752	2,628	3,504	4,380
Cumulative Completions	630	1,498	2,410	3,253	3,914
Over/Under Supply	-246	-254	-218	-251	-466

- 5.7 Whilst, as at 1 April 2019, there have been fewer completions than the cumulative requirement to that point, it should be noted that the District Plan trajectory indicated that delivery would accelerate mid-way through the Plan period (2020/21 onwards) as a result of large strategic sites starting to deliver completions.
- 5.8 A list of the housing commitments that contribute to the housing land supply and a list of the sites that make up the historic housing completions can be found at <https://www.midsussex.gov.uk/planning-building/consultation-monitoring/>

Housing Delivery Test

- 5.9 The Housing Delivery Test (HDT) was first introduced in November 2018. The result is due for release by Government in November each year. It is a percentage score based on housing performance over the past three years, calculated by:

$$\text{Housing Delivery Test \%} = \frac{\text{Total net homes delivered over three year period}}{\text{Total number of homes required over three year period}}$$

- 5.10 Depending on the result local planning authorities are required to take certain actions, as set out in the NPPF. The table below summarises the 2018 HDT figures for Mid Sussex. The 2018 HDT covers the three year period 2015/16, 2016/17 and 2017/18. No action is required by the Council on this occasion.

Table 7: 2018 Housing Delivery Test ⁶

Total net homes delivered over the three year period:	2,555
Total number of homes required over the three year period:	2,319
= Housing Delivery Test %	110

Affordable Housing Supply (DP31: Affordable Housing)

5.11 Since the start of the Plan period, the number of affordable homes delivered with the district has fluctuated between 97 and 221 dwellings. Fluctuations in completions are normal. The number of affordable housing completions in 2017/18 and 2018/19 reflects the lower total number of dwellings completed in the same years (see table 6).

Table 8: Affordable Housing Supply

	2014/15	2015/16	2016/17	2017/18	2018/19	Cumulative Total
Affordable Housing Completions	221	113	168	97	102	701

Gypsy, Traveller and Travelling Showpeople – Pitch Provision (DP33: Gypsies, Travellers and Travelling Showpeople)

5.12 No new pitches or plots have been delivered since 2014/15. However, since 1 April 2019 13 permanent Gypsy and Traveller pitches have been permitted on the Northern Arc site, Burgess Hill. The Council will continue to work with proponents of site allocations to identify opportunities for their provision.

Table 9: Gypsy and Traveller pitch provision

	2014/15	2015/16	2016/17	2017/18	2018/19	Cumulative Total
Number of new additional pitches granted permanent planning permission	0	0	0	0	0	0

⁶ Total net homes delivered figures may differ slightly to that held by the Council (2,623); this may be due to anomalies in the reporting of completions in communal accommodation and the SDNP. However, for the 2018 HDT publication this resulted in a difference of only 1% and no implication on the resultant consequence.

Provision of culturally suitable plots for settled Gypsies and Travellers ⁷	0	0	0	0	0	0
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5b. District Plan Monitoring Framework – Performance against Indicators

- 5.13 This section of the AMR presents the outcomes monitored against each of the indicators. The indicators have been developed to assist with monitoring the performance of the District Plan policies.
- 5.14 Where possible, a brief commentary follows each Policy target table in order to provide some analysis on the indicator outcomes. As this is the first AMR to monitor the indicators of the adopted District Plan, the majority of outcomes can only be compared with the 2017/18 baseline data. Subsequent AMRs will be able to highlight any patterns or trends.

Table 10: Employment indicators

District Plan Policy	District Plan Strategic Objectives	Indicator	Target	District Plan Baseline 2017/18	District Plan Monitoring 2018/19
DP1: Economic Development	7, 8	Net increase / decrease in commercial (Use Classes B1 (b, c), B2, B8) and office (B1 (a) and A2) floorspace	Net increase per annum	+14,933 m ²	-47,146 m ²⁸
		Employment land available – by type (net)	Monitor	B1a: 2,038 m ² B1b: 5,000 m ² B1c: 31,212 m ² B1 (Mixed Uses): 4,999 m ² B2: 23,040 m ² B8: 32,496 m ² Total: 98,785 m ²	B1a: 8,688 m ² B1b: zero B1c: 22,040.2 m ² B1 (Mixed Uses): 4,999 m ² B2: 1,281 m ² B8: 14,630.8 m ² Total: 51,639 m ²

⁷ For Gypsies and Travellers and Travelling Showpeople who do not meet the definition of a Gypsy and Travellers and Travelling Showperson for planning purposes, provided in Annex 1 – Planning Policy for Traveller Sites (August 2015)

⁸ 50,000m² removed from Commercial, Industrial and Leisure Land Availability (CILLA) for Land South Of A2300 Burgess Hill as expired in 2018/19.

