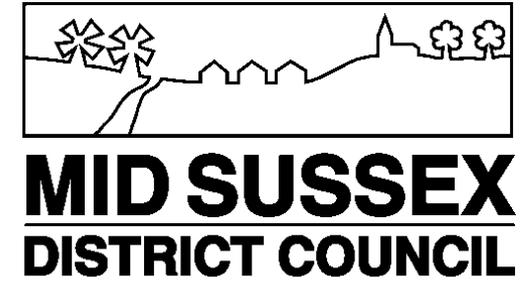

Mid Sussex District Council



Authority Monitoring Report (AMR)

1 April 2022 – 31 March 2023

December 2023

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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 2022 to 31 March 2023. Where possible, an update to the end of the 2023 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 (November 2023). 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/>.

Site Allocations DPD

2.4 The Site Allocations DPD was prepared against the December 2020 LDS and adopted on the 29th June 2022. Consequently, it is not included in the current LDS but is included here for completion as it was adopted within the 2022/23 monitoring year.

2.5 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 allocates a number of new housing and employment sites 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.

District Plan Review

- 2.6 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 1 below sets out the timetable for the key milestones of the review:

Table 1: District Plan Review timetable

Stage	2023 LDS Dates	Actual Date / Reason for Delay
Regulation 18 public consultation	November	November-December 2022.
Publication (Reg 19)	Winter 2024 ³	-
Submission to Secretary of State (Reg 22)	Spring 2024	-
Examination	Summer 2024	-
Estimated date for Adoption	Autumn 2024	-

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

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 2023) 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	19 July 2022
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 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. The Council has also met with neighbouring LPAs on an individual basis to update them on progress with the Review and discuss potential cross-boundary topics.

Duty to Cooperate Actions 2022/23

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 table has been extracted from the Site Allocations DPD Duty to Cooperate Statement (August 2020) and updated to reflect cross boundary working since, namely the District Plan Review.

Table 4: Summary of Duty to Co-operate Actions

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, DPD adopted 29 June 2022.
	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	
	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
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, DPD adopted 29 June 2022.

	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, DPD adopted 29 June 2022.
	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. Regular meetings to update on progress of District Plan Review (evidence base outcomes, consultation responses, next steps, cross boundary topics).	September 2021 June 2022 December 2022
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, DPD adopted 29 June 2022.
	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. Joint neighbouring authority meeting to feedback transport evidence (work undertaken to date, model output, next steps)	September 2021 December 2023
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

		Regular meetings held with Northern West Sussex housing market authorities and WSCC to discuss and action cross boundary issues.	
	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. Regular meetings with MSDC officers to update on progress of District Plan Review(s) (evidence base outcomes, consultation responses, next steps, cross boundary topics).	September 2021 August 2022 August 2023
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. Regular meetings held between Northern West Sussex housing market authorities and WSCC to discuss and action cross boundary issues.	Signed Statement of Common ground May 2020, DPD adopted 29 June 2022.
	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. Regular meetings with MSDC officers to update on progress of District Plan Review(s) (evidence base outcomes, consultation responses, next steps, cross boundary topics).	
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, DPD adopted 29 June 2022.
	Proposed Site allocations (SA 12 south	In response to the Regulation 18 consultation of the Site Allocations DPD, the South Downs National Park Authority raised some specific	

