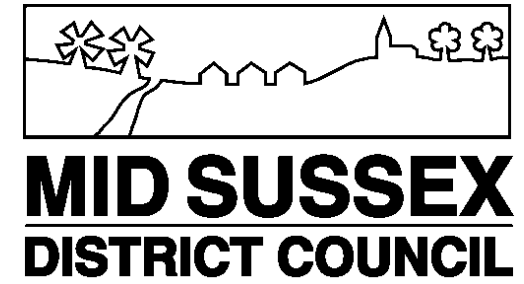


Mid Sussex District Council



Authority Monitoring Report (AMR)

1 April 2019 – 31 March 2020 and 1 April 2020 – 31 March 2021

April 2022

Contents

1.0	Introduction.....	1
2.0	Local Development Scheme.....	2
	Table 1: Site Allocations DPD content, coverage and key stages.....	3
	Table 2: Site Allocations DPD timetable.....	3
	Table 3: District Plan Review timetable.....	4
	Table 4: Policy documents adopted in 2019/20 and 2020/21.....	5
3.0	Neighbourhood Planning.....	6
	Table 5: Made Neighbourhood Plans.....	6
4.0	Duty to Co-operate.....	7
	Table 6: Summary of Duty to Co-operate Actions 2019/20 and 2020/21.....	8
5.0	Monitoring Policy Effectiveness.....	14
	5a. Annual Requirements.....	15
	Table 7: Housing completions during Plan period (DP4: Housing).....	15
	Table 8: 2021 Housing Delivery Test.....	16
	Table 9: Affordable Housing Completions.....	16
	Table 10: Gypsy and Traveller pitch provision.....	16
	5b. District Plan Monitoring Framework – Performance against Indicators.....	17
	Table 11: Employment indicators.....	17
	Table 12: Town Centre indicators.....	19
	Table 13: Village and Neighbourhood Centre indicators.....	19
	Table 14: Housing Delivery Indicators.....	20
	Table 15: Strategic Site Allocation indicators.....	21
	Table 16: Development in the Countryside.....	23
	Table 16: Development in High Weald AONB.....	24
	Table 17: Development in Ashdown Forest.....	25

Table 18: Development in SDNP	25
Table 19: Sustainable Tourism	26
Table 20: Infrastructure Indicators	27
Table 21: Design Indicators	28
Table 22: Housing Indicators	30
Table 23: Historic Environment Indicators.....	31
Table 24: Natural Resources Indicators	32
Table 25: Sustainable Resources Indicators	34
6.0 Limitations	37
APPENDICES.....	38
Appendix A – Housing commitments.....	38
Table 26: Housing commitments by parish	38
Appendix B – Sources of monitoring data	39

1.0 Introduction

- 1.1 The Authority Monitoring Report (AMR) would usually focus on the most recent monitoring year. This AMR covers the monitoring year from 1 April 2019 to 31 March 2021. Where possible, an update to the end of the 2021 calendar year is also included.
- 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. The Council has published an Infrastructure Funding Statement which reports on the development contributions secured, allocated and spent ([Consultation & Monitoring - Mid Sussex District Council](#)).

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 2020 to 2023. This is the most recently published LDS (December 2020). It provides information about the Mid Sussex District Council's Site Allocations DPD, District Plan Review 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	2020 LDS Dates	Actual Date/ Reason for Delay
Regulation 18 public consultation	Autumn 2019	Timetable met
Publication (Reg 19)	Summer 2020	Timetable met
Submission to Secretary of State (Reg 22)	Winter 2020/21	Timetable met
Examination	Winter 2020/21	Hearings held Summer 2021. Six month delay due to slippage in PINS' timetable, and need to substitute Inspector.
Inspector's Report	Spring 2021	Expected Winter/Spring 2022. Delay due to above slippage and requirement to undertake consultation on Main Modifications post Hearings.
Estimated date for Adoption	Summer 2021	Spring 2022. Delay as a consequence of above.

- 2.6 At the time of preparing this AMR the Site Allocations DPD is at examination following submission to the Planning Inspector in December 2020. The hearings were held over three weeks in June 2021. Subsequently, the Inspector recommended Main Modifications (MMs) in order to make the Plan sound. The proposed MMs were subject to consultation until 24th January 2022. The Inspector is now considering the representations received; his Final Report is expected in March.

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 Council kick-started the District Plan review in early 2021 with a call-for-sites. In addition,

several key pieces of evidence documents have been commissioned to ensure the review is based on the most up-to-date information. Table 3 below sets out the timetable for the key milestones of the review:

Table 3: District Plan Review timetable

Stage	2020 LDS Dates	Actual Date / Reason for Delay ³
Regulation 18 public consultation	Summer 2021	February – March. Delay due to slippage in Site Allocations DPD timetable, see above.
Publication (Reg 19)	Winter 2021/ 22	Summer 2022. Delay as a consequence of above.
Submission to Secretary of State (Reg 22)	Summer 2022	Winter 2022. Delay as a consequence of above.
Examination	Autumn 2022	Spring 2023. Delay as a consequence of above.
Estimated date for Adoption	Winter 2023	Autumn/ Winter 2023. Delay as a consequence of above.

Other Supporting Documents

- 2.8 The Council worked in partnership with the High Weald Area of Outstanding Natural Beauty (AONB) Unit to prepare a High Weald Design Guide for new housing development. The Guide was finalised in November 2019.
- 2.9 The Council, with Haywards Heath Town Council, prepared and adopted the Haywards Heath Town Centre Masterplan in 2021. The masterplan will guide development in Haywards Heath town centre.

