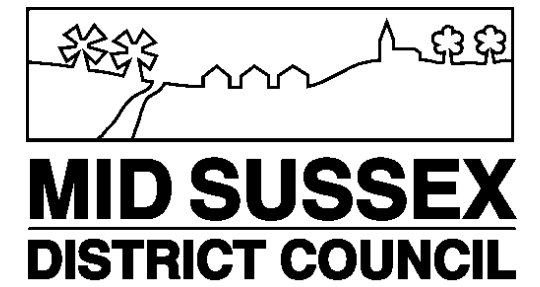

Mid Sussex District Council



Authority Monitoring Report (AMR)

1 April 2023 – 31 March 2024

December 2024

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1.0 Introduction

- 1.1 This Authority Monitoring report (AMR) for Mid Sussex generally covers the monitoring year from 1 April 2023 to 31 March 2024. Where possible, an update to the end of the 2024 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 2023 to 2025. This is the most recently published LDS (January 2024). It provides information about the Mid Sussex District Council's 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/>.

District Plan Review

- 2.4 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 and updating the evidence. Table 1 below sets out the timetable for the key milestones of the review. The position at the time of writing is set out below (noting that some of these activities have occurred in monitoring year 2024/25):

Table 1: District Plan Review timetable

Stage	2024 LDS Dates	Actual Date / Reason for Delay
Regulation 18 public consultation	November 2022	November-December 2022.
Regulation 19 Public Consultation	Winter 2024 ³	January-February 2024
Submission to Secretary of State (Regulation 22)	Spring 2024	July 2024 ⁴
Examination	Summer 2024	October 2024
Estimated date for Adoption	Autumn 2024	-

³ At December 2023 Council, start of Regulation 19 consultation advised as 12th January 2024.

⁴ There was a slight delay to the submission of the Plan, due to the pre-election period prior to the July 2024 General Election which was not previously forecast, however the Plan was submitted as soon as practically possible after the Election had taken place.

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 of 1 April 2024) 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
Copthorne	16 September 2021
Cuckfield	1 October 2014
East Grinstead	2 November 2016
Hassocks	24 June 2020
Haywards Heath	15 December 2016
Horsted Keynes	24 May 2023
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

4.0 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 shortlist of sites was 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. The Council has also met with neighbouring LPAs on an individual basis to update them on progress with the Review including the evidence base, discuss potential cross-boundary topics and invite comments on emerging outcomes of evidence studies.

Duty to Cooperate Actions 2023/24

- 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. Mid Sussex is located within the Northern West Sussex Housing Market Area (alongside Crawley and Horsham Councils), this group of authorities meet on a 6-8 week basis to discuss cross-boundary matters. A broad summary of Duty to Co-Operate topics and outcomes with relevant parties are highlighted in the table below - note that this is not an exhaustive list. The Duty to Co-Operate is an ongoing duty to the point of plan submission. Submission occurred in monitoring year 2024/25 but ahead of publication of this report so it is possible to provide the latest position at the time of writing below.

Table 4: Summary of Duty to Co-operate Actions

Local Authority / Statutory Body	Strategic Topic	Outcomes	
Adur & Worthing Councils	Housing	Shared updates on evidence base including inviting comments on Site Selection Methodology.	September 2021
	Other strategic issues	Ongoing collaboration between the Council, Adur and other local planning authorities that form the West Sussex and Greater Brighton Strategic Planning Group on strategic matters: sustainable economic growth, housing, infrastructure and natural environment and resources.	Meetings held on a regular basis over course of DP preparation (2021 – 2023)

Arun District Council	Housing	Shared updates on evidence base including inviting comments on Site Selection Methodology.	September 2021
	Other strategic issues	<p>Ongoing collaboration between the Council, Adur and other local planning authorities that form the West Sussex and Greater Brighton Strategic Planning Group on strategic matters: sustainable economic growth, housing, infrastructure and natural environment and resources.</p> <p>Close and regular joint working with Arun and other affected local planning authorities has taken place on Water Neutrality, see below.</p>	Meetings held on a regular basis over course of DP preparation (2021 – 2023)
Brighton & Hove City Council	Housing	<p>Agreed that the Council's Plan identifies sufficient sites to meet its own housing and pitch need in full.</p> <p>Agreed that the identified allocations are based on a robust site selection methodology.</p>	Draft Statement of Common Ground prepared (signed July 2024)
	Employment	<p>Agreed that the Council's evidence identifies no requirement for additional employment allocations.</p> <p>Agreed that existing employment floorspace in Mid Sussex should be protected.</p>	
	Transport	Agreed that cross-boundary transport impacts have been assessed during the preparation of the District Plan and there are no outstanding strategic transport matters.	
Lewes District Council	Housing	<p>Agreed that the Council's Plan identifies sufficient sites to meet its own housing and pitch need in full.</p> <p>Agreed that the identified allocations are based on a robust site selection methodology.</p>	Draft Statement of Common Ground prepared (signed July 2024)
	Transport	Agreed that a separate SOCG is prepared between MSDC and ESCC to agree the transport implications of the proposed site allocations within Lewes District.	
	Habitats Regulation Assessment	<p>Both parties are signatories to the Ashdown Forest SAC Statement of Common Ground (2018) in relation to air quality</p> <p>Both parties are signatories to Ashdown Forest SPA Statement of Common Ground (2018) in relation to recreational disturbance</p>	
Horsham District Council	Housing	<p>Agreed that the primary housing market area for both authorities remains the Northern West Sussex HMA.</p> <p>Agreed that the Council's Plan identifies sufficient sites to meet its own housing and pitch need in full.</p>	Draft Statement of Common Ground prepared (signed August 2024)

		<p>The parties will continue to work closely, including in future Plans to help address unmet needs.</p> <p>Agreed that the identified allocations are based on a robust evidence base.</p>	
	Other strategic issues	The parties confirmed that they will continue to work constructively on cross boundary matters.	
Crawley Borough Council	Housing	<p>Agreed that the primary housing market area for both authorities remains the Northern West Sussex HMA.</p> <p>Agreed that the Council's Plan identifies sufficient sites to meet its own housing and pitch need in full.</p> <p>Agreed that the identified allocations are based on a robust site selection methodology.</p>	Draft Statement of Common Ground prepared (signed September 2024)
	Employment Provision	<p>Agreed that both authorities are within the Northern West Sussex Functionals Economic Market Area.</p> <p>Agreed that the Council's evidence identifies no requirement for additional employment allocations.</p> <p>Agreed that existing commitments and Crawley's allocations offer a positive contribution to delivering economic development.</p>	
	Transport	The parties will continue work with each other and relevant stakeholders (WSCC, SCC and HE) on transport implications from development close to the authorities' common boundary.	
	Other strategic issues	Agreed to continue discussions on cross-boundary issues such as Education and Health resulting from the proposed significant sites. Other relevant stakeholders (WSCC, DoE and NHS) will also be involved.	
South Downs National Park Authority	Housing	<p>Agreed that the Council's Plan identifies sufficient sites to meet its own housing and pitch need in full.</p> <p>Agreed that the identified allocations are based on robust evidence, including site selection methodology.</p>	Draft Statement of Common Ground prepared (signed July 2024)
	Setting of SDNP	Agreed that the potential impacts of development on the setting of the SDNP have been sufficiently considered through the assessment of potential impacts on the setting of the SDNP and draft policies within the Plan.	