	96 Folders Lane and SA13 South of Folders Lane and East of Keymer Road)	<p>matters regarding potential cross-boundary impacts of proposed allocations SA12 and SA13.</p> <p>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.</p>	
	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. Met with MSDC officers to update on progress of District Plan Review(s) (evidence base outcomes, consultation responses, next steps, cross boundary topics).	September 2021 August 2022
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, DPD adopted 29 June 2022.
	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. Regular meetings with MSDC officers to update on Review (evidence base outcomes, consultation responses, next steps, cross boundary topics). Particular focus on transport evidence. Joint neighbouring authority meeting to feedback transport evidence (work undertaken to date, model output, next steps)	September 2021 April 2022 April 2023 October 2023 December 2023
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. Met with Northern West Sussex Housing Market group to discuss cross boundary issues and provide updates on strategic highway and transport matters.	Signed Statement of Common ground May 2020, DPD adopted 29 June 2022.
	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. Invited to attend liaison group meeting where MSDC officers updated group on the progress of District Plan Review and invited members to raise any comments. Regular meetings to discuss and progress education and transport evidence. Potential to hold joint/ individual meetings with site promoters to clarify requirements.	September 2021 July 2022 March 2023
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. Regular joint neighbouring authority meeting to feedback transport evidence (work undertaken to date, model output, next steps)	September 2021 July 2022 March 2023 December 2023

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.	September 2021 December 2023
	District Plan Review	Invited to attend meeting where group was informed that Review has commenced and invited to comment on Site Selection Methodology. Joint neighbouring authority meeting to feedback transport evidence (work undertaken to date, model output, next steps)	
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 SMM Strategy	Ashdown Forest SPA and SAC	Implementation of the Joint SMM Strategy tariff. Ongoing discussions to set up a framework for the Joint SMM Strategy. Ongoing discussions in relation to the delivery of SMM projects.	Governance arrangements for the Joint SMM 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
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 has been 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 2022/23 monitoring year. If available, an interim update to the end of the calendar year (2023) 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
Plan Requirement	876	876	876	876	876	876	876	876	876
Completions	630	868	912	843	661	1,003	1,116⁴	1,187	1,053
Cumulative Requirement	876	1,752	2,628	3,504	4,380	5,256	6,132	7,008	7,884
Cumulative Completions	630	1,498	2,410	3,253	3,914	4,917	6,033	7,220	8,273
Over/Under Supply	-246	-254	-218	-251	-466	-339	-99	+212	+389

- 5.7 Completions in 2022/23 were slightly below the previous two years' figures; however; 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 7,884 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 Housing Supply Statement, including Five Year Housing Land Position (as at 1 April 2023) which confirms the Council is able to demonstrate a 5.04 year housing land supply. This was confirmed through a Public Inquiry appeal.

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:

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

⁴ 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. Since the previous AMR, Government has released two HDT results. The 2022 HDT is the most recent HDT published in December 2023 and is summarised in the table below. The 2022 HDT covers the three year period 2019/20, 2020/21 and 2021/22⁵.

Table 6: 2022 Housing Delivery Test ⁶

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

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 349 dwellings. Fluctuations in completions are normal. The increase in affordable housing completions in 2022/23 correlates with the higher total number of dwellings completed in the same year (see table 5).

Table 7: Affordable Housing Completions

	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	Cumulative Total
Affordable Housing Completions	221	113	168	97	102	214	245	349	369	1,878

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. 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 2019/20⁷. The Council will continue to work with proponents of site allocations to identify opportunities for their provision.

⁵ The 2021 HDT result for Mid Sussex was 124%.

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 South Downs National Park.

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

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	Cumulative Total
Number of new additional pitches granted permanent planning permission	0	0	0	0	0	13	0	0	0	13
Provision of culturally suitable plots for settled Gypsies and Travellers ⁸	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	2021/22	2022/23
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	9,377m ²	17,305m 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)

	Employment land available – by type (net)	Monitor	B1a and E(g)(i): 5,895m ² B1b: 0m ² B1c: 467m ² B1 (Mixed Uses): 8,162m ² B2: 6,167m ² B8: 22,565m ² Flexible E: 254m ² Total: 43,510m ²	B1a and E(g)(i): 4,799,m ² B1b: 5,000m ² B1c: 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
	Provision of new employment floorspace in neighbouring authorities	Monitoring of cross-boundary implications	Crawley: -19,628 m ² Horsham: 8,472m ² Brighton & Hove ⁹ : -3,607m ² Lewes: 824.1 m ² Tandridge: no data	Crawley: no data Horsham: 5,033.9m ² Brighton & Hove: -10,110m ² Lewes: no data Tandridge: no data
	Number of new businesses setting up in the District	Maximise	2021: 800 (2021)	2022: 690
	Unemployment	Minimise	2.2% (April 2021 - March 2022)	2.2% (April 2022 - March 2023)