	Provision of new employment floorspace in neighbouring authorities	Monitoring of cross-boundary implications	Crawley: -15,645m ² Horsham: -8,617.9m ²	Crawley: -13,105.5m ² Horsham: +12,511.5m ²
	Number of new businesses setting up in the District	Maximise	905 (2017)	805 (2018)
	Unemployment	Minimise	2.1%	2.1%

- 5.15 The total amount of commercial floorspace available (committed) in 2018/19 is down on the previous year; this is due to the lapse in planning permission of the Land south of A2300 (50,000m²) and the completion of Land to the south of Pease Pottage (1,759m²). The largest increase in floorspace was in B1(a) due to the approval of two larger planning applications: one for the creation of seven new units in Hurstpierpoint (DM17/3777) and the other for the redevelopment of offices in Haywards Heath (DM/18/2581).
- 5.16 Use classes B1(b, c), B2, B8, B1(a) and A2 are monitored for changes in employment and commercial floorspace within neighbouring local authorities. Crawley has seen losses in floorspace for two consecutive years, albeit slightly less in 2018/19. Whilst the losses are relatively small, if the trend continues and/ or escalates then, cumulatively, this may lead to additional pressures from competing land uses within adjoining local authorities.
- 5.17 Data was available for LPAs within West Sussex through the Commercial, Infrastructure, Leisure Land Availability (CILLA) database. Equivalent data will be sought for other adjacent LPAs (Brighton & Hove City Council, Lewes District Council and Tandridge) for subsequent AMRs.

Table 11: Town Centre indicators

District Plan Policy	District Plan Strategic Objectives	Indicator	Target	District Plan Baseline 2017/18	District Plan Monitoring 2018/19
DP2: Town Centre Development	9	Total amount of floorspace for 'town centre uses': A1-A5, B1(a) & D2.	Maximise in accordance with DP2: Town Centre Development	3,947 m ²	180 m ²

- 5.18 Under Policy DP2, 'town centre uses' are considered to be retail (A1-A5), offices (B1(a)) and leisure (D2). Data provided against this indicator reflects total net floorspace completed within the relevant monitoring year.

5.19 This year saw a small increase in B1(a) floorspace delivered in Haywards Heath Town Centre from the redevelopment of a garage site. The scheme (DM/15/3636) saw replaced a B2 premises (700sqm) for higher quality offices, together with provision of 14 houses.

5.20 Total amount of floorspace for 'town centre uses' is not available. The Council will consider how this indicator might be monitored for future AMRs.

Table 12: Village and Neighbourhood Centre indicators

District Plan Policy	District Plan Strategic Objectives	Indicator	Target	District Plan Baseline 2017/18	District Plan Monitoring 2018/19
DP3: Village Centre and Neighbourhood Centre Development	9	Net increase / decrease in commercial (Use Classes B1(b, c), B2, B8) and office (B1(a) and A2) floorspace	Net increase per annum	+14,933 m ²	-47,146 m ²⁹

5.21 No loss/ gain of floorspace against relevant use classes monitored in Village or Neighbourhood Centres in 2018/19.

Table 13: Housing Delivery Indicators

District Plan Policy	District Plan Strategic Objectives	Indicator	Target	District Plan Baseline 2017/18	District Plan Monitoring 2018/19
DP4: Housing	All	Housing Completions in Mid Sussex (net)	To meet identified needs	843	661

⁹ 50,000m² removed from the Commercial, Industrial and Leisure Land Availability (CILLA) for Land South Of A2300 Burgess Hill as expired in 2018/19.

		Housing completions in neighbouring authorities (net)	Monitoring of cross-boundary implications	(2016/17) Brighton: 339 Crawley: 596 Horsham: 795 SDNP: 250 Tandridge: 228 Wealden: 564	(2017/18) Brighton: 444 Crawley: 369 Horsham: 1125 SDNP: 296 Tandridge: 332 Wealden: 462
DP5: Planning to Meet Future Housing Need	All	Housing Completions in Mid Sussex (net)	To meet identified needs	843	661
		Housing completions in neighbouring authorities (net)	Monitoring of cross-boundary implications	(2016/17) Brighton: 339 Crawley: 596 Horsham: 795 SDNP: 250 Tandridge: 228 Wealden: 564	(2017/18) Brighton: 444 Crawley: 369 Horsham: 1125 SDNP: 296 Tandridge: 332 Wealden: 462
DP6: Settlement Hierarchy	2, 6	Housing commitments by parish	Monitor	See Appendix A.	