	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.	
Tandridge District Council	Housing	Agreed that the Council's Plan identifies sufficient sites to meet its own housing and pitch need in full. Agreed that the identified allocations are based on a robust site selection methodology.	Draft Statement of Common Ground prepared (signed July 2024)
	Proposed Allocations	Agreed to work collaboratively on cross boundary matters, including infrastructure capacity and impact of cross-border migration.	
	Strategic Highway matters	Agreed that the Transport evidence fully assesses the potential impacts of the Plan and was prepared in accordance with relevant national guidance and policy. Agreed to continue to progress work with SCC on identifying mechanisms for easing existing traffic and improving safety on the A22/ A264 corridors.	
	Suitable Alternative Natural Greenspace	Agreed to continue to work jointly in ensuring appropriate mitigation is in place.	
West Sussex County Council	Strategic Highway matters	Agreed that the Council's transport evidence, namely the Strategic Transport Model and subsequent modelling work, has been prepared in accordance with standard good practice. Agreed to continue joint working on the Highway Safety Study and 'Scenario 6' and reflect outcomes in IDP.	Draft Statement of Common Ground prepared (signed September 2024)
	Sustainable Transport Matters	Agreed to continue ongoing engagement with the significant site promoters on their mobility strategies and sustainable travel measures.	

Surrey County Council	Strategic Highway Matters	<p>Agreed that the Transport evidence fully assesses the potential impacts of the Plan and was prepared in accordance with relevant national guidance and policy.</p> <p>Agreed that the two authorities will continue to work together and with TDC and WSCC on the transport study, focussing on the A22/ A264 corridor, which will identify a package of measures to help address existing capacity and safety issues.</p> <p>Agreed to continue joint working on agreeing outcomes of the transport work and securing necessary sustainable and highway mitigation.</p>	Draft Statement of Common Ground prepared (signed July 2024)
East Sussex County Council	Housing	Invited to attend meeting where group was informed that Review has commenced and invited to comment on Site Selection Methodology.	Draft Statement of Common Ground prepared (signed August 2024)
	Transport	<p>Parties agreed that the transport evidence has been prepared in accordance with national guidance and policy.</p> <p>Agreed to continue to work together on agreeing outcomes of the transport work and securing necessary sustainable and highway mitigation.</p>	
	Proposed Allocations	ESCC highlighted potential impacts from planned development at Burgess Hill, Haywards Heath and Sayers Common on the highway network across the border; namely, B2112, A23/M23, A23/A2300 and A22/A264. Parties agreed to ongoing engagement on transport work outcomes and securing mitigation through the IDP.	
Environment Agency	Flooding	<p>Ongoing discussions on wording of specific development management policies.</p> <p>Continued working between the EA and the Council in updating the Strategic Flood Risk Assessment (SFRA).</p>	Draft Statement of Common Ground prepared (signed September 2024)
Natural England	Natural Environment (Ashdown Forest, AONB HRA, LNRS, Water Neutrality)	Ongoing collaborative working through various officer groups (SAMM Partnership, Ashdown Forest Working Group, Water Neutrality Lead Officers Group, High Weald Joint Advisory Committee, Sussex LNRS Working Group, Sussex LNRS Supporting Authorities Group).	Draft Statement of Common Ground prepared (signed August 2024)
	Proposed policies and site allocations	Agreed that the Council's site selection process includes the detailed consideration of potential impacts of development on the High Weald AONB. Continue working between parties on specific development management policy wording.	
National Highways	Transport	NH, and WSCC, informed and validation of the Council's Strategic Transport Model, in turn informing the Plan preparation and evidence base (site selection process).	Draft Statement of Common Ground prepared (signed October 2024)

		Ongoing engagement on the conclusions of the local junction modelling and merge/ diverge assessment.	
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.	Signed Statement of Common Ground April 2018
Joint SAMM Strategy	Ashdown Forest SPA and SAC	Implementation of the Joint SAMM Strategy tariff. Ongoing discussions to set up a framework for the Joint SAMM Strategy. Ongoing discussions in relation to the delivery of SAMM projects.	Governance arrangements for the Joint SAMM Strategy agreed.
High Weald AONB Joint Advisory Committee	High Weald AONB	The High Weald Housing Design Guide was published in November 2019. Updates in relation to various land management projects undertaken by the High Weald AONB Unit. High Weald AONB Management Plan (2024-2029) approved by the Joint Advisory Committee in March 2024.	Publication of the High Weald Housing Design Guide
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
Water Neutrality	Water management	Water neutrality impacts local authorities within Southern Water's Sussex North Resource Zone; Crawley, Horsham and parts of Arun, Chichester, and areas within the South Downs National Park. Meetings are held regularly between the local authorities and EA and NE. There has been continued co-operation between local authorities to collaborate and development of joint policies. A Sussex North Water Offsetting Scheme (SNOWS) is being prepared.	Ongoing
Local Strategic Statement (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. A review of the evidence base was commissioned to support the progress of the LSS3.	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 2023/24 monitoring year. If available, an interim update to the end of the calendar year (2024) is also given. 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 5: Housing completions during Plan period (DP4: Housing)

	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
Plan Requirement	876	876	876	876	876	876	876	876	876	876
Completions	630	868	912	843	661	1,003	1,116⁵	1,187	1,053	1,247
Cumulative Requirement	876	1,752	2,628	3,504	4,380	5,256	6,132	7,008	7,884	8,760
Cumulative Completions	630	1,498	2,410	3,253	3,914	4,917	6,033	7,220	8,273	9,520
Over/Under Supply	-246	-254	-218	-251	-466	-339	-99	+212	+389	+760

- 5.7 Completions in 2023/24 saw an increase, continuing the overall trend shows an upward trajectory. This corresponds with the District Plan trajectory which indicates that delivery would accelerate mid-way through the Plan period (2020/21 onwards) as a result of the strategic sites starting to deliver completions. Completions, since the start of the Plan period, are above the cumulative requirement figure of 8,760 completions.
- 5.8 The housing commitments that contribute to the current housing land supply and lists of the previous housing completions can be found at <https://www.midsussex.gov.uk/planning-building/consultation-monitoring/>. This webpage also contains the Council's latest published Housing Supply Statement, including Five Year Housing Land Position (as at 1 April 2023).