- 5.14 2022/23 saw an increase in employment land delivered, primarily from the completion of B8 use at Marylands Nursery Site (DM/20/2640). The amount of employment land committed increased across almost all employment types. The increases are predominately due to the employment allocations within the Site Allocations DPD, adopted in June 2022 and the permission of two employment developments (DM/21/3805 and DM/22/2676).
- 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 the data for Crawley Borough, Lewes and Tandridge District Councils was not available. The indicator will be updated in the next AMR if data becomes available.
- 5.16 The number of new businesses setting up has seen a reduction compared to previous years. The 690 in 2022 is the lowest level since 2017 and may be a consequence of Covid. The recent decrease mirrors trends across the County (-12%) and in particular Horsham District Council (-14%); same as Mid Sussex. The Council will continue to monitor and liaise with colleagues in the Economic Development Team if a downward trend emerges. At 2.2% the unemployment indicator for 2022/2023 has remained consistent with 2021/22 figures.

⁹ Data for Brighton & Hove City Council and Lewes District Council was not available at the time of publication of the 2021/22 AMR. The data has now been updated.

Table 10: Town Centre indicators

District Plan Policy	District Plan Strategic Objectives	Indicator	Target	2021/22	2022/23
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	0m ²	-365 m ²

5.17 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. Loss is as a result of demolition of a community hall before its redevelopment; once completed there will be an overall net gain.

Table 11: Village and Neighbourhood Centre indicators

District Plan Policy	District Plan Strategic Objectives	Indicator	Target	2021/22	2022/23
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	0m ²	0m ²

5.18 There was no loss or gain in floorspace against the relevant use classes monitored in Village or Neighbourhood Centres in year 2022/23.

Table 12: Housing Delivery Indicators

District Plan Policy	District Plan Strategic Objectives	Indicator	Target	2021/22	2022/23
DP4: Housing	All	Housing Completions in Mid Sussex (net)	To meet identified needs	1,187	1,053

		Housing completions in neighbouring authorities (net)	Monitoring of cross-boundary implications	Brighton: 1,073 Crawley: 356 Horsham: 654 (excluding SDNP) SDNP: 172 Tandridge: 238 Wealden: 685	Brighton: 860 Crawley: 170 Horsham: 396 (excluding SDNP) SDNP: 205 Tandridge: no data Wealden: 1,138
DP5: Planning to Meet Future Housing Need	All	Housing Completions in Mid Sussex (net)	To meet identified needs	1,187	1,053
		Housing completions in neighbouring authorities (net)	Monitoring of cross-boundary implications	Brighton: 1,073 Crawley: 356 Horsham: 654 (excluding SDNP) SDNP: 172 Tandridge: 238 Wealden: 685	Brighton: 860 Crawley: 170 Horsham: 396 (excluding SDNP) SDNP: 205 Tandridge: no data Wealden: 1,138
DP6: Settlement Hierarchy	2, 6	Housing commitments by parish	Monitor	See Appendix A.	

5.19 2022/23 saw small decrease in the number of completions compared to the previous two years. Whilst the number of completions may fluctuate year on year, it is anticipated that the strategic sites, along with the site allocations within the now adopted Site Allocations DPD, will provide a consistent source of completions thereby continuing the overall upward trend.

5.20 With regards to the neighbouring authorities, only Wealden and the SDNP saw an increase in completions compared to last year; this may be due the after effects of Covid-19 pandemic and its impacts on the construction industry, as well as issues around Water Neutrality for Horsham and Crawley. No data was available for Tandridge at the time of writing.