Future Supporting Documents

- 2.10 The Council has a programme to review the remaining Conservation Area Appraisals on an ongoing basis and will continue to work with Town and Parish Councils to oversee the preparation of Conservation Area Appraisals.

³ As at December 2021

Planning Policy documents completed between 1 April 2019 and 31 March 2021

2.11 A number of supporting planning documents were adopted by the Council within the 2019/20 and 2020/21 monitoring years. These are included in Table 4.

Table 4: Policy documents adopted in 2019/20 and 2020/21

Planning Document	Date of adoption
East Grinstead Conservation Area Appraisal	1 November 2019
Slaugham Neighbourhood Plan	25 September 2019
Hassocks Neighbourhood Plan	24 June 2020
Mid Sussex Design Guide SPD	4 November 2020
Haywards Heath Town Centre Masterplan SPD	31 March 2021

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 1 April 2021⁴) are set out below.

Table 5: 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
Hassocks	24 June 2020
Haywards Heath	15 December 2016
Hurstpierpoint and Sayers Common	19 March 2015
Lindfield and Lindfield Rural	23 March 2016
Slaugham	25 September 2019
Turners Hill	24 March 2016
Twineham	24 March 2016
West Hoathly	16 April 2015

⁴ Since 1 April 2021 the Copthorne Neighbourhood Plan has been 'made' (29 September 2021)

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 as part of the review of the District Plan.

4.7 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

4.8 Work commenced on the preparation of the Site Allocations DPD during 2018/19. Neighbouring Local Authorities were involved 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.

4.9 Once a short list of sites were established they were '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 were also consulted during the site selection process.

District Plan Review

4.10 Work on the District Plan Review commenced in early 2021. A call-for-sites was held in February which allowed proponents of sites to submit land to be assessed for potential future allocation. Neighbouring Local Authorities were invited to comment on the Site Selection Methodology which was updated to reflect the context of the District Plan Review and recent changes to the NPPF. The Council invited neighbouring Local Authorities, and beyond, to a Duty-to-Cooperate meeting where officers were updated on the status of the Review and invited to raise any cross-boundary issues for discussion. A focussed consultation on the Site Selection Methodology was also held with the Council's Developer Liaison Group which is made up of representatives of the development industry.

Duty to Cooperate Actions 2019/20 and 2020/21

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 the topics and outcomes are highlighted in the table below - note that this is not an exhaustive list. The table has been extracted from the Site Allocations DPD Duty to Cooperate Statement (August 2020) and updated to include recent work on the District Plan Review; unless otherwise stated, where 'DPD' is referenced this is the Site Allocations DPD.

Table 6: Summary of Duty to Co-operate Actions 2019/20 and 2020/21

Local Authority	Strategic Topic	Outcomes	
Adur & Worthing Councils	Housing provision	Agreed that the DPD is seeking to allocate sufficient sites to ensure the housing requirement is met in full Agreed that the allocations do not raise any cross-boundary issues	Signed Statement of Common ground October 2019
	Employment provision	Agreed that the allocations do not raise any cross-boundary issues	
	Transport	Agreed that the transport evidence is fit-for-purpose for the purpose of preparing the DPD	September 2021
	District Plan Review	Invited to attend meeting where group was informed that Review has commenced and invited to comment on Site Selection Methodology.	
Arun District Council	Housing provision	Agreed that the DPD is seeking to allocate sufficient sites to ensure the housing requirement is met in full Agreed that the allocations do not raise any cross-boundary issues	Signed Statement of Common ground March 2020

	District Plan Review	Invited to attend meeting where group was informed that Review has commenced and invited to comment on Site Selection Methodology.	September 2021
Brighton & Hove City Council	Housing provision	Agreed that the DPD is seeking to allocate sufficient sites to ensure the housing requirement is met in full Agreed that the DPD does not seek to revisit the Spatial Strategy set out in the District Plan Agreed that the allocations do not raise any cross-boundary issues	Signed Statement of Common ground February 2020
	Employment provision	Agreed that the location for the Science and Technology Park will also support employment growth in the greater Brighton City Regional Area. Agreed that the allocations do not raise any adverse cross boundary issues.	
	District Plan Review	Invited to attend meeting where group was informed that Review has commenced and invited to comment on Site Selection Methodology.	September 2021
Lewes District Council	Housing provision	Agreed that the DPD is seeking to allocate sufficient sites to ensure the housing requirement is met in full Agree to continue working together on any cross-boundary issues arising from the DPD	Signed Statement of Common ground July 2020
	Transport	Agree that a separate SOCG is prepared between MSDC, LDC and ESCC to agree the transport implications of the proposed site allocations within Lewes District	
	Habitats Regulation Assessment	Both parties are signatories to the Ashdown Forest SAC Statement of Common Ground in relation to air quality Both parties are signatories to Ashdown Forest SPA Statement of Common Ground in relation to recreational disturbance	
	Other Planning issues	Agreed that other matters that may need to be considered in future planning documents include climate change, carbon reduction and renewable energy	
	District Plan Review	Invited to attend meeting where group was informed that Review has commenced and invited to comment on Site Selection Methodology.	September 2021
Horsham District Council	Housing provision	Agreed that the DPD is seeking to allocate sufficient sites to ensure the housing requirement is met in full	Signed Statement of Common ground April 2020
	Employment provision	Agree that on the basis of current evidence, these allocations are unlikely to raise any cross-boundary issues Agree that these allocations relate to need arising within Mid Sussex District and does not provided for Horsham District's employment needs.	