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 2022 HDT was published in December 2023 and is summarised in the table below. The 2022 HDT covers the three year period 2019/20, 2020/21 and 2021/22⁶. At the time of finalising the 2024 AMR, Government published the 2023 HDT. Although published within the 2024/25 monitoring year, the 2023 HDT results are shown alongside the 2022 results.

Table 6: Housing Delivery Test results⁷

	2022	2023
Total net homes delivered over the three year period:	3,340	3328
Total number of homes required over the three year period:	2,261	2339
= Housing Delivery Test %	148	142

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 369 dwellings. Fluctuations in completions are normal. Whilst the figure for 2023/24 is lower than the previous two years, the overall picture shows an upward trend.

Table 7: Affordable Housing Completions

	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	Cumulative Total
Affordable Housing Completions	221	113	168	97	102	214	245	349	369	299	2,177

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

- 5.12 13 permanent Gypsy and Traveller pitches were permitted on the Brookleigh strategic site (previously known as the Northern Arc, Burgess Hill) in October 2019 (DM/18/5114). The pitches are scheduled to be delivered within Phase 2D of the development. Financial contributions were secured in 2019/20⁸. The Council will continue to work with proponents of site allocations to identify opportunities for further pitch provision. A

⁶ The 2021 HDT result for Mid Sussex was 124%.

⁷ 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 South Downs National Park.

⁸ DM/18/0509 – Freeks Farm, Burgess Hill and DM/18/4979 – Clayton Mills, Hassocks

further three pitches have been granted planning permission on the safeguarded site at Highfields (DM/22/0954 and DM/23/0218, in 2022/23 and 2023/24 respectively).

Table 8: Gypsy and Traveller pitch provision

	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	Cumulative Total
Number of new additional pitches granted permanent planning permission	0	0	0	0	0	13	0	0	2 ⁹	1	16
Provision of culturally suitable plots for settled Gypsies and Travellers ¹⁰	0	0	0	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 9: Employment indicators

District Plan Policy	District Plan Strategic Objectives	Indicator	Target	2022/23	2023/24
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⁹ Planning permission granted for two pitches (DM/22/0954) on Highfields safeguarded site, missed in previous AMR.

¹⁰ 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)

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	17,305m ²	14,244m ²
		Employment land available – by type (net)	Monitor	B1a/ E(g)(i): 4,799m ² B1b/ E(g)(ii): 5,000m ² B1c/ E(g)(iii): 9,289m ² B1 (Mixed Uses): 31,877m ² B2: 48,875m ² B8: 119,176m ² Flexible E: 100,254m ² Total: 319,270m ²	B1a/ E(g)(i): 4,903 m ² B1b/ E(g)(ii): 5,669 m ² B1c/ E(g)(iii): 10,127 m ² B1 (Mixed Uses): 26,378 m ² B2: 48,520 m ² B8: 79,397 m ² Flexible E: 105,424 m ² Total: 265,229 m ²
		Provision of new employment floorspace in neighbouring authorities	Monitoring of cross-boundary implications	Crawley: 31,533m ² ¹¹ Horsham: 5,033.9m ² Brighton & Hove: -10,110m ² Lewes: 1,336 m ² ¹² Tandridge: no data	Crawley: No data Horsham: No data Brighton & Hove: -207 m ² Lewes: No data Tandridge: No data
		Number of new businesses setting up in the District	Maximise	2022: 690	2023: 740
		Unemployment	Minimise	2.2% (April 2022 - March 2023)	2.9% (April 2023 - March 2024)

- 5.14 2023/24 saw a small decrease in employment land delivered from 2022/23. The majority of this year's completions was from the delivery of B8 use on the site allocation SA4: Land north of the A264 at Junction 10 of the M23 (DM/21/3805). The reduction of employment land committed under B8 reflects this completion.
- 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. At the time of writing only data for Brighton & Hove was available. Brighton's figures showed a net loss in employment space, albeit significantly less the previous year. The indicator will be updated for the other neighbouring local authorities in the next AMR if data becomes available.

¹¹ Crawley data now available for 2022/23 (WSCC, CILLA)

¹² Lewes data now available for 2022/23 (Lewes District Council 2022/23 Monitoring Report)

- 5.16 The number of new businesses setting up across the County has seen a reduction compared to previous years (13.7%). This trend is reflected across the UK, as the business birth rate of 2023 is the lowest it has been since 2010. However, for Mid Sussex there has been a small increase in the number of new businesses setting up in the District compared to 2022, although, numbers are yet to reach pre-COVID figures. The Council will continue to monitor and liaise with colleagues in the Economic Development Team if a downward trend emerges.
- 5.17 At 2.9% the unemployment indicator for 2023/2024 has remained relatively consistent with previous years, varying between 2.1 - 3.7%.

Table 10: Town Centre indicators

District Plan Policy	District Plan Strategic Objectives	Indicator	Target	2022/23	2023/24
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	-365 m ²	260m ²

- 5.18 Under Policy DP2, 'town centre uses' are considered to be retail (A1-A5), offices (E(g)(ii), (previously B1(a)), and leisure (D2). Data provided against this indicator reflects total net floorspace completed within the relevant monitoring year. Gain in town centre uses results from provision of a gym and redevelopment of restaurant for A1 and A3, but with net loss in A3 element (DM/19/4118 and DM/20/2740 respectively).

Table 11: Village and Neighbourhood Centre indicators

District Plan Policy	District Plan Strategic Objectives	Indicator	Target	2022/23	2023/24
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 ¹³	Net increase per annum	0m ²	0m ²

¹³ B1(a), (b) and (c) are now Use Class E(g)(i), (ii) and (iii) respectively

5.19 There was no loss or gain in floorspace against the relevant use classes monitored in Village or Neighbourhood Centres in year 2023/24.