5.22 There were 661 net completions in 2018/19. This is 215 below the annualised housing requirement of 876 dwellings. Only one other year within the Plan period (2014/15) did annual completions fall below 700. The annual completion rates have, otherwise, been relatively strong either exceeding or being close to 876.

5.23 It is anticipated that there will be an initial lag in completions from strategic sites following the adoption of the District Plan before. This might be due to proponents waiting until the Plan's adoption before progressing planning applications to deliver their site(s). A similar situation might occur with allocations within the emerging Site Allocations DPD. As such, whilst there has been an under delivery of housing in the early part of the Plan period, any shortfall is likely to be met as allocations continue to come forward.

Table 14: Strategic Site Allocation indicators

District Plan Policy	District Plan Strategic Objectives	Indicator	Target	District Plan Baseline 2017/18	District Plan Monitoring 2018/19
DP7: General Principles for Strategic Development at Burgess Hill	All	The objectives listed under DP7 are monitored under their separate policy areas	-	-	-
DP8: Strategic Allocation to the east of Burgess Hill at Kings Way	All	Housing completions on allocated site DP8	In accordance with DP8	33	62 (Cumulatively: 171 completed units to 31 March 2019 overall)
DP9: Strategic Allocation to the north and north west of Burgess Hill	All	Housing completions on allocated site DP9	In accordance with DP9	0	0 (0 completed units overall)
DP10: Strategic allocation to the east of Pease Pottage	All	Housing completions on allocated site DP10	In accordance with DP10	0	0 (0 completed units overall)
DP11: Strategic allocation to the north of Clayton Mills, Hassocks	All	Housing completions on allocated site DP11	In accordance with DP11	0	n/a

- 5.24 Policy DP8 allocates land at Kings Way for up to 480 dwellings. Up to 31 March 2019, 234 dwellings have been approved. Since then, Reserved Matters application has been approved for 39 dwellings on Phase 3b. 171 dwellings have been completed on DP8 up to the end of this AMR's monitoring period.
- 5.25 DP9 allocates land north and north-west of Burgess Hill (Northern Arc) for approximately 3,500 dwellings, as well as Gypsy and Traveller pitches, education, employment and sport uses. An outline planning application for the site was submitted 24/11/2018 (DM/18/5114). The application proposes approximately 3,040 dwellings, including a 60 unit extra care facility (C3), 13 permanent Gypsy and Traveller pitches, a Centre for

Community Sport, healthcare facilities, a 4ha business park, two primary schools, a secondary school as well as a wide range of associated infrastructure. Reserved Matters (DM/19/3845) for part of Phase 1, Freeks Farm, was approved 19 December 2019. The approved scheme will deliver 460 dwellings, public open space, play areas and associated infrastructure including roads, surface water attenuation and associated demolition.

- 5.26 DP10 allocates land east of Pease Pottage for approximately 600 dwellings, as well as Gypsy and Traveller pitches, education and hospice with community café. An outline planning application was submitted 23 November 2015 (DM/15/4711), approved 28 November 2016. The application proposes approximately 600 dwellings, a 48 care bed facility, community building, café, retail and one form entry primary school.
- 5.27 DP11: Approximately 500 dwellings, as well as Gypsy and Traveller pitches and new primary school. An outline planning application for the site was submitted 11 December 2018 (DM18/4979). The planning application comprises of 500 dwellings and land for a two form entry primary school and community building. A financial contribution to provide five permanent Gypsy and Traveller pitches on an alternative site is to be collected.

Table 15: Development in the Countryside

District Plan Policy	District Plan Strategic Objectives	Indicator	Target	District Plan Baseline 2017/18	District Plan Monitoring 2018/19
DP12: Protection and Enhancement of Countryside	3	Percentage of new and converted dwellings on previously developed (brownfield) land	Maximise	49.7%	31.6%
DP13: Preventing Coalescence	2	Number of planning permission granted in Local Gaps, where these have been defined in Neighbourhood Plans	Minimise	n/a	n/a
DP14: Sustainable Rural Development and the Rural Economy	10, 11	Number of new commercial developments approved within the countryside	Increase	n/a	n/a