	Transport	The parties will work towards agreeing a position that the evidence is fit-for purpose for the purpose of preparing a Site Allocations DPD.	
	District Plan Review	Invited to attend meeting where group was informed that Review has commenced and invited to comment on Site Selection Methodology.	September 2021
Crawley Borough Council	Housing Provision	Agreed that the DPD is seeking to allocate sufficient sites to ensure the housing requirement is met in full, including meeting unmet needs of Crawley.	Signed Statement of Common ground May 2020
	Employment Provision	Agreed that these allocations offer an opportunity to make a positive contribution to delivering economic development.	
	Transport	The parties will work towards agreeing a position that the evidence is fit-for purpose for the purpose of preparing a Site Allocations DPD.	
	District Plan Review	Invited to attend meeting where group was informed that Review has commenced and invited to comment on Site Selection Methodology.	September 2021
South Downs National Park Authority	Housing Provision	Agreed that the DPD is seeking to allocate sufficient sites to ensure the housing requirement is met in full. Agree that there are no substantial areas of disagreement between the Parties relating to the emerging Site Allocations DPD and to continue to work together proactively on the areas of ongoing work discussed in this Statement of Common Ground.	Statement of Common ground agreed July 2020
	Proposed Site allocations (SA 12 south 96 Folders Lane and SA13 South of Folders Lane and East of Keymer Road)	In response to the Regulation 18 consultation of the Site Allocations DPD, the South Downs National Park Authority raised some specific matters regarding potential cross-boundary impacts of proposed allocations SA12 and SA13. There has been dialogue between the two Parties to clarify these concerns. The Parties agree that the sites are able to accommodate some development, however based on the evidence currently available, the South Downs National Park Authority, with regard to SA13, has some remaining concern about whether the figure proposed (300 dwellings) can be accommodated in a way which is sensitive to the role of this area as part of the rural transition from Burgess Hill to the South Downs National Park which includes many characteristic elements of the Wealden landscape.	
	Ashdown Forest SPA and SAC	Both Parties are active members of the Ashdown Forest SAC Working Group. A separate Statement of Common Ground was prepared by the group and both Parties are signatories of the Ashdown Forest Statement of Common Ground that was published in April 2018.	

		The Ashdown Forest SAC Working Group is ongoing and both Parties continue to work together alongside the other partners of the group	
	Transport	The Parties agree that the evidence is fit-for-purpose for the purpose of preparing a Site Allocations DPD.	
	District Plan Review	Invited to attend meeting where group was informed that Review has commenced and invited to comment on Site Selection Methodology.	September 2021
Tandridge District Council	Strategic Highway matters	Agree that transport schemes identified in Site DPD policy SA35 (Copthorne Hotel Junction and A22 corridor junctions) are required at these locations and continue to work together along with West Sussex CC and Surrey CC to progress detailed feasibility work and to assist in bringing forward scheme at these locations	Signed Statement of Common ground July 2020
	Proposed Ste Allocations	Two site allocations SA19 and SA20 are in proximity to Tandridge. Both sites will make financial contributions to assist with delivering the strategic highway improvements and other infrastructure. Tandridge District Council supports this approach and the parties agree to continuing to work together on such matters so far as there are cross-boundary implications.	
	Suitable Alternative Natural Greenspace	Agree to continue to engage positively on an ongoing basis to ensure the proposed SANG provision at SA20 is appropriately defined and designed and makes best use of opportunity for strategic provision if this is shown to be appropriate.	
	District Plan Review	Invited to attend meeting where group was informed that Review has commenced and invited to comment on Site Selection Methodology.	
			September 2021
West Sussex County Council	Strategic Highway matters	Agree that transport schemes (identified in SA35) are required at these locations and commit to continue to work together, along with Surrey CC and Tandridge District Council where appropriate to progress detailed feasibility work to assist in bringing forward schemes at these locations.	Signed Statement of Common ground May 2020
	Sustainable Transport Matters	Agree that highway infrastructure mitigation will only be considered once all relevant sustainable travel interventions (for the relevant corridor) have been fully explored and have been taken into account in terms of their level of mitigation.	
	Other transport Matters	Agree that these policies (SA36 and SA37) are appropriate and commit to continue to work together, and with other partners, where appropriate.	

	Transport Evidence	Agreed that the transport evidence is fit-for-purpose for the purpose of preparing the DPD	
	Proposed Site Allocations	Agree these allocations represent an appropriate strategy, and in particular, that the policy wording that overlaps with county responsibilities reflect ongoing engagement between the parties. This does not preclude the parties for continuing to work together and refining the policy wording up to submission of the Publication version of the plan.	
	Education	With regards to SA20 West Sussex confirms its support for the proposed expansion of Imberhorne Upper School created by the re-location of and amalgamation with Lower School (subject to viability testing).	
	District Plan Review	Invited to attend meeting where group was informed that Review has commenced and invited to comment on Site Selection Methodology.	September 2021
Surrey County Council	Strategic Highway Matters	Agree and recommend that detailed modelling of the A22/A264 corridor is undertaken to accurately assess the impacts of any junction improvement works and to determine that extent of additional improvements required and to identify the most appropriate solution.	Signed Statement of Common ground June 2020
	Proposed Site Allocations	Two site allocations SA19 and SA20 are in proximity to the Surrey County Council. Agreed that the parties will work towards agreeing these allocations do not rise any cross-boundary issues and offer an opportunity to make a positive contribution to delivering strategic infrastructure. This may be confirmed by way of an update to this Statement at a later stage.	
	SA19: Land south of Crawley Down Road	Surrey County Council does not raise any objection to the highway access to this site which crosses administrative boundaries.	
	SA20: Imberhorne	Parties will work towards agreeing these allocations do not raise any cross-boundary issues in relation to the proposed expansion of Imberhorne School, provision of land and financial contribution towards primary school and pre-school on site. No objection to provision GP on site or financial contribution.	
	Other	Agree that there are no areas of disagreement between the parties relating to the emerging Sites DPD and to continue to work together on the area of ongoing work discussed in the SOCG.	
	District Plan Review	Invited to attend meeting where group was informed that Review has commenced and invited to comment on Site Selection Methodology.	
			September 2021