Table 13: Strategic Site Allocation indicators

District Plan Policy	District Plan Strategic Objectives	Indicator	Target	2021/22	2022/23
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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	19 (Cumulatively: 254 completed units to 31 March 2022 overall)	20 (Cumulatively: 274 completed units to 31 March 2023 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 completed units overall)	50 (50 completed units overall)
DP10: Strategic allocation to the east of Pease Pottage	All	Housing completions on allocated site DP10	In accordance with DP10	181 (Cumulatively: 380 completed units to 31 March 2022 overall)	46 (Cumulatively: 426 completed units to 31 March 2023 overall)
DP11: Strategic allocation to the north of Clayton Mills, Hassocks	All	Housing completions on allocated site DP11	In accordance with DP11	0 (0 completed units overall)	4 (Cumulatively: 4 completed units to 31 March 2023 overall)

- 5.21 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 2023 Phases 2 (95 dwellings), 3a (64 dwellings) and Phase 1 (78 dwellings) complete, with the exception of two units currently being used as a showroom and car park. The 20 completions delivered in 2022/23 are on Phase 3b (39 dwellings); which is now complete. The final phase (237 dwellings) (DM/20/0886) was granted planning permission in March 2022. The scheme proposes 513 dwellings increasing the overall delivery of Policy DP8 by 33 dwellings.
- 5.22 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 uses¹⁰.

¹⁰ Further information is available at <https://www.burgesshill.net/housing/brookleigh>

- 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 460 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.
 - 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. Work commenced on site in March 2023.
- 5.23 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 2023, Phases 1 and 3 (342 dwellings and 24 bed care facility) are almost completed (16 remaining). 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 14 dwellings completed in 2022/23.
- 5.24 DP11: 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. 2022/23 saw the first completions on site.

Table 14: Development in the Countryside

District Plan Policy	District Plan Strategic Objectives	Indicator	Target	2021/22	2022/23
DP12: Protection and Enhancement of Countryside	3	Percentage of new and converted dwellings on previously developed (brownfield) land	Maximise	17.35%	33%
DP13: Preventing Coalescence	2	Number of planning permission granted in Local Gaps, where these have been defined in Neighbourhood Plans	Minimise	2	3

DP14: Sustainable Rural Development and the Rural Economy	10, 11	Number of new commercial developments approved within the countryside	Increase	7 (21,925m ²)	6 (8,525m ²)
DP15: New Homes in the Countryside	3	Number of applications for new dwellings in the countryside overturned on appeal	Zero	1	1

- 5.25 The percentage of residential development brought forward on previously developed land is likely to fluctuate over the Plan period. The 33% result for 2022/23 is a notable increase on last year's result. Given that previous years' figures have been between 25% and 32% (excluding the baseline year), 17.35% may have been an anomaly rather than trend.
- 5.26 Three planning permissions have been granted within a Local Gap, one within Hurstpierpoint and Sayers Common Parish and two within Burgess Hill Parish. These were: DM/21/3311 for the erection of eight dwellings, adjacent to the Build-up area boundary of Burgess Hill (therefore in conformity with Policy DP6: Housing), and DM/22/0797 and DM/22/1777 both permitted under Prior Notification for the change of use from an agricultural buildings to a dwelling.
- 5.27 The majority of the commercial floorspace (5,884m²) approved in 2022/23 relates to an extension to an existing commercial estate (DM/20/4127). Two of the remaining developments are associated with adjacent existing commercial uses, two are redevelopments of disused buildings and the last proposes new storage.
- 5.28 One planning application (DM/19/1972: Pook Barn, Pookbourne Lane, Sayers Common, Hassocks) for the demolition of a barn and erection of a four bedroom dwelling in the countryside was refused in 2019/2020 but overturned at appeal; 3 February 2023. The Inspector concluded in this instance that although the development does conflict with a number of policies in the development plan, other material considerations outweigh the limited harm arising from these policy conflicts.