DP15: New Homes in the Countryside	3	Number of applications for new dwellings in the countryside overturned on appeal	Zero	2	2
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- 5.28 The percentage of residential development brought forward on previously developed land is likely to fluctuate over the years. As Policy DP12 continues to be monitored it will be possible to establish if there is an overall trend and if the policy is performing as desired.
- 5.29 The indicators for policies DP13 and DP14 are not yet monitored. It is not considered that these indicators cannot be monitored but the mechanism is not in place for 2018/19.
- 5.30 Two planning applications (DM/18/2342: Land at Friars Oak Fields, Hassocks & DM/18/2924: Land south of Grange Park Cottage) for residential developments in the countryside were refused by the Council in 2018/19 but overturned at appeal; 1 November 2019 and 4 November 2019 respectively. Further monitoring of the use of this policy will allow the Council to measure its effectiveness, especially against scrutiny at appeal, and establish if it needs amending.

Table 16: Development in High Weald AONB

District Plan Policy	District Plan Strategic Objectives	Indicator	Target	District Plan Baseline 2017/18	District Plan Monitoring 2018/19
DP16: High Weald Area of Outstanding Natural Beauty	3	Number of applications approved contrary to advice from the High Weald AONB Unit	Zero	3 ¹⁰	0

- 5.31 No planning applications were granted planning permission contrary to the advice of the High Weald AONB Unit in 2018/19.

Table 17: Development in Ashdown Forest

District Plan Policy	District Plan Strategic Objectives	Indicator	Target	District Plan Baseline 2017/18	District Plan Monitoring 2018/19
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¹⁰ DM/17/2648, DM/17/1262, DM/17/0658

DP17: Ashdown Forest Special Area of Conservation and Special Protection Area	3	SANG capacity	Sufficient for anticipated development	436 dwellings permitted	158 dwellings permitted
		Implementation of SAMP	Monitoring of projects within Strategy	Ashdown Forest Code of Conduct for Dog Walkers published.	Ongoing work to progress the Joint SAMP Strategy

5.32 Currently, there remains sufficient SANG capacity. Path improvements have been undertaken at the East Court & Ashplats Wood SANG in East Grinstead. With regards to the SAMP Strategy, further projects are planned by the local authorities involved that form the SAMP Strategy Partnership¹¹. These will be reported in future AMRs.

Table 18: Development in SDNP

District Plan Policy	District Plan Strategic Objectives	Indicator	Target	District Plan Baseline 2017/18	District Plan Monitoring 2018/19
DP18: Setting of the South Downs National Park	3	Number of applications refused as contrary to this policy but overturned on appeal	Zero	0	0

5.33 There were no planning applications in 2018/19, or the previous year, that were overturned at appeal having being refused by the Council on the grounds of being contrary to Policy DP18. However, it is suggested that future AMRs also include data on applications that go to appeal. This will provide an alternative mechanism to help identify if Policy DP18 is effective.

Table 19: Sustainable Tourism

District Plan Policy	District Plan Strategic Objectives	Indicator	Target	District Plan Baseline 2017/18	District Plan Monitoring 2018/19
DP19: Sustainable Tourism	9, 10	Number of jobs in the tourism sector	Maximise	(2016) 4,709	n/a
		Number of visitors staying overnight	Increase	(2016) 451,155	n/a

¹¹ Includes Mid Sussex DC, Lewes DC, Sevenoaks DC, Tandridge DC, Wealden DC and Tunbridge BC with the Conservators of Ashdown Forest and Natural England.

5.34 The data to monitor these indicators is no longer available to the Council. The majority of alternative data is either only available at Regional level, or higher, or is older than 2016. The Council will consider how best to monitor Policy DP19 for future AMRs. DP19 is primarily concerned with supporting the rural economy and protection of the proposed reinstatement route for the Bluebell Railway, therefore indicators could focus on these issues to complement the existing indicator.