East Sussex County Council	Transport	Liaison with East Sussex is ongoing regarding cross boundary transport matters. East Sussex are seeking further clarification regarding traffic movements generated by the site allocations.	
	District Plan Review	Invited to attend meeting where group was informed that Review has commenced and invited to comment on Site Selection Methodology.	September 2021
Ashdown Forest Working Group	Ashdown Forest SPA and SAC	Ongoing discussions on the potential for future joint work on air quality monitoring and modelling for Ashdown Forest. Consideration of updating the Statement of Common Ground.	Signed Statement of Common Ground April 2018
Joint SAMP Strategy	Ashdown Forest SPA and SAC	Implementation of the Joint SAMP Strategy tariff. Ongoing discussions to set up a framework for the Joint SAMP Strategy. Ongoing discussions in relation to the delivery of SAMP projects.	Governance arrangements for the Joint SAMP Strategy agreed.
High Weald AONB Joint Advisory Committee	High Weald AONB	The High Weald Housing Design Guide was published in November 2019. Ongoing discussions in relation to the recommendations of the Landscapes (Glover) Review and major development in the High Weald AONB. Updates in relation to various land management projects undertaken by the High Weald AONB Unit.	Publication of the High Weald Housing Design Guide
Local Nature Partnership Planning Sub-Group	Biodiversity and nature recovery	Ongoing work to update the Local Plan Guidance and Neighbourhood Plan Guidance. The Sussex Nature Partnership is now considering its priorities and objectives in light of the requirements in the Environment Act 2021.	
Gatwick Diamond Officers group	Strategic Cross Boundary Planning	Group meets every 6 months to share updates on planning matters. No significant actions arising from group meetings.	Ongoing
LSS	Strategic cross-boundary growth	A third revision to the Local Strategic Statement (known as LSS3) is in preparation, with collaboration between the West Sussex and Greater Brighton authorities. Work on LSS3 will explore options for meeting the area's unmet needs for housing, employment and infrastructure. LSS3 will develop a longer-term strategy for the sub-region over the period to 2050. This will be a non-strategic planning framework to help guide the future location and delivery of development to be identified and allocated within the constituent Local Plans. The Board (and Officer Group which supports it) has been meeting throughout the monitoring period to progress this work, and has identified a joint evidence base to be commissioned to support it.	Ongoing

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 2019/20 and 2020/21 monitoring years. Where data is not available 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 7: Housing completions during Plan period (DP4: Housing)

	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Plan Requirement	876	876	876	876	876	876	876
Completions	630	868	912	843	661	1,003	1,116⁵
Cumulative Requirement	876	1,752	2,628	3,504	4,380	5,256	6,132
Cumulative Completions	630	1,498	2,410	3,253	3,914	4,917	6,033
Over/Under Supply	-246	-254	-218	-251	-466	-339	-99

- 5.7 Completions in 2019/20 and 2020/21 have increased significantly from 2018/19. This stepped increase is in line with the District Plan trajectory which indicates 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/> and <https://www.midsussex.gov.uk/media/6986/msdc-06a-combined.pdf>.

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 Figure may differ slightly from that published by WSCC due to timings in monitoring.

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 2021 HDT figures for Mid Sussex, as published in January 2022 by the Department for Levelling Up, Housing and Communities (DLUHC), previously MHCLG. The 2021 HDT covers the three year period 2018/19, 2019/20 and 2020/21.

Table 8: 2021 Housing Delivery Test ⁶

Total net homes delivered over the three year period:	2,793
Total number of homes required over the three year period:	2,261
= Housing Delivery Test %	124

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 245 dwellings. Fluctuations in completions are normal. The increase in affordable housing completions in 2019/20 and 2020/21 reflects the higher total number of dwellings completed in the same years (see table 7).

Table 9: Affordable Housing Completions

	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Cumulative Total
Affordable Housing Completions	221	113	168	97	102	214	245	1,160

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

5.12 No new pitches or plots have been delivered in this monitoring period. However, 13 permanent Gypsy and Traveller pitches were permitted on the Northern Arc strategic site, Burgess Hill, in October 2019 (DM/18/5114). Financial contributions for the equivalent of eight pitches were made in 2019/20⁷. The Council will continue to work with proponents of site allocations to identify opportunities for their provision.

Table 10: Gypsy and Traveller pitch provision

	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Cumulative Total
Number of new additional pitches granted	0	0	0	0	0	13	0	13

⁶ Total net homes delivered in three year period may differ slightly to that held by the Council (2,780); this may be due to anomalies in the reporting of completions in communal accommodation and the SDNP.

⁷ DM/18/0509 – Freeks Farm, Burgess Hill and DM/18/4979 – Clayton Mills, Hassocks

permanent planning permission								
Provision of culturally suitable plots for settled Gypsies and Travellers ⁸	0	0	0	0	0	0	0	0

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. Where possible, a brief commentary follows each Policy target table in order to provide some analysis on the indicator outcomes, noting any patterns or trends.