Table 12: Housing Delivery Indicators

District Plan Policy	District Plan Strategic Objectives	Indicator	Target	2022/23	2023/24
DP4: Housing	All	Housing Completions in Mid Sussex (net)	To meet identified needs	1,053	1,247
		Housing completions in neighbouring authorities (net)	Monitoring of cross-boundary implications	Brighton: 860 Crawley: 170 Horsham: 396 (excluding SDNP) SDNP: 205 Tandridge: 303 ¹⁴ Wealden: 1,138	Brighton: 1,075 Crawley: no data Horsham: 452 (excluding SDNP) SDNP: no data Tandridge: 238 Wealden: 988
DP5: Planning to Meet Future Housing Need	All	Housing Completions in Mid Sussex (net)	To meet identified needs	1,053	1,247
		Housing completions in neighbouring authorities (net)	Monitoring of cross-boundary implications	Brighton: 860 Crawley: 170 Horsham: 396 (excluding SDNP) SDNP: 205 Tandridge: 303 Wealden: 1,138	Brighton: 1,075 Crawley: no data Horsham: 452 (excluding SDNP) SDNP: no data Tandridge: 238 Wealden: 988
DP6: Settlement Hierarchy	2, 6	Housing commitments by parish	Monitor	See Appendix A.	

5.20 2023/24 saw an increase in the number of completions and the highest number of completions in the plan period to date. Whilst the number of completions may fluctuate year on year, it is anticipated that the strategic sites, along with the Site Allocations DPD housing allocations, will provide a consistent source of completions helping to achieve the local housing requirement.

¹⁴ Previously recorded as 'no data'.

- 5.21 With regards to the neighbouring authorities, two out of the three authorities where data was available saw a decrease in completions (Tandridge and Wealden). Horsham saw an increase, despite issues around Water Neutrality, as did Brighton achieving the highest completion figure in their current plan period (2010-2030). However, fluctuations in the number of completions are normal. No data was available for Crawley or the SDNP at the time of writing.

Table 13: Strategic Site Allocation indicators

District Plan Policy	District Plan Strategic Objectives	Indicator	Target	2022/23	2023/24
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	20 (Cumulatively: 274 completed units to 31 March 2023 overall)	61 (Cumulatively: 335 completed units to 31 March 2024 overall)
DP9: Strategic Allocation to the north and north west of Burgess Hill	All	Housing completions on allocated site DP9	In accordance with DP9	50 (50 completed units overall)	91 (Cumulatively: 141 completed units to 31 March 2024 overall)
DP10: Strategic allocation to the east of Pease Pottage	All	Housing completions on allocated site DP10	In accordance with DP10	69 ¹⁵ (Cumulatively: 411 completed units to 31 March 2023 overall)	118 (Cumulatively: 529 completed units to 31 March 2024 overall)
DP11: Strategic allocation to the north of Clayton Mills, Hassocks	All	Housing completions on allocated site DP11	In accordance with DP11	4 (Cumulatively: 4 completed units to 31 March 2023 overall)	80 (Cumulatively: 84 completed units to 31 March 2024 overall)

¹⁵ Previously reported figures for 2022/23 have been corrected.

- 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 2024 Phases 2 (95 dwellings), 3a (64 dwellings), Phase 1 (78 dwellings) and Phase 3b (39 dwellings) complete, with the exception of two units currently being used as a showroom and car park. The 61 completions delivered in 2023/24 are part of the final phase (237 dwellings) (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 (Brookleigh, previously known as Northern Arc) for approximately 3,500 dwellings, as well as Gypsy and Traveller pitches, education, employment and sport uses¹⁶.
- An outline planning application for the site was approved on 4 October 2019 (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 1a, Freeks Farm, was approved 19 December 2019. The approved scheme will deliver 459¹⁷ dwellings, public open space, play areas and associated infrastructure including roads, surface water attenuation and associated demolition.
 - The first 50 completions were delivered in 2022/23, and 2023/24 saw an additional 91 completions, taking the cumulative figure to 141 completions.
 - Reserved Matters (DM/21/3870) for the delivery of 247 homes (Phase 1b), public open space and extension to Bedelands Nature Reserve permitted May 2022.
- 5.24 DP10 allocates land east of Pease Pottage for approximately 600 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 2024, Phases 1 and 3 (342 dwellings and 24 bed care facility) have been completed. The primary school is complete and operational and Phases 4 and 5 (277 dwellings) (DM/19/4636 and DM/19/4637) were granted permission 26 May 2021; with 118 dwellings completed in 2023/24.
- 5.25 DP11 allocates land for approximately 500 dwellings, as well as Gypsy and Traveller pitches and new primary school. 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. An outline planning application was submitted 11 December 2018 (DM18/4979) and permission granted 16 March 2020, Reserved Matters (DM/21/2841) was granted 20 December 2021. 2023/24 saw an additional 80 completions on site, resulting in 84 completions cumulatively.

¹⁶ Further information is available at <https://www.burgesshill.net/housing/brookleigh>

¹⁷ A variation of conditions application approved in November 2023 reduced the supply by one dwelling

Table 14: Development in the Countryside

District Plan Policy	District Plan Strategic Objectives	Indicator	Target	2022/23	2023/24
DP12: Protection and Enhancement of Countryside	3	Percentage of new and converted dwellings on previously developed (brownfield) land	Maximise	33%	22%
DP13: Preventing Coalescence	2	Number of planning permission granted in Local Gaps, where these have been defined in Neighbourhood Plans	Minimise	3	0
DP14: Sustainable Rural Development and the Rural Economy	10, 11	Number of new commercial developments approved within the countryside	Increase	6 (8,525m ²)	4 (3,715m ²)
DP15: New Homes in the Countryside	3	Number of applications for new dwellings in the countryside overturned on appeal	Zero	1	2

- 5.26 The percentage of residential development brought forward on previously developed land is likely to fluctuate over the Plan period. The 22% for 2023/24 is lower than last year's result but only a little less than the range seen in previous years; between 25% and 32% (excluding the baseline year). As noted in the 2023 AMR, the 17.35% result in 2021/22 is almost certainly an anomaly rather than trend.
- 5.27 2023/24 saw no planning permissions granted within Local Gaps.
- 5.28 The majority of the approved commercial floorspace (mixed E use class, 3,177m² (net)) relates to the redevelopment of an existing industrial estate (DM/23/1051). Two of the remaining three developments (DM/22/3432 and DM/23/2615) are for new mixed E(g) Light Industrial/ B8 Storage or flexible commercial uses. The last development (DM/22/2808) is for a change of use between B8 and E(g)(ii) with no overall change in floorspace.