Table 20: Infrastructure Indicators

District Plan Policy	District Plan Strategic Objectives	Indicator	Target	District Plan Baseline 2017/18	District Plan Monitoring 2018/19
DP20: Securing Infrastructure	6	Monitor infrastructure funds received, by Parish and in accordance with Monitoring requirements set out in the CIL Regulations and Guidance.	Amount of CIL funds received by year.	n/a	n/a
DP21: Transport	6	Number of sustainable transport schemes implemented	Annual number	n/a	n/a
DP22: Rights of Way	5, 14	Number of applications resulting a net increase in Rights of Way	Net increase per annum	No net change.	-119 metres
DP23: Communication Infrastructure	7, 8	Number of applications refused as contrary to this policy but overturned on appeal	Zero	0	0

DP24: Leisure and Cultural Facilities and Activities	14	Number of applications resulting in the loss of a community service (shop, public house, place of worship, etc.)	Minimise	n/a	n/a
DP25: Community facilities and local Services	6,12,13	Amount of additional community facilities delivered	Maximise	n/a	n/a
		Net loss of specialist accommodation and care falling within Use Class C2	Minimise	n/a	16

- 5.35 The Community Infrastructure Levy (CIL) is not currently implemented in Mid Sussex; however, developer contributions to provide infrastructure continue to be collected through Section 106 legal agreements. The Council are currently reviewing whether to introduce CIL.
- 5.36 Indicators for Policies DP21, DP23 and DP25 are not currently monitored.
- 5.37 With regards to Policy DP22, the number of applications has not been monitored it is possible to report that there was a loss of 119 metres in 2018/19. Two Diversion Orders were confirmed in Lindfield Rural to rationalise some disused cross field paths onto a more direct track.
- 5.38 16 sheltered housing units were demolished to be replaced by a 24 bed extra care facility and additional 12 beds as part of the existing dementia care facility (Westall House, Horsted Keynes - DM/17/1262).

Table 21: Design Indicators

District Plan Policy	District Plan Strategic Objectives	Indicator	Target	District Plan Baseline 2017/18	District Plan Monitoring 2018/19
DP26: Character and Design	2	Number of applications refused as contrary to this policy but overturned on appeal	Zero	12	8

DP27: Dwelling Space Standards	13, 14	Number of applications refused as contrary to this policy but overturned on appeal	Zero	1	1
DP28: Accessibility	13	Number of applications refused as contrary to this policy but overturned on appeal	Zero	0	0
DP29: Noise, Air and Light Pollution	2, 3	Number of Air Quality Managements Areas (AQMAs) within the District	Minimise	1	1

- 5.39 Fewer applications which were refused for reasons including being contrary to Policy DP26, were overturned at appeal in 2018/19 than in 2017/18. This is a positive trend. Ongoing monitoring of this policy through future AMRs will highlight longer term patterns and, in turn, the effectiveness of the policy.
- 5.40 Eight planning applications were overturned at appeal; this is less than the previous year. The applications overturned were: DM/17/4830, DM/18/0884, DM/18/2823, DM/18/3486, DM/18/3762, DM/18/4033, DM/18/1656 and DM/19/0291.
- 5.41 One planning application was refused as being contrary to DP27 (DM/18/0622) but overturned at appeal.

Table 22: Housing Indicators

District Plan Policy	District Plan Strategic Objectives	Indicator	Target	District Plan Baseline 2017/18	District Plan Monitoring 2018/19
DP30: Housing Mix	12, 13	Total mix of all housing permitted annually reflects local housing needs	To reflect housing need	n/a	n/a
DP31: Affordable Housing	12, 13	Number of affordable homes completed annually (gross)	Maximise in compliance with DP31: Affordable Housing	97	102

		Financial contributions towards affordable housing provision	Maximise in compliance with DP31: Affordable Housing	£0.00	£0.00
DP32: Rural Exception Sites	10, 12, 13	Number of affordable housing dwellings completed on rural exception sites	Maximise in compliance with DP32: Rural Exception Sites	0	0
DP33: Gypsy and Travellers	12, 13	Number of new additional pitches granted permanent planning permission	Maximise	0	0
		Number of unauthorised encampments in Mid Sussex	Minimise	0	0

5.42 The indicator against Policy DP30 is not currently monitored.

5.43 Between 2017/18 and 2018/19 there was a slight increase in the number of affordable houses completed. As with the total number of houses completed, the annual figure is likely to fluctuate. However, overall the trend of affordable housing completions is expected to follow an upward trajectory as allocations and larger housing developments continue to come forward¹².

5.44 No affordable houses completed on rural exception sites in 2018/19.

5.45 No pitches were granted planning permission in 2018/19. On the 4 October 2019 13 permanent Gypsy and Traveller pitches were granted outline planning permission as part of the Northern Arc proposal (DM/18/5114). No financial contributions towards Gypsy and Traveller pitch provision have been triggered. No unauthorised encampments were reported in 2018/19.

Table 23: Historic Environment Indicators

District Plan Policy	District Plan Strategic Objectives	Indicator	Target	District Plan Baseline 2017/18	District Plan Monitoring 2018/19
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¹² As at 1 April 2019 just over 500 dwellings on sites of 11 or more dwellings, triggering on-site affordable housing contributions, were under construction.