Table 11: Employment indicators

District Plan Policy	District Plan Strategic Objectives	Indicator	Target	2018/19	2019/20	2020/21
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	-47,146 m ²⁹	69,127m ²	-17,473m ²

⁸ 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)

⁹ 50,000m² removed from Commercial, Industrial and Leisure Land Availability (CILLA) for Land South Of A2300 Burgess Hill as expired in 2018/19 (13/01618/OUT).

	Employment land available – by type (net)	Monitor	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	B1a: 8,810m ² B1b: 5,000m ² B1c: 19,295.2m ² B1 (Mixed Uses): 30,254m ² B2: 30,381m ² B8: 27,026m ² Total: 120,766m ²	B1a: 9,148m ² B1b: 5,000m ² B1c: 14,066.2m ² B1 (Mixed Uses): 30,254m ² B2: 30,541m ² B8: 14,284m ² Total: 103,293m ²
	Provision of new employment floorspace in neighbouring authorities	Monitoring of cross-boundary implications	Crawley: -13,105.5m ² Horsham: 12,511.5m ² Brighton & Hove: No data Lewes: No data Tandridge: No data	Crawley: -7,013m ² Horsham: 22,605m ² Brighton & Hove: 1,998m ² Lewes: 4,617.9m ² Tandridge: 973.3m ²	Crawley: 13,915m ² Horsham: 18,033.0m ² Brighton & Hove: 4,152m ² Lewes: -446m ² Tandridge: no data
	Number of new businesses setting up in the District	Maximise	805 (2018)	835 (2019)	890 (2020)
	Unemployment	Minimise	2.1%	3.7% (April 2019 – March 2020)	3.3% (April 2020 - March 2021)

- 5.14 The total amount of commercial floorspace committed in 2019/20 notably increased when compared to the previous year. This is due to the approval of two substantial sites; Land south of A2300 for the development of circa 40,000m² (DM/19/2641) and the Burgess Hill Northern Arc development of 24,000m² mixed B1 use. The decrease in employment land between 2019/20 and 2020/21 is predominately as a result of the completion of Phase 1 of Land west of Cophorne for 9,290m² (DM/18/3874).
- 5.15 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 saw a loss in floorspace in 2019/20 but an increase in 2020/21, which is a positive change in the trend seen in the last few years. Data has only been collected for other neighbouring authorities for the past two years, therefore it is not possible to establish a trend at this stage. The indicator will continue to be monitored and trends reported through future AMRs.
- 5.16 The unemployment indicator in years 2019/2020 and 2020/2021 were marginally higher than previous years. The 3.3% figure seen in 2020/21 is likely due to the Covid-19 pandemic; however, the cause of the 2019/20 increase to 3.7% is not clear.

Table 12: Town Centre indicators

District Plan Policy	District Plan Strategic Objectives	Indicator	Target	2018/19	2019/20	2020/21
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	180 m ²	1,528m ²	0m ²

- 5.17 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.
- 5.18 2019/20 saw an increase in A1 retail floorspace delivered in East Grinstead Town Centre from the redevelopment of a former garage site to a supermarket, hotel and 12 dwellings. The redevelopment (14/03838/FUL) saw a loss of B8 premises (1,341m²) and gain of A1 (1,528m²).

Table 13: Village and Neighbourhood Centre indicators

District Plan Policy	District Plan Strategic Objectives	Indicator	Target	2018/19	2019/20	2020/21
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	-47,146 m ² ¹⁰	1,626m ²	66m ²

- 5.19 There were small gains in floorspace against the relevant use classes monitored in Village or Neighbourhood Centres in years 2019/20 and 2020/21.

¹⁰ 50,000m² removed from the Commercial, Industrial and Leisure Land Availability (CILLA) for Land South Of A2300 Burgess Hill as expired in 2018/19.

Table 14: Housing Delivery Indicators

District Plan Policy	District Plan Strategic Objectives	Indicator	Target	2018/19	2019/20	2020/21
DP4: Housing	All	Housing Completions in Mid Sussex (net)	To meet identified needs	661	1,003	1,116
		Housing completions in neighbouring authorities (net)	Monitoring of cross-boundary implications	Brighton: 380 Crawley: 512 Horsham: 1368 SDNP: 314 Tandridge: 244 Wealden: 828	Brighton: 558 Crawley: 452 Horsham: 955 (excluding SDNP) SDNP: 282 Tandridge: 262 Wealden: 1034	Brighton: 479 Crawley: 568 ¹¹ Horsham: 769 (excluding SDNP) SDNP: 175 Tandridge: 117 Wealden: 772
DP5: Planning to Meet Future Housing Need	All	Housing Completions in Mid Sussex (net)	To meet identified needs	661	1,003	1,116
		Housing completions in neighbouring authorities (net)	Monitoring of cross-boundary implications	Brighton: 380 Crawley: 512 Horsham: 1368 SDNP: 314 Tandridge: 244 Wealden: 828	Brighton: 558 Crawley: 452 Horsham: 955 (excluding SDNP) SDNP: 282 Tandridge: 262 Wealden: 1034	Brighton: 479 Crawley: 568 ¹² Horsham: 769 (excluding SDNP) SDNP: 175 Tandridge: 117 Wealden: 772
DP6: Settlement Hierarchy	2, 6	Housing commitments by parish	Monitor	See Appendix A.		