Table 15: Development in High Weald AONB

District Plan Policy	District Plan Strategic Objectives	Indicator	Target	2021/22	2022/23
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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
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5.29 In the period of 2022/23, 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	2021/22	2022/23
DP17: Ashdown Forest Special Area of Conservation and Special Protection Area	3	SANG capacity	Sufficient for anticipated development	160 dwellings assigned SANG capacity	22 dwellings assigned SANG capacity
		Implementation of SAMM	Monitoring of projects within Strategy	Work is ongoing to progress the Joint SAMM Strategy. Visitor surveys at Ashdown Forest and the SANG sites for Ashdown Forest were undertaken in 2021.	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.

5.30 Currently, there remains sufficient SANG capacity. Ongoing woodland and estate management have been undertaken at the East Court & Ashplats Wood SANG in East Grinstead. In September 2022, a new strategic SANG at Hill Place Farm in East Grinstead became operational. 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 Partnership¹¹. Progress of these projects will be reported in future AMRs.

¹¹ 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.

Table 17: Development in SDNP

District Plan Policy	District Plan Strategic Objectives	Indicator	Target	2021/22	2022/23
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

5.31 There were no planning applications in the year 2022/23 that were overturned at appeal having being 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	2021/22 ¹²	2022/23
DP19: Sustainable Tourism	9, 10	Number of jobs in the tourism sector	Maximise	2021: 2,592 (1,805 full-time) ¹³	2022: 3,296 (2,274 full-time)
		Number of visitors staying overnight	Increase	2021: 269,000	2022: 341,000

5.32 There has been an increase of 26% in the number of direct jobs (tourism industries) in the tourism sector. Based on data from 2019-2022 (excluding 2020), there has been a year on year increase of 27% in visitors staying overnight.

Table 19: Infrastructure Indicators

District Plan Policy	District Plan Strategic Objectives	Indicator	Target	2021/22	2022/23
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¹² 2021/22 figures added based on the Economic Impact of Tourism report (figure are for the calendar year).

¹³ Numbers reflect those directly employed in tourism industries

DP20: Securing Infrastructure	6	Monitor infrastructure funds received, by Parish and in accordance with Monitoring requirements set out in the CIL Regulations and Guidance.	Amount of CIL funds received by year.	n/a	n/a
DP21: Transport	6	Number of sustainable transport schemes implemented	Annual number	n/a	n/a
DP22: Rights of Way	5, 14	Number of applications resulting a net increase in Rights of Way	Net increase per annum	0	1
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

- 5.33 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.
- 5.34 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.

- 5.35 One new Public Right of Way was created at Hurstpierpoint, for a 540m in length Bridleway (BW3790). Two Footpaths were also upgraded to Bridleways at Burgess Hill (BW3736 and 3737) providing a total of 69m of path now usable by cyclists and equestrians as well as pedestrians.
- 5.36 This year's monitoring show a loss of 4 units; however, this is part of a redevelopment scheme which will deliver an overall net increase of 27 units when completed (DM/20/1503).

Table 20: Design Indicators

District Plan Policy	District Plan Strategic Objectives	Indicator	Target	2021/22	2022/23
DP26: Character and Design	2	Number of applications refused as contrary to this policy but overturned on appeal	Zero	9	5
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 (AQMAs) within the District	Minimise	1	1

- 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. The five planning applications overturned at appeal were: DM/21/4034, DM/22/2643, DM/22/0850, DM/21/4259, DM/22/2162. The number of overturned applications remains consistent, varying only between five and nine, in the last four years.