DP34: Listed Buildings and Other Heritage Assets	2, 3, 4	Number of listed buildings within the District	No deterioration	1,064	1,064
DP35: Conservation Areas	2, 3, 4	Number of Conservation Areas with appraisals and management proposals	Increase	7	8
DP36: Historic Parks and Gardens	3	Number of applications permitted contrary to advice received by the Mid Sussex District Council archaeological adviser	Zero	0	0

5.46 No change or deterioration in indicators against Policies DP34 and DP36.

5.47 The Hurstpierpoint Conservation Area Appraisal (CAA) was adopted in 2018. The CAA covers the three separate Conservation Areas of Langton, Hurstpierpoint and Hurst Wickham. The CAA recommended boundary amendments to the Hurstpierpoint and Hurst Wickham Conservation Areas which were consulted upon and the adopted on 19 July 2018¹³. The Council has agreed a proposed ongoing programme of Conservation Area Appraisals (04/07/2018).

Table 24: Natural Resources Indicators

District Plan Policy	District Plan Strategic Objectives	Indicator	Target	District Plan Baseline 2017/18	District Plan Monitoring 2018/19
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¹³ <https://www.midsussex.gov.uk/media/3670/notice-hurstpierpoint-conservation-area-changes.pdf>

DP37: Trees, Woodland and Hedgerows	3, 4, 5	Number of applications refused as contrary to this policy but overturned on appeal	Zero	1	0
		Area of Ancient Woodland lost to development	Zero	0	0.93 ha
DP38: Biodiversity	3, 4	Number of planning applications contrary to advice given by Natural England on biodiversity issues	Zero	0	0
		Number of priority habitats lost to development	Zero	None	None
		Condition of SSSIs	Improve	95.3%	92.9%

5.48 No monitored Priority Habitats were reported to be lost in 2018/19. Data is available for the following Priority Habitats: Ancient woodland, Coastal & floodplain grazing marsh, Coastal saltmarsh, Coastal sand dunes, Coastal vegetated shingle, Deciduous woodland, Ghyll woodland, Intertidal chalk, Intertidal mudflat, Lowland calcareous grassland, Lowland fen, Lowland heathland, Lowland meadow, Maritime cliff and slope, Reedbed, Saline lagoon, Traditional orchard, Wood-pasture & parkland.

5.49 With regards to the condition of SSSIs, 92.9% of SSSI units were found to be in a favourable or unfavourable but recovering condition, 52.4% and 40.5% respectively. This is a slight reduction from the previous year. Whilst fluctuations might occur from year to year further declines should be avoided.

Table 25: Sustainable Resources Indicators

District Plan Policy	District Plan Strategic Objectives	Indicator	Target	District Plan Baseline 2017/18	District Plan Monitoring 2018/19
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DP39: Sustainable Design and Construction	1	Installed capacity of renewable energy installations within Mid Sussex	Increase	19,600 kW	19,900 kW
DP40: Renewable Energy Schemes	1	Development of Allowable Solutions	Physical or financial contributions to Allowable Solutions	n/a	n/a
DP41: Flood Risk and Drainage	1	Number of planning applications approved contrary to advice given by the Environment Agency on flood risk/ flood defence grounds	Zero	0	0
DP42: Water Infrastructure and the Water Environment	1	Number of planning applications approved contrary to advice given by the Environment Agency on water quality issues	Zero	0	0
		Number of planning applications approved contrary to advice from the statutory sewerage/ water undertaker	Zero	0	0
		Incidents of major and significant water pollution within the District	Zero	3	2

		Stretches of watercourse that are, as a minimum, Water Framework Directive status "Moderate"	Maximise	n/a	n/a
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5.50 The indicator under Policy DP40 is no longer monitored; allowable solutions policy no longer pursued by Government. The Council will need to consider alternative indicators to effectively monitor the outputs of this policy.

5.51 Under Policy DP42 stretches of watercourses are not currently monitored. The Council will liaise with the Environment Agency to establish if there is suitable alternative data available that can help effectively monitor the outputs of this policy.