5.20 The number of completions increased substantially, by 342, between 2019 and 2020, with a continued smaller increase the following year. Both years saw completion figures above the annualised housing requirement of 876 dwellings. The improved completion rate was anticipated owing

¹¹ Figure taken from the Government's Housing Delivery Test

¹² Figure taken from the Government's Housing Delivery Test

to the lag between the adoption of the District Plan and the strategic sites coming forward. Whilst the number of completions may fluctuate year on year, it is anticipated that in Mid Sussex, the strategic sites will provide a consistent source of completions.

5.21 With regards to the neighbouring authorities, other than Mid Sussex and Crawley, all other neighbouring authorities experienced a fall in completions in 2020/21; this is likely to be as a result of the Covid-19 pandemic and its impacts on the construction industry.

Table 15: Strategic Site Allocation indicators

District Plan Policy	District Plan Strategic Objectives	Indicator	Target	2018/19	2019/20	2020/21
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	62	37	27 (Cumulatively: 235 completed units to 31 March 2021 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 (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	41	158 (Cumulatively: 199 completed units to 31 March 2021 overall)

DP11: Strategic allocation to the north of Clayton Mills, Hassocks	All	Housing completions on allocated site DP11	In accordance with DP11	0	0	0 (0 completed units overall)
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- 5.22 Policy DP8 allocates land at Kings Way for up to 480 dwellings. The site is to be developed over five phases. As at 1 April 2021 Phases 2 (95 dwellings) and 3a (64 dwellings) are complete with Phase 1 (78 dwellings) complete, with the exception of two units currently being used as a showroom and car park. Phase 3b (39 dwellings) is under construction. The final phase (237 dwellings) is at the planning application stage (DM/20/0886); the scheme proposes 513 dwellings increasing the overall delivery of Policy DP8 by 33 dwellings.
- 5.23 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. Outline permission for 3,040 dwellings on the Northern Arc section was granted on 4 October 2019 (DM/18/5115). The first completions are expected 2021/22.
- 5.24 DP10 allocates land east of Pease Pottage for up to 617 dwellings, as well as Gypsy and Traveller pitches, a 48 care bed facility, community building, café, retail and one form entry primary school. An outline planning application was submitted 23 November 2015 (DM/15/4711), approved 28 November 2016. The development is to be delivered over five phases. As at 1 April 2021, Phases 1 and 3 (342 dwellings and 24 bed care facility) have commenced. Permission for Phase 2 to deliver the primary school was given 19 February 2018 (DM/17/4656) and Phases 4 and 5 are subject to an outline planning application (DM/19/4636)¹³.
- 5.25 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. Permission was granted 16 March 2020¹⁴. First completions are expected 2022/23.

¹³ Since April 2021 the primary school has been completed and outline permission granted for Phases 4 and 5 (26 May 2021)

¹⁴ Reserved Matters (DM/21/2841) was granted 20 December 2021.

Table 16: Development in the Countryside

District Plan Policy	District Plan Strategic Objectives	Indicator	Target	2018/19	2019/20	2020/21
DP12: Protection and Enhancement of Countryside	3	Percentage of new and converted dwellings on previously developed (brownfield) land	Maximise	31.6%	25%	29.8%
DP13: Preventing Coalescence	2	Number of planning permission granted in Local Gaps, where these have been defined in Neighbourhood Plans	Minimise	n/a	0	0
DP14: Sustainable Rural Development and the Rural Economy	10, 11	Number of new commercial developments approved within the countryside	Increase	n/a	11 (17,778m ²)	6 (7,283m ²)
DP15: New Homes in the Countryside	3	Number of applications for new dwellings in the countryside overturned on appeal	Zero	2	0	1

- 5.26 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. The percentage of new and converted dwellings has been relatively consistent over the last three years.
- 5.27 No planning permissions have been granted where the site has been fully within a Local Gap. A small parcel of one site granted permission in 2020/21 (DM/19/1897: Land to the rear of Friar's Oak, Hassocks) is partially within a Local Gap; however, the built development is to be limited to outside the Local Gap designation.
- 5.28 The majority of the commercial floorspace approved in 2019/20 is from four developments; one of which is a new development and the remaining three are either redevelopments or extensions to existing commercial-use buildings. One development of 6,016m² dominates the provision in 2020/21 and is a new development (DM/19/5175); this is adjacent to the new development permitted in 2019/20 (DM/19/2197 for 7,700m²).
- 5.29 One planning application (DM/19/4559: Land between Copyhold Rise and Fair Close, Cuckfield) for a dwelling in the countryside was refused in 2020/21 but overturned at appeal; 3 November 2020. The Inspector concluded in this instance that the development would be a suitable location and would be cohesive with the character and appearance of the area.

Table 16: Development in High Weald AONB

District Plan Policy	District Plan Strategic Objectives	Indicator	Target	2018/19	2019/20	2020/21
DP16: High Weald Area of Outstanding Natural Beauty	3	Number of applications approved contrary to advice from the High Weald AONB Unit	Zero	0	1	2

- 5.30 One planning application granted permission at committee in 2019/20; officer recommended refusal but economic benefits considered to outweigh harm to AONB (DM/19/3549). Two planning applications granted permission in 2020/21 (DM/20/1430 and DM/20/1183) relating to enlargement and reconstruction of areas within a golf course and new 2 storey sixth form centre. In response to the High Weald AONB Unit's concerns on the former application the officer considered that it was not major, the proposals would preserve AONB and it was in keeping with existing recreational use. With regards to the latter application, the Unit's concerns were focussed on the loss of mature trees which were already felled.