- 5.29 Two planning applications (DM22/0867 & DM/22/2589) at Palmers Autocentre Tyres, Palmers Autocentre Tyres, Turners Hill Road, Crawley Down for the demolition of all existing buildings on-site, to be replaced with 5 dwellings and 4 dwellings respectively, were refused in 2022/2023 but overturned at appeal; 15th November 2023. The Inspector concluded in this instance that although the developments do conflict with a number of policies in the development plan, the benefits of the residential proposals on previously developed commercial land would substantially outweigh any conflict with these policies.

Table 15: Development in High Weald AONB

District Plan Policy	District Plan Strategic Objectives	Indicator	Target	2022/23	2023/24
DP16: High Weald Area of Outstanding Natural Beauty	3	Number of applications approved contrary to advice from the High Weald AONB Unit	Zero	0	0

- 5.30 In the period of 2023/24, no applications were approved contrary to advice from the High Weald AONB Unit, meeting the target of zero.

Table 16: Development within the Ashdown Forest 7km zone of influence

District Plan Policy	District Plan Strategic Objectives	Indicator	Target	2022/23	2023/24
DP17: Ashdown Forest Special Area of Conservation and Special Protection Area	3	SANG capacity	Sufficient for anticipated development	22 dwellings assigned SANG capacity	122 dwellings assigned SANG capacity
		Implementation of SAMM	Monitoring of projects within Strategy	Work is ongoing to progress the Joint SAMM Strategy. A SAMM Project Officer has been appointed to deliver projects on Ashdown Forest. A workshop with key stakeholders identified that further detailed studies or plans were necessary in order to provide the foundation for future SAMM projects.	Work is ongoing to progress the Joint SAMM Strategy. The SAMM Project Officer (Lead Warden) has been undertaking engagement work at Ashdown Forest. There is ongoing discussion regarding further detailed studies.

- 5.31 Currently, there remains sufficient SANG capacity. Ongoing management works are undertaken at the East Court & Ashplats Wood SANG and Hill Place 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 SAMM Strategy by the SAMM Strategy Partnership¹⁸. Progress of these projects will be reported in future AMRs.

Table 17: Development in SDNP

District Plan Policy	District Plan Strategic Objectives	Indicator	Target	2022/23	2023/24
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

- 5.32 There were no planning applications in the year 2023/24 that were overturned at appeal having been refused by the Council on the grounds of being contrary to Policy DP18.

Table 18: Sustainable Tourism

District Plan Policy	District Plan Strategic Objectives	Indicator	Target	2022/23	2023/24
DP19: Sustainable Tourism	9, 10	Number of jobs in the tourism sector	Maximise	2022: 3,296 (2,274 full-time)	2023: 3,468 (2,383 full-time)
		Number of visitors staying overnight	Increase	2022: 341,000	2023: 345,000

¹⁸ Includes Mid Sussex DC, Lewes DC, Sevenoaks DC, Tandridge DC, Wealden DC and Tunbridge Wells BC with the Conservators of Ashdown Forest and Natural England.

- 5.33 There has been an increase of 5% in the number of direct jobs (tourism industries) in the tourism sector compared to 2022 and a 1% increase in the number of visitors staying overnight. This is a reduction from the previous increase of 27% across both indicators.

Table 19: Infrastructure Indicators

District Plan Policy	District Plan Strategic Objectives	Indicator	Target	2022/23	2023/24
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.	£1,987,721.45	No data
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	1	0
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	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. As such, the AMR reports on contributions received from S106 rather than through CIL. Further information on developer contributions secured, received, allocated and spent can be found in the Council's annual [Infrastructure Funding Statement](#) (IFS).
- 5.35 Indicators for Policies DP21, DP24 and DP25 (i) are not currently monitored. The Council will review how best to monitor these indicators for inclusion in future AMRs.
- 5.36 There were no additions or deletions to the PRoW network in 2023/24. However, two footpaths were subject to permissive agreements for cycling and there were two diversions.
- 5.37 This year's monitoring shows no loss of specialist or care accommodation.

Table 20: Design Indicators

District Plan Policy	District Plan Strategic Objectives	Indicator	Target	2022/23	2023/24
DP26: Character and Design	2	Number of applications refused as contrary to this policy but overturned on appeal	Zero	5	7
DP27: Dwelling Space Standards	13, 14	Number of applications refused as contrary to this policy but overturned on appeal	Zero	0	0
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 (AQMA) within the District	Minimise	1	1 ¹⁹
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- 5.38 The number of planning applications refused for reasons including being contrary to Policy DP26 but overturned at appeal have increased from those reported in 2022/23, however the numbers have 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. The seven planning applications overturned at appeal were: DM/21/2129, DM/22/0867, DM/22/2589, DM/22/3680, DM/22/3843, DM/23/0876, DM/23/1223. The number of overturned applications remains consistent, varying only between five and nine, in the last six years (since the Plan was adopted).
- 5.39 No change in indicators related to DP27-DP29.

Table 21: Housing Indicators

District Plan Policy	District Plan Strategic Objectives	Indicator	Target	2022/23	2023/24
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¹⁹ Mid Sussex District Council (MSDC) declared an AQMA at Stonepound Crossroads in Hassocks in 2012. Since then, pollution levels have declined to the degree where it is now the council's intention to revoke the AQMA ([MSDC 2024 Air Quality Annual Status Report \(ASR\)](#)).

DP30: Housing Mix	12, 13	Total mix of all housing permitted annually reflects local housing needs ²⁰	To reflect housing need	Total: 669 1 bedroom = 18% 2 bedroom = 49% 3 bedroom = 21% 4 bedroom = 9% Unknown = 4% Houses: 358 (55%) 1 bedroom = 0 2 bedroom = 138 (38%) 3 bedroom = 135 (38%) 4 bedroom = 58 (16%) Unknown = 27 (8%) Flats: 295 (45%) 1 bedroom = 115 (39%) 2 bedroom = 180 (61%) Unknown = 0	Total: 619 1 bedroom = 25% 2 bedroom = 31% 3 bedroom = 23% 4 bedroom = 20% Unknown = 1% Houses: 351 (57%) 1 bedroom = 10 (3%) 2 bedroom = 70 (20%) 3 bedroom = 144 (41%) 4 bedroom = 122 (35%) Unknown = 5 (1%) Flats: 268 (43%) 1 bedroom = 145 (54%) 2 bedroom = 123 (46%) Unknown = 0
DP31: Affordable Housing	12, 13	Number of affordable homes completed annually (gross)	Maximise in compliance with DP31: Affordable Housing	369	299
		Financial contributions towards affordable housing provision	Maximise in compliance with DP31: Affordable Housing	£0.00	£67,015
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	2 ²¹	1

²⁰ Figures taken from WSCC monitoring data, totals may not tally with Council's monitoring figure.