6.0 Limitations

- 6.1 This is the first AMR to be produced since the adoption of the District Plan; therefore some of the indicators have only been formally monitored for the 2018/19 monitoring year. Consequently, there may be limited data available to make year on year comparisons, or identify any strong trends. As indicators are updated in future AMRs the Council will accrue data which will enable detailed analysis of the policies' performance to be made. Conclusions can then be drawn as to whether policies are performing as expected.
- 6.2 Certain indicators rely on reports and data produced or collected by external bodies (i.e. Sussex Wildlife Trust). The Council is therefore reliant on the relevant body to continue to collect the data in a consistent manner so that accurate comparisons can be made. Another challenge is if there is a subscription service associated with the data which is discontinued because it is no longer considered value for money. An alternative source of this data is then required, or a new indicator needs to be considered.
- 6.3 A small number of indicators rely on data which is not collected on an annual basis (i.e. Census data which is every 10 years) or there is a lag in its publication or availability so that the data is out of sync with the monitoring year. This makes it difficult to make effective and meaningful comparisons.
- 6.4 Several indicators are not yet monitored by the Council. Mechanisms will be put in place so that data can be collected for inclusion in future AMRs. If it is not possible to establish suitable methods of collecting the necessary data then alternative indicators will be considered.

APPENDICES

Appendix A – Housing commitments

Table 26: Housing commitments by parish

	Commitments as at 1 st May 2018	Commitments as at 1 st May 2019
Albourne	11	11
Ansty and Staplefield	78	77
Ardingly	17	17
Ashurst Wood	106	101
Balcombe	56	55
Bolney	76	71
Burgess Hill	5356	3806
Cuckfield	43	46
East Grinstead	1013	1019
Hassocks	833	901
Haywards Heath	1641	1517
Horsted Keynes	16	15
Hurstpierpoint	288	244
Lindfield and Lindfield Rural	493	465
Slaugham	763	859
Turners Hill	98	95
Twineham	21	19
West Hoathly	69	73
Worth	706	712

Please note, these numbers may be slight different to the commitments lists published on the Council website due to variation in how demolition and losses have been recorded.

Appendix B – Sources of monitoring data

District Plan Policy	Indicator	Data Source
DP1: Economic Development	Net increase / decrease in commercial (Use Classes B1 (b, c), B2, B8) and office (B1 (a) and A2) floorspace	WSCC Commercial, Industrial and Leisure Land Availability Survey
	Employment land available – by type (net)	WSCC Commercial, Industrial and Leisure Land Availability Survey
	Provision of new employment floorspace in neighbouring authorities	WSCC Commercial, Industrial and Leisure Land Availability Survey
	Number of new businesses setting up in the District	ONS – Business Demography
	Unemployment	ONS Annual Population Survey
DP2: Town Centre Development	Total amount of floorspace for ‘town centre uses’	WSCC Commercial, Industrial and Leisure Land Availability Survey
DP3: Village Centre and Neighbourhood Centre Development	Net increase / decrease in commercial (Use Classes B1 (b, c), B2, B8) and office (B1 (a) and A2) floorspace	WSCC Commercial, Industrial and Leisure Land Availability Survey
DP4: Housing	Housing Completions in Mid Sussex (net)	MSDC Monitoring
	Housing completions in neighbouring authorities (net)	Neighbouring Authorities’ Monitoring Reports
DP5: Planning to Meet Future Housing Need	Housing Completions in Mid Sussex (net)	MSDC Monitoring
	Housing completions in neighbouring authorities (net)	Neighbouring Authorities’ Monitoring Reports
DP6: Settlement Hierarchy	Housing commitments by parish	MSDC monitoring
DP7: General Principles for Strategic Development at Burgess Hill	The objectives listed under DP7 are monitored under their separate policy areas	-
DP8: Strategic Allocation to the east of Burgess Hill at Kings Way	Housing completions on allocated site DP8	MSDC Annual Position Statement 2019
DP9: Strategic Allocation to the north and north west of Burgess Hill	Housing completions on allocated site DP9	MSDC Annual Position Statement 2019
DP10: Strategic allocation to the east of Pease Pottage	Housing completions on allocated site DP10	MSDC Annual Position Statement 2019
DP11: Strategic allocation to the north of Clayton Mills, Hassocks	Housing completions on allocated site DP11	MSDC Annual Position Statement 2019
DP12: Protection and Enhancement of Countryside	Percentage of new and converted dwellings on previously developed (brownfield) land	Housing and Residential Land, West Sussex County Council
DP13: Preventing Coalescence	Number of planning permission granted in Local Gaps, where these have been defined in Neighbourhood Plans	n/a