Table 21: Housing Indicators

District Plan Policy	District Plan Strategic Objectives	Indicator	Target	2021/22	2022/23
DP30: Housing Mix	12, 13	Total mix of all housing permitted annually reflects local housing needs ¹⁴	To reflect housing need	<p>Total: 1,976 1 bedroom = 19% 2 bedroom = 34% 3 bedroom = 24% 4 bedroom = 15% Unknown = 8%</p> <p>Houses: 1,243 (63%) 1 bedroom = 8 (1%) 2 bedroom = 319(26%) 3 bedroom = 465(37%) 4 bedroom = 303(24%) Unknown = 148 (12%)</p> <p>Flats: 733 (37%) 1 bedroom = 372(51%) 2 bedroom = 357(49%) Unknown = 4 (1%)</p>	<p>Total: 669 1 bedroom = 18% 2 bedroom = 49% 3 bedroom = 21% 4 bedroom = 9% Unknown = 4%</p> <p>Houses: 358 (55%) 1 bedroom = 0 2 bedroom = 138 (38%) 3 bedroom = 135 (38%) 4 bedroom = 58 (16%) Unknown = 27 (8%)</p> <p>Flats: 295 (45%) 1 bedroom = 115 (39%) 2 bedroom = 180 (61%) Unknown = 0</p>
DP31: Affordable Housing	12, 13	Number of affordable homes completed annually (gross)	Maximise in compliance with DP31: Affordable Housing	349	369
		Financial contributions towards affordable housing provision	Maximise in compliance with DP31: Affordable Housing	£0.00	£0.00
DP32: Rural Exception Sites	10, 12, 13	Number of affordable housing dwellings completed on rural exception sites	Maximise in compliance with DP32: Rural Exception Sites	0	0

¹⁴ Figures taken from WSCC monitoring data, totals may not tally with Council's monitoring figure.

DP33: Gypsy and Travellers	12, 13	Number of new additional pitches granted permanent planning permission	Maximise	0	0
		Number of unauthorised encampments in Mid Sussex	Minimise	4 ¹⁵	1

- 5.38 Based on the total figures, most dwellings permitted in 2021/22 and 2022/23 were for two and three beds. An increase in the percentage of two beds permitted since 2021/22 is reflected in an increase across both two bed houses and flats. Supporting evidence to the District Plan indicates that smaller homes are needed in the district to cater for the growing number of single person households.
- 5.39 2022/23 saw a further increase in the number of affordable housing completions. The growth in the number of affordable housing completions reflects the upward trend in the overall market housing completions, see Table 12. 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.
- 5.40 No affordable houses completed on rural exception sites in 2022/23.
- 5.41 No pitches were granted planning permission in 2022/23; however, progress continues on the Brookleigh Strategic Site (formerly known as Northern Arc) where 13 pitches are proposed within Phase 2D. The number of unauthorised encampments across the district remains low.

Table 22: Historic Environment Indicators

District Plan Policy	District Plan Strategic Objectives	Indicator	Target	2021/22	2022/23
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

¹⁵ The number of unauthorised encampments has been corrected, as these previously reflected the number of caravans (27), not encampments.

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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5.42 No change in indicators against Policies DP34-36.

Table 23: Natural Resources Indicators

District Plan Policy	District Plan Strategic Objectives	Indicator	Target	2021/22	2022/23
DP37: Trees, Woodland and Hedgerows	3, 4, 5	Number of applications refused as contrary to this policy but overturned on appeal	Zero	1	2
		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	88.1% (Favourable: 50% Unfavourable but recovering: 38.1%)	83.3% (Favourable: 45.2% Unfavourable but recovering: 38.1%)

5.43 The number of planning applications refused as contrary to policy DP37 but overturned at appeal increased by one but remains low.

- 5.44 No monitored Priority Habitats were reported to be lost in 2021/22. 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.
- 5.45 The percentage of SSSIs found to be in a favourable or unfavourable but in recovering condition has decreased in 2022/23, with additional units being reported as unfavourable with no change and unfavourable and declining. The overall trend has been a declining condition of SSSIs and this will be investigated further.

Table 24: Sustainable Resources Indicators

District Plan Policy	District Plan Strategic Objectives	Indicator	Target	2021/22	2022/23
DP39: Sustainable Design and Construction	1	Installed capacity of renewable energy installations within Mid Sussex	Increase	2021: 22,200kW	2022: 29,700kW
DP40: Renewable Energy Schemes	1	Development of Allowable Solutions	Physical or financial contributions to Allowable Solutions	n/a	n/a
DP41: Flood Risk and Drainage	1	Number of planning applications approved contrary to advice given by the Environment Agency on flood risk/ flood defence grounds	Zero	0	0
DP42: Water Infrastructure and the Water Environment	1	Number of planning applications approved contrary to advice given by the Environment Agency on water quality issues	Zero	0	0

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

5.46 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.