²¹

		Number of unauthorised encampments in Mid Sussex	Minimise	1	1
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- 5.40 Based on the total figures, most dwellings permitted in 2023/24 were three and four beds. A decrease in the percentage of two beds permitted since 2022/23 is reflected in an increase across three and four bed houses. The increase in the provision of one bed houses and flats reflects the need within the District to cater for the growing number of single person households.
- 5.41 2023/24 saw a decrease in the number of affordable housing completions. 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 Financial contributions of £67,015 towards affordable housing provisions from the development at Land adj. to Balcombe House (DM/20/4712) for 17 dwellings.
- 5.43 No affordable houses completed on rural exception sites in 2023/24.
- 5.44 Three pitches have been granted planning permission on the safeguarded site at Highfields (DM/22/0954 and DM/23/0218, in 2022/23 and 2023/24 respectively). Progress continues on the Brookleigh Strategic Site (formerly known as Northern Arc) where 13 pitches are proposed within Phase 2D. There was one unauthorised encampment recorded in Mid Sussex for 2023/24.

Table 22: Historic Environment Indicators

District Plan Policy	District Plan Strategic Objectives	Indicator	Target	2022/23	2023/24
DP34: Listed Buildings and Other Heritage Assets	2, 3, 4	Number of listed buildings within the District	No deterioration	1,063	1,063
DP35: Conservation Areas	2, 3, 4	Number of Conservation Areas with appraisals and management proposals	Increase	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
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5.45 No change in indicators against Policies DP34-36.

Table 23: Natural Resources Indicators

District Plan Policy	District Plan Strategic Objectives	Indicator	Target	2022/23	2023/24
DP37: Trees, Woodland and Hedgerows	3, 4, 5	Number of applications refused as contrary to this policy but overturned on appeal	Zero	2	0
		Area of Ancient Woodland lost to development	Zero	None	None
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	83.3% (Favourable: 45.2% Unfavourable but recovering: 38.1%)	83.3% (Favourable: 45.2% Unfavourable but recovering: 38.1%)

5.46 There were no planning applications refused as contrary to policy DP37 but overturned at appeal in 2023/24.

- 5.47 No monitored Priority Habitats were reported to be lost in 2023/24. 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.
- 5.48 The percentage of SSSIs found to be in a favourable or unfavourable but in recovering condition has not changed in 2023/24 from that previously reported in 2022/23, with no assessments of SSSI units conducted during the current monitoring year showing changes to the condition of the units, according to Natural England's database.

Table 24: Sustainable Resources Indicators

District Plan Policy	District Plan Strategic Objectives	Indicator	Target	2022/23	2023/24
DP39: Sustainable Design and Construction	1	Installed capacity of renewable energy installations within Mid Sussex	Increase	2022: 30,500kW ²²	2023: 33,800kW
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

²² 2022/23 figure corrected to include biomethane (sewage gas).

	Number of planning applications approved contrary to advice from the statutory sewerage/ water undertaker	Zero	0	1
	Incidents of major and significant water pollution within the District	Zero	0	2
	Stretches of watercourse that are, as a minimum, Water Framework Directive status "Moderate"	Maximise	n/a	2022: 11

- 5.49 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.
- 5.50 Under Policy DP42, one planning application (DM/23/1147) was permitted contrary to the advice of Southern Water, who stated the proposed garage would be within the stand-off distance of the public foul sewer which is not acceptable. However, the matter was resolved with the agent who instructing a civil engineer to look into the issue, with a view to applying for a diversion.
- 5.51 Two Category 2 (Significant) incidents of water pollution were recorded by the Environment Agency in 2023/24. The incidents occurred in the Solent and South Downs Water Management area; however, no further detail on causes is provided.
- 5.52 Also, under Policy DP42, out of 22 watercourses that cross or are within the district, in 2022 the ecological status of eleven were found to be as a minimum "Moderate". Previously assessed in 2019²³, the 2022 assessment saw the deterioration of two watercourses; The Ouse from Slaugham to Ardingly Reservoir Water Body, and the Stanford Brook Water Body, both changing from "Moderate" to "Poor" due to Biological quality elements.

²³ Assessments conducted by the Environment Agency, available through their Catchment Data Explorer,

5c. Site Allocations DPD

5.53 The indicators below are taken from the Monitoring Framework of the Site Allocations DPD (2022) and will monitor the effectiveness of the policies within the DPD. The data for 2022/23 formed the baseline for future comparisons.

Table 25: DPD Economic Indicators

Policy	District Plan Objective	Indicator	Target	2022/23 (Baseline)	2023/24
SA1: Sustainable Economic Development – Additional Site Allocations	7,8	Amount of employment land available on additional employment site allocations	Delivery to support sustainable economic development	See <i>Appendix C</i>	
SA2 – SA8: Employment Site Allocations					
SA9: Science and Technology Park	7,8	Amount of employment land available by use class	Delivery of employment against the agreed phasing strategy, including use class mix	0	0

5.54 SA4: Land north of the A264 at Junction 10 of M23 10,769m² of B8 (Storage and Distribution) floorspace delivered. An outline planning application (DM/23/3208) was submitted for SA5: Land at Bolney Grange Business Park for 10 E(g), B2 and B8 flexible use units totalling 20,474m² of floorspace; currently, pending consideration. SA6: Marylands Nursery, Cowfold Road, Bolney (DM/20/2640; 9,894mm² of B8 floorspace) and SA7: Cedars, Brighton Road, Pease Pottage (DM/20/2332; 7633m² of B1/ B2/ B8 flexible floorspace) were complete in 2022/23.