Table 17: Development in Ashdown Forest

District Plan Policy	District Plan Strategic Objectives	Indicator	Target	2018/19	2019/20	2020/21
DP17: Ashdown Forest Special Area of Conservation and Special Protection Area	3	SANG capacity	Sufficient for anticipated development	148 dwellings assigned SANG capacity	138 dwellings assigned SANG capacity	126 dwellings assigned SANG capacity
		Implementation of SAMM	Monitoring of projects within Strategy	Ongoing work to progress the Joint SAMM Strategy	Ongoing work to progress the Joint SAMM Strategy with the SAMM Partnership group of local authorities and the Conservators of Ashdown Forest	Joint SAMM Strategy tariff implemented Ongoing work to progress the Joint SAMM Strategy with the SAMM Partnership group of local authorities and the Conservators of Ashdown Forest

5.31 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 SAMM Strategy, a joint tariff has been implemented to help fund the delivery of the projects identified within the Strategy by the Strategy Partnership¹⁵. Progress of these projects will be reported in future AMRs.

Table 18: Development in SDNP

District Plan Policy	District Plan Strategic Objectives	Indicator	Target	2018/19	2019/20	2020/21
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¹⁵ Includes Mid Sussex DC, Lewes DC, Sevenoaks DC, Tandridge DC, Wealden DC and Tunbridge BC with the Conservators of Ashdown Forest and Natural England.

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	0
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5.32 There were no planning applications in years 2019/20 or 2020/21 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	2018/19	2019/20	2020/21
DP19: Sustainable Tourism	9, 10	Number of jobs in the tourism sector	Maximise	n/a	n/a	n/a
		Number of visitors staying overnight	Increase	n/a	n/a	n/a

5.33 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	2018/19	2019/20	2020/21
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	n/a
DP21: Transport	6	Number of sustainable transport schemes implemented	Annual number	n/a	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	-119 metres	207 metres	0
DP23: Communication Infrastructure	7, 8	Number of applications refused as contrary to this policy but overturned on appeal	Zero	0	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	n/a
DP25: Community facilities and local Services	6,12,13	Amount of additional community facilities delivered	Maximise	n/a	n/a	n/a
		Net loss of specialist accommodation and care falling within Use Class C2	Minimise	16	0	0

- 5.34 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.
- 5.35 Indicators for Policies DP21, DP24 and DP25 are not currently monitored. The Council will review how best to monitor these indicators for inclusion in future AMRs.
- 5.36 With regards to Policy DP22, there was a gain of 207 metres in 2019/20, offsetting the loss seen in 2018/19. This data was obtained from WSCC.

Table 21: Design Indicators

District Plan Policy	District Plan Strategic Objectives	Indicator	Target	2018/19	2019/20	2020/21
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DP26: Character and Design	2	Number of applications refused as contrary to this policy but overturned on appeal	Zero	8	6	9
DP27: Dwelling Space Standards	13, 14	Number of applications refused as contrary to this policy but overturned on appeal	Zero	1	0	0
DP28: Accessibility	13	Number of applications refused as contrary to this policy but overturned on appeal	Zero	0	0	0
DP29: Noise, Air and Light Pollution	2, 3	Number of Air Quality Managements Areas (AQMAs) within the District	Minimise	1	1	0

- 5.37 The number of planning applications refused for reasons including being contrary to Policy DP26 but overturned at appeal has remained relatively constant and below the baseline of 12. Ongoing monitoring of this policy through future AMRs will highlight longer term patterns and, in turn, the effectiveness of the policy.
- 5.38 In 2019/20 the six planning applications overturned at appeal were: DM/19/2850, DM/19/3982, DM/19/4559, DM/19/5180, DM/20/0006, DM/20/0355. In 2020/21 the nine planning applications overturned at appeal were: DM/20/1064, DM/20/0641, DM/19/4351, DM/20/1871, DM/20/2464, DM/20/1323, DM/20/3317, DM/20/2877, DM/20/4548.
- 5.39 One planning application was refused as being contrary to DP29 (DM/19/3982) but overturned at appeal.

Table 22: Housing Indicators

District Plan Policy	District Plan Strategic Objectives	Indicator	Target	2018/19	2019/20	2020/21
DP30: Housing Mix	12, 13	Total mix of all housing permitted annually reflects local housing needs ¹⁶	To reflect housing need	n/a	n/a	<p>Total: 710 1 bedroom = 54% 2 bedroom = 25% 3 bedroom = 7% 4 bedroom = 4% Unknown¹⁷ = 10%</p> <p>Houses: 176 (25%) 1 bedroom = 5 (3%) 2 bedroom = 58 (33%) 3 bedroom = 50 (28%) 4 bedroom = 32 (18%) Unknown = 31 (18%)</p> <p>Flats: 534 (75%) 1 bedroom = 377 (71%) 2 bedroom = 119 (22%) Unknown = 38 (7%)</p>
DP31: Affordable Housing	12, 13	Number of affordable homes completed annually (gross)	Maximise in compliance with DP31: Affordable Housing	102	214	245
		Financial contributions towards affordable housing provision	Maximise in compliance with DP31: Affordable Housing	£0.00	£102,600	£0.00

¹⁶ Figures taken from WSCC monitoring data, totals may not tally with Council's monitoring figure.

¹⁷ Sizes of dwelling have not been confirmed due to outline status of planning application

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	0
DP33: Gypsy and Travellers	12, 13	Number of new additional pitches granted permanent planning permission	Maximise	0	13	0
		Number of unauthorised encampments in Mid Sussex	Minimise	0	0	2

5.40 The indicator against Policy DP30 is not currently monitored.

5.41 Between 2018/19 and 2019/20 there was a substantial increase in the number of affordable houses completed. 2020/21 saw a further increase. The growth in the number of affordable housing completions reflects the upward trend in the overall market housing completions, see Table 14. As with the total number of houses completed, the annual affordable housing completion figure is likely to fluctuate but is dependent on how many developments trigger affordable housing contributions and when those affordable houses are delivered within the overall scheme.