5.47 Under Policy DP42 no planning applications were permitted contrary to the advice of the sewerage/ water undertaker. 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.

5c. Site Allocations DPD

5.48 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 forms the baseline for future comparisons.

Table 25: DPD Economic Indicators

Policy	District Plan Objective	Indicator	Target	2022/23 (Baseline)
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 Appendix C

SA2 – SA8: Employment Site Allocations				See Appendix C
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

Table 26: DPD Housing Indicators

Policy	District Plan Objective	Indicator	Target	2022/23 (Baseline)
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
SA12 – 33: Housing Site Allocations		Completed infrastructure projects on additional housing allocations	Meet the infrastructure requirements set out in Infrastructure Delivery Plan (IDP)	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

Table 27: DPD Infrastructure Indicators

Policy	District Plan Objective	Indicator	Target	2022/23 (Baseline)
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
		Progress of transport schemes identified in policy	Delivery of transport schemes identified in policy	No change – safeguarded. 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
		Progress of expansion and upgrade of Wivelsfield railway station	Delivery of expansion and upgrade of Wivelsfield railway station	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
		Progress of strategic cycle network identified in policy	Delivery of a dedicated strategic cycle network identified in policy	Ongoing
SA 38: Air Quality	2,3	Number of Air Quality Managements Areas (AQMAs) within the District	Minimise poor air quality in the District	1
		Number of applications approved contrary to advice given by Environmental Protection Officer	Minimise poor air quality in the District	0
SA39: Specialist Accommodation for Older People and Care Homes	All	Net number of completions in Use Class C2	Maximise	0

Table 28: DPD Environment Indicators

Policy	District Plan Objective	Indicator	Target	2022/23 (Baseline)
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
To include: SA2-SA28: Employment Site Allocations		Number and type of biodiversity units lost or gained	Maximise the biodiversity units gained	0
SA9: Science and Technology Park		Location of secured biodiversity net gain (on-site or off-site)	Secure relevant and meaningful biodiversity net gain linked to wider nature recovery	0

SA12-SA33: Housing Site Allocations

5.49 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. Future AMRs will report on any progress, outcome and trends.

6.0 Limitations

- 6.1 This AMR contains data for the last monitoring year (1 April 2022 to 31 March 2023). Where possible, updates against indicators have been given up to December 2023.
- 6.2 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.
- 6.3 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 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 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
Albourne	11	11	7	6	51	88
Ansty and Staplefield	78	77	66	48	86	48
Ardingly	17	17	11	11	41	42
Ashurst Wood	106	101	96	96	105	99
Balcombe	56	55	52	50	35	33
Bolney	76	71	61	63	63	40
Burgess Hill	5356	3806	4231	4904	5215	5141
Cuckfield	43	46	22	26	74	85
East Grinstead	1013	1019	962	1062	1769	1408
Hassocks	833	901	1133	849	794	726
Haywards Heath	1641	1517	949	1073	1042	1004
Horsted Keynes	16	15	1	1	57	56
Hurstpierpoint and Sayers Common	288	244	180	178	187	98
Lindfield and Lindfield Rural	493	465	413	315	272	245
Slaugham	763	859	658	474	339	298
Turners Hill	98	95	68	45	65	64
Twineham	21	19	13	11	12	10
West Hoathly	69	73	66	52	55	52
Worth	706	712	672	579	524	384

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	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

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		14
914	Barns Court and Firs Farm, Turners Hill Road		1.8
413	Mint House (Four House), Copthorne Common Road	Copthorne	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	Sayers Common	4.03
944	Friday Ad, London Road		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