Table 26: DPD Housing Indicators

Policy	District Plan Objective	Indicator	Target	2022/23 (Baseline)	2023/24
SA10: Housing	All	Net number of housing commitments by parish	Commitments in line with identified residual housing need	Appendix A	
SA11: Additional Housing Allocations	All	Net number of housing completions on additional housing allocations	Delivery to maintain identified requirement for five year housing land supply	0	7

SA12 – 33: Housing Site Allocations		Completed infrastructure projects on additional housing allocations	Meet the infrastructure requirements set out in Infrastructure Delivery Plan (IDP)	None.	None
SA 34: Existing Employment Sites	7,8	Amount of employment land available on existing employment sites	Maximise to support sustainable economic development	See Appendix D	

- 5.55 As at 1st April 2024 seven dwellings had been completed across two housing allocations within the Site Allocations DPD: five completions on SA21: Land at Rogers Farm, Haywards Heath and two completions of SA24: Land to the North of Shepherds Walk, Hassocks. A further site, SA13: Land south of Folders Lane and East of Keymer Road, Burgess Hill, is under construction with approximately 10 completions anticipate for 2024/25.
- 5.56 In 2022/23, financial contributions were secured towards the delivery of infrastructure to support the following developments: SA21: Land at Rogers Farm, Haywards Heath and SA30: Land to the North of Lyndon, Sayers Common. Further information on the contributions secured can be found in the Council's [Infrastructure Funding Statement \(IFS\)](#).
- 5.57 Three proposals (DM/22/2421, DM/22/1028 and DM/3624) for the intensification or extension of employment floorspace available on existing employment sites: Charlswood Industrial Estate, East Grinstead and Tates (South Downs Garden Centre), Hassocks. An additional 1,595m² of B8 (Storage and Distribution) floorspace has been delivered. A further redevelopment proposal (DM/22/3772) at Bridge Road Industrial Estate, Haywards Heath delivered 461m² of B8 floorspace but with a net loss of 21m².

Table 27: DPD Infrastructure Indicators

Policy	District Plan Objective	Indicator	Target	2022/23 (Baseline)	2023/24
SA 35: Safeguarding of Land for Strategic Highway Improvements	6	Status of safeguarded land identified in policy	Continued safeguarding of land identified in policy if necessary	No change - safeguarded	No change - safeguarded
		Progress of transport schemes identified in policy	Delivery of transport schemes identified in policy	No change – safeguarded.	No change - safeguarded
				Some upgrade works to A264 corridor completed September 2023.	Some upgrade works to A264 corridor completed September 2023

SA 36: Wivelsfield Railway Station	6	Status of safeguarded land identified in policy	Continued safeguarding of land identified in policy if necessary	No change - safeguarded	No change - safeguarded
		Progress of expansion and upgrade of Wivelsfield railway station	Delivery of expansion and upgrade of Wivelsfield railway station	Ongoing	Ongoing
SA 37: Burgess Hill/ Haywards Heath Cycle Network	6	Status of safeguarded land identified in policy	Continued safeguarding of land identified in policy	No change - safeguarded	No change - safeguarded
		Progress of strategic cycle network identified in policy	Delivery of a dedicated strategic cycle network identified in policy	Ongoing	Ongoing
SA 38: Air Quality	2,3	Number of Air Quality Managements Areas (AQMA) within the District	Minimise poor air quality in the District	1	1 ²⁴
		Number of applications approved contrary to advice given by Environmental Protection Officer	Minimise poor air quality in the District	0	0
SA39: Specialist Accommodation for Older People and Care Homes	All	Net number of completions in Use Class C2	Maximise	0	17

5.58 Most of the indicators have seen no change. The 17 completions in use class C2 where at Land east of Brighton Road, Pease Pottage (part of strategic allocation DP10) and Acorn Lodge, East Grinstead. In line with Government guidance²⁵, a ratio of 1.8 is applied to the total units completed (31) as communal accommodation.

Table 28: DPD Environment Indicators

Policy	District Plan Objective	Indicator	Target	2022/23 (Baseline)	2023/24
SA GEN: General Principles for Site Allocations	1, 3, 5	Percentage biodiversity net gain secured as demonstrated by the Biodiversity Metric	Maximise, but a minimum 10% biodiversity net gain	0	See Table 29

²⁴ Mid Sussex District Council (MSDC) declared an AQMA at Stonepound Crossroads in Hassocks in 2012. Since then, pollution levels have declined to the degree where it is now the council's intention to revoke the AQMA ([MSDC 2024 Air Quality Annual Status Report \(ASR\)](#)).

²⁵ [Housing Delivery Test measurement rule book](#). Applies a ratio of 2.5 for student accommodation and 1.8 for other communal accommodation.

To include: SA2-SA28: Employment Site Allocations SA9: Science and Technology Park SA12-SA33: Housing Site Allocations		Number and type of biodiversity units lost or gained	Maximise the biodiversity units gained	0	See Table 29
		Location of secured biodiversity net gain (on-site or off-site)	Secure relevant and meaningful biodiversity net gain linked to wider nature recovery	0	See Table 29

5.59 2022/23 is the baseline for the indicators within the Site Allocations DPD. Most of the indicators relate to the delivery of employment, housing, infrastructure and biodiversity improvements. As the DPD was only recently adopted, the schemes to deliver these developments are in the early stages of being brought forward through the planning application process, therefore the baseline is zero. This is the first AMR that will enable a comparison of data to be made; however, any clear trends will only be drawn out with future AMRs.

Table 29: Biodiversity Net Gain Secured

Policy	Site Name	SHLAA ID	Reference	Biodiversity Net Gain Secured		Biodiversity units lost or gained		On-site or Off-site
SA25	Land West of Selsfield Road	832	DM/22/1575	Habitat units	10.82%	Habitat units	+2.06	On-site
				Hedgerow units	83.68%	Hedgerow units	+1.93	
				River units	0.00	River units	0.00	
SA29	Land South of St. Stephens Church	184	DM/20/4692	Habitat units	21.73%	Habitat units	+3.61	On-site and Off-site
				Hedgerow units	11.73%	Hedgerow units	+0.22	
				River units	0.00	River units	0.00	