5.42 No affordable houses completed on rural exception sites in 2019/20 or 2020/21.

5.43 13 permanent pitches were permitted in 2019/20, no pitches were granted planning permission in 2020/21. 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). £102,600 was collected in financial contributions towards Gypsy and Traveller pitch provision. Two unauthorised encampments were reported in 2020/21.

Table 23: Historic Environment Indicators

District Plan Policy	District Plan Strategic Objectives	Indicator	Target	2018/19	2019/20	2020/21
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DP34: Listed Buildings and Other Heritage Assets	2, 3, 4	Number of listed buildings within the District	No deterioration	1,064	1,063	1,063
DP35: Conservation Areas	2, 3, 4	Number of Conservation Areas with appraisals and management proposals	Increase	8	8	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	0

5.44 One listed building (Naldretts Farm, Hassocks) was de-listed in April 2019, hence the decrease of one listed building within the district. No further Conservation Area Appraisals have been adopted since 2018/19.

5.45 No change in indicator against Policy DP36.

Table 24: Natural Resources Indicators

District Plan Policy	District Plan Strategic Objectives	Indicator	Target	2018/19	2019/20	2020/21
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DP37: Trees, Woodland and Hedgerows	3, 4, 5	Number of applications refused as contrary to this policy but overturned on appeal	Zero	0	1	3
		Area of Ancient Woodland lost to development	Zero	0.93 ha	None	None
DP38: Biodiversity	3, 4	Number of planning applications contrary to advice given by Natural England on biodiversity issues	Zero	0	0	0
		Number of priority habitats lost to development	Zero	None	None	None
		Condition of SSSIs	Improve	92.9%	92.9%	92.9%

- 5.46 No monitored Priority Habitats were reported to be lost in 2019/20 or 2020/21. 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.
- 5.47 The condition of SSSIs found to be in a favourable or unfavourable but recovering condition has remained constant for the last three years; 52.4% and 40.5% respectively. Whilst the figures remain consistent, improvements, particularly under the favourable condition category, would ideally be seen in future AMR reporting.

Table 25: Sustainable Resources Indicators

District Plan Policy	District Plan Strategic Objectives	Indicator	Target	2018/19	2019/20	2020/21
DP39: Sustainable Design and Construction	1	Installed capacity of renewable energy installations within Mid Sussex	Increase	19,900 kW	20,210 kW	20,690 kW
DP40: Renewable Energy Schemes	1	Development of Allowable Solutions	Physical or financial contributions to Allowable Solutions	n/a	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	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	0
		Number of planning applications approved contrary to advice from the statutory sewerage/ water undertaker	Zero	0	1	0
		Incidents of major and significant water pollution within the District	Zero	2	0	4
		Stretches of watercourse that are, as a minimum, Water Framework Directive status "Moderate"	Maximise	n/a	n/a	n/a

- 5.48 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.
- 5.49 Under Policy DP42 one planning application was permitted contrary to the advice of the sewerage/ water undertaker in 2019/20. The objection concerned building over a public sewer however, the nature of the outline application (DM/19/1895) meant details of layout could be addressed at the detailed planning stage, overcoming the objection. Also under this policy, 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 AMR contains data for the last three monitoring years. Some indicators have only been formally monitored for a limited number of years; there may be reduced 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	Commitments as at 1 st April 2020	Commitments as at 1 st April 2021
Albourne	11	11	7	6
Ansty and Staplefield	78	77	66	48
Ardingly	17	17	11	11
Ashurst Wood	106	101	96	96
Balcombe	56	55	52	50
Bolney	76	71	61	63
Burgess Hill	5356	3806	4231	4904
Cuckfield	43	46	22	26
East Grinstead	1013	1019	962	1062
Hassocks	833	901	1133	849
Haywards Heath	1641	1517	949	1073
Horsted Keynes	16	15	1	1
Hurstpierpoint and Sayers Common	288	244	180	178
Lindfield and Lindfield Rural	493	465	413	315
Slaugham	763	859	658	474
Turners Hill	98	95	68	45
Twineham	21	19	13	11
West Hoathly	69	73	66	52
Worth	706	712	672	579

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

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 and Housing Delivery Test
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 monitoring and published strategic site update (Site Allocations examination) 2021
DP9: Strategic Allocation to the north and north west of Burgess Hill	Housing completions on allocated site DP9	MSDC monitoring and published strategic site update (Site Allocations examination) 2021
DP10: Strategic allocation to the east of Pease Pottage	Housing completions on allocated site DP10	MSDC monitoring and published strategic site update (Site Allocations examination) 2021
DP11: Strategic allocation to the north of Clayton Mills, Hassocks	Housing completions on allocated site DP11	MSDC monitoring and published strategic site update (Site Allocations examination) 2021
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	MSDC Monitoring and GIS mapping

DP14: Sustainable Rural Development and the Rural Economy	Number of new commercial developments approved within the countryside	MSDC Monitoring and GIS mapping
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</i> – not available for 2020 and 2021
	Number of visitors staying overnight	Tourism South East, <i>The Economic Impact of Tourism Mid Sussex</i> – not available for 2020 and 2021
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	N/A
DP22: Rights of Way	Number of applications resulting a net increase in Rights of Way	WSSC 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	MSDC monitoring
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"	