DP14: Sustainable Rural Development and the Rural Economy	Number of new commercial developments approved within the countryside	n/a
DP15: New Homes in the Countryside	Number of applications for new dwellings in the countryside overturned on appeal	MSDC monitoring
DP16: High Weald Area of Outstanding Natural Beauty	Number of applications approved contrary to advice from the High Weald AONB Unit	MSDC monitoring
DP17: Ashdown Forest Special Area of Conservation and Special Protection Area	SANG capacity	MSDC monitoring
	Implementation of SAMM	MSDC monitoring
DP18: Setting of the South Downs National Park	Number of applications refused as contrary to this policy but overturned on appeal	MSDC monitoring
DP19: Sustainable Tourism	Number of jobs in the tourism sector	Tourism South East, <i>The Economic Impact of Tourism Mid Sussex (2016)</i>
	Number of visitors staying overnight	Tourism South East, <i>The Economic Impact of Tourism Mid Sussex (2016)</i>
DP20: Securing Infrastructure	Monitor infrastructure funds received, by Parish and in accordance with Monitoring requirements set out in the CIL Regulations and Guidance.	MSDC Monitoring
DP21: Transport	Number of sustainable transport schemes implemented	
DP22: Rights of Way	Number of applications resulting a net increase in Rights of Way	WSCC Monitoring
DP23: Communication Infrastructure	Number of applications refused as contrary to this policy but overturned on appeal	MSDC monitoring
DP24: Leisure and Cultural Facilities and Activities	Number of applications resulting in the loss of a community service (shop, public house, place of worship, etc.)	N/A
DP25: Community facilities and local Services	Amount of additional community facilities delivered	N/A
	Net loss of specialist accommodation and care falling within Use Class C2	N/A
DP26: Character and Design	Number of applications refused as contrary to this policy but overturned on appeal	MSDC monitoring
DP27: Space Standards	Number of applications refused as contrary to this policy but overturned on appeal	MSDC monitoring
DP28: Accessibility	Number of applications refused as contrary to this policy but overturned on appeal	MSDC monitoring
DP29: Noise, Air and Light Pollution	Number of Air Quality Managements Areas (AQMAs) within the District	MSDC Monitoring
DP30: Housing Mix	Total mix of all housing permitted annually reflects local housing needs	N/A
DP31: Affordable Housing	Number of affordable homes completed annually (gross)	MSDC Monitoring

	Financial contributions towards affordable housing provision	MSDC Monitoring
DP32: Rural Exception Sites	Number of affordable housing dwellings completed on rural exception sites	MSDC Monitoring
DP33: Gypsy and Travellers	Number of new additional pitches granted permanent planning permission	MSDC Monitoring
	Number of unauthorised encampments in Mid Sussex	MSDC Monitoring
DP34: Listed Buildings and Other Heritage Assets	Number of listed buildings within the District	Historic England
DP35: Conservation Areas	Number of Conservation Areas with appraisals and management proposals	MSDC Monitoring
DP36: Historic Parks and Gardens	Number of applications permitted contrary to advice received by the Mid Sussex District Council archaeological adviser	MSDC Monitoring
DP37: Trees, Woodland and Hedgerows	Number of applications refused as contrary to this policy but overturned on appeal	MSDC monitoring
	Area of Ancient Woodland lost to development	Biodiversity Annual Monitoring Report, Sussex Biodiversity Record Centre
DP38: Biodiversity	Number of planning applications contrary to advice given by Natural England on biodiversity issues	MSDC Monitoring
	Number of priority habitats lost to development	Biodiversity Annual Monitoring Report, Sussex Biodiversity Record Centre
	Condition of SSSIs	Biodiversity Annual Monitoring Report, Sussex Biodiversity Record Centre
DP39: Sustainable Design and Construction	Installed capacity of renewable energy installations within Mid Sussex	Renewable Electricity by Local Authority, Department for Business, Energy and Industrial Strategy
DP40: Renewable Energy Schemes	Development of Allowable Solutions	n/a
DP41: Flood Risk and Drainage	Number of planning applications approved contrary to advice given by the Environment Agency on flood risk/ flood defence grounds	Environment Agency objections to planning on the basis of flood risk, Environment Agency
DP42: Water Infrastructure and the Water Environment	Number of planning applications approved contrary to advice given by the Environment Agency on water quality issues	MSDC Monitoring
	Number of planning applications approved contrary to advice from the statutory sewerage/water undertaker	MSDC Monitoring
	Incidents of major and significant water pollution within the District	Environmental Pollution Incidents, Environment Agency
	Stretches of watercourse that are, as a minimum, Water Framework Directive status "Moderate"	