6.0 Limitations

- 6.1 This AMR contains data for the last monitoring year (1 April 2023 to 31 March 2024). Where possible, updates against indicators have been given up to December 2024.
- 6.2 Some indicators, predominately those in Section 5c, have only been formally monitored for a limited number of years. Therefore, 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.
- 6.3 Certain indicators rely on reports and data produced or collected by external bodies (i.e. West Sussex County Council, Sussex Wildlife Trust, Environment Agency). 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.
- 6.4 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.
- 6.5 Several indicators are not 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 25: 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	Commitments as at 1 st April 2022	Commitments as at 1 st April 2023	Commitments as at 1 st April 2024
Albourne	11	11	7	6	51	88	84
Ansty and Staplefield	78	77	66	48	86	48	41
Ardingly	17	17	11	11	41	42	35
Ashurst Wood	106	101	96	96	105	99	92
Balcombe	56	55	52	50	35	33	31
Bolney	76	71	61	63	63	40	15
Burgess Hill	5356	3806	4231	4904	5215	5141	4847
Cuckfield	43	46	22	26	74	85	72
East Grinstead	1013	1019	962	1062	1769	1408	1122
Hassocks	833	901	1133	849	794	726	639
Haywards Heath	1641	1517	949	1073	1042	1004	716
Horsted Keynes	16	15	1	1	57	56	55
Hurstpierpoint and Sayers Common	288	244	180	178	187	98	71
Lindfield and Lindfield Rural	493	465	413	315	272	245	210
Slaugham	763	859	658	474	339	298	160
Turners Hill	98	95	68	45	65	64	60
Twineham	21	19	13	11	12	10	6
West Hoathly	69	73	66	52	55	52	42
Worth	706	712	672	579	524	384	200

Please note, these numbers may be slightly 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	MSDC Monitoring
	Number of visitors staying overnight	MSDC Monitoring
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	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	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”	n/a
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Appendix C – Amount of employment land available on additional employment site allocations

Policy Reference	Site Name	Settlement/ Parish	Employment Uses	Available Development land (hectares)
SA2	Burnside Centre, Victoria Road	Burgess Hill	E(g)/B2	0.96
SA3	Site of Former KDG, Victoria Road		E(g)/B2/B8	1.1
SA4	Land north of the A264 at Junction 10 of M23	Copthorne	E(g)/B8	2.7
SA5	Land at Bolney Grange Business Park	Bolney (and part Hurstpierpoint and Sayers Common)	E(g)/B2/B8	7
SA6	Marylands Nursery, Cowfold Road		B8	2.4
SA7	Cedars, Brighton Road	Pease Pottage	E(g)/B2/B8	2.3
SA8	Pease Pottage Nurseries, Brighton Road		E(g)/B2/B8	1
Total				17.45

Appendix D – Amount of employment land available on existing site allocations

SHELAA Reference	Site Name	Settlement/ Parish	Available Development land (hectares)
861	Albourne Court, Henfield Road	Albourne	0.6
859	Box House Poultry Farm, Albourne Road		0.68
860	High Cross Farm, Henfield Road		0.7
941	Jammeson's Farm, Middleswood Road		1.8
942	Sovereign House, London Road		0.7
943	Softech House		0.3
934	The Old Sawmill, Pickwell Lane	Ansty	1.5
182	Ivy Dene Industrial Estate, Ivy Dene Land	Ashurst Wood	1.1
936	Balcombe Saw Mills, Haywards Heath Road	Balcombe	0.7
26	Glebe Farm, Haywards Heath Road		0.58
863	Ricebridge Works, Brighton Road	Bolney	1.7
862	Bolney Grange Business Park		4.1
909	Sheddingdean Business Centre, Marchants Way	Burgess Hill	3.2
950	Moonhill Farm, Burgess Hill Road		1.46
866	Sussex House, Civic Way		1.6
910	Victoria Business Park west, Edward Way/ Innovation Drive		21.3
951	Farmers Stores, Gatehouse Land		1.04
908	Depot, Cuckfield Road, Goddards Green		3
933	Paynes Place Farm		0.8
245	Vicotria Business Park east, Consort Way/ Albert Drive		24.4
74	The Hub	Copthorne	14
914	Barns Court and Firs Farm, Turners Hill Road		1.8
413	Mint House (Four House), Copthorne Common Road		0.43
604	Crawley Garden Centre, Copthorne Road (A2220)		2.5
890	Borers Yard, Borers Arms Road		0.80
892	Colas, Wallage Lane, Rowfant		4.5
429	Acacia Grove, Copthorne Road	Crawley Down	1.34
267	Land at Silverwood, Snowhill		2.3
874	Mill Place Farm, Vowels Lane	East Grinstead	0.74
867	High Grove, Imberhorne Lane		2.3
869	Felbridge Centre, Birches Industrial Estate		2
870	Imberhorne Way		1.9
871	Independent Business Park, Imberhorne Lane		1.7

873	Bulrushes Business Park, Coombe Hill Road		0.63
414	43-45 Cantelupe Road		0.03
868	Birches Industrial Estate		13.2
222	Charlwoods Industrial Estate		5.7
323	Premier House, Garlands Road		0.12
605	Former Handcross Garden Centre	Handcross	2.6
171	Tates (South Downs Garden Centre), Brighton Road	Hassocks	3.4
353	Concord House, Balcombe Road		0.11
708	Burns House, Harlands Road		0.13
938	Mill Green Business Park		1.5
935	Bridge Road Industrial Estate	Haywards Heath	3.98
877	Western Road Industrial Estate, Western Road		0.8
876	Perrymount Road		1.9
875	Burrell Road Industrial Estate		3.2
878	Freshfield Lane Brickworks, Freshfield Lane, Danehill		8.18
880	Horsted Keynes Station, Station Approach	Horsted Keynes	1.02
879	Horsted Keynes Industrial Park		1.5
937	Danworth Farm, Cuckfield Road	Hurstpierpoint	1.59
669	Kings Business Centre, Reeds Lane	Hurstpierpoint & Sayers Common	0.8
883	Valley Farm Business Park, Reeds Lane		3.14
884	Lindfield Enterprise Park, Lewes Road	Lindfield	0.4
648	Old Brighton Road South		0.46
885	Land off Brighton Road (Parking/ Recycling Zone)	Pease Pottage	3.75
882	Avtrade Global, Reeds Lane		4.03
944	Friday Ad, London Road	Sayers Common	1.36
887	The Pavillions, Brighton Road	Slaugham	0.56
891	Rowfant Business Centre, Wallage Lane, Rowfant		4.15
927	Millwood Farm, East Street	Turners Hill	0.7
606	Rowfant Sawmills, Wallage Lane		2.8
889	Land at Face Lift, London Road, Hickstead		0.9
881	Winterpick Business Park, Hurstpierpoint Road, Henfield	Twineham	2.5
386	Ibstock Brickworks, Sharpthorne		3.136
928	Hangdown Mead Business Park, Top Road, Sharpthorne	West Hoathly	0.53