

Executive Summary

This is Mid Sussex District Council's second Annual Monitoring Report (AMR) as required by Section 35 of The Planning and Compulsory Purchase Act 2004 reporting on the period 1st April 2005 – 31st March 2006. The purpose of the AMR is to report on the progress of the Council's Local Development Framework against the programme for preparation as set out in the Council's Local Development Scheme and to monitor the effectiveness of policies in the Local Development Documents that comprise the Local Development Framework.

This second Annual Monitoring Report records and monitors the implementation of the Local Development Scheme and the output of a number of core and local indicators. In future Reports, the impacts of policies contained within Local Development Documents, which will form the Local Development Framework, will be monitored. Chapters 3 and 4 explain this in greater detail. Only the Development and Infrastructure Supplementary Planning Document (February 2006) has been adopted as at 31st March 2006.

This Annual Monitoring Report covers the period 1st April 2005 to 31st March 2006. During this timeframe, the production of many of the Local Development Documents has slipped against the timetables set out in the approved Local Development Scheme (April 2005). These delays have been predominantly caused by the new planning system causing a higher than expected workload on the Planning Policy Division. As a result of this, it has become necessary to revise the (April 2005) adopted version of the Local Development Scheme and following negotiations with the Government Office for the South East, to provide more realistic timetables with which to set Local Development Document production targets against. This report provides commentary to what stages these timetables are at, reports any slippages and provides justification for the revisions to the timetables in the Local Development Scheme that have been made. Chapter 3 explains this in greater detail.

Guidance contained in the ODPM publication, 'Annual Monitoring Reports: A Good Practice Guide' (March 2005) requires local authorities to provide information on as many core output indicators as possible. Since the previous AMR, improved monitoring practices have allowed several core indicators to be reported on that were not possible for the previous monitoring period including loss of employment land, retail, office and leisure development in town centres and changes in areas of biodiversity importance. However, in some instances it is still not possible to monitor all of the core output indicators, as the information required has not been available to the District Council. In these instances, a way of obtaining this information and monitoring these indicators for future Annual Monitoring Reports has been identified.

The core output indicators that have been monitored show that of the District's Structure Plan requirement to supply 210,000 square metres of employment floorspace in the period from 2001 to 2016, 43,133 square metres has been supplied to date. Taking this figure, existing large site commitments and the allowance for small employment sites that will come forward in this period, Mid Sussex is currently left with a shortfall of 44,273 square metres of employment floorspace to be provided by 2016. Chapter 5, Section A provides more detail on this.

The housing trajectory shows that Mid Sussex is currently falling below its required level of residential completions against West Sussex Structure Plan requirements. This trend is anticipated to continue until 2008/09, after which it is predicted that the completion rate for sites currently allocated for housing in the Mid Sussex Local Plan will increase. Chapter 5, Section B provides more detail on this.

To help reflect the diversity and context of Mid Sussex, government guidance encourages the use of 'local indicators' in addition to 'core indicators'. A number of local indicators that reflect local circumstances and policy issues are set out in the document.

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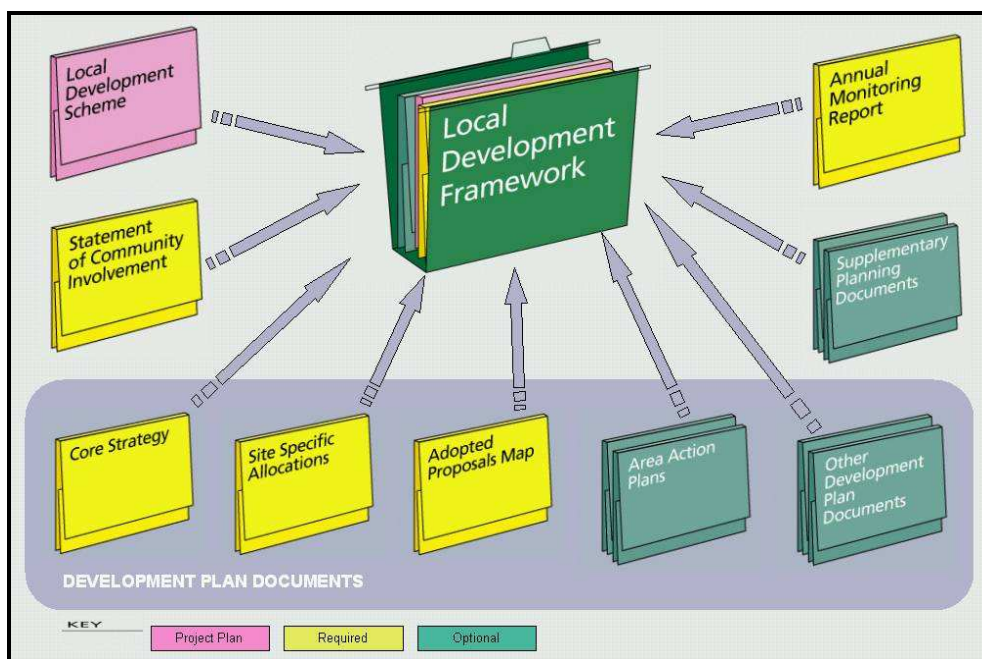
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CHAPTER 1 - INTRODUCTION

1.1 This is Mid Sussex District Council's second Annual Monitoring Report as required by Section 35 of The Planning and Compulsory Purchase Act 2004. It is a requirement of the new planning system that the Council reports to the Secretary of State, by means of an Annual Monitoring Report, the progress that has been made in preparing Local Development Documents over the previous year and the delivery of the emerging Mid Sussex Local Development Framework. Where possible, the Report takes into account the performance of these Documents and the policies within the adopted Mid Sussex Local Plan (2004), particularly in relation to the delivery of residential and commercial uses.

The Local Development Framework



- 1.2 To assist in identifying whether policies are working a set of core indicators has been produced by the Government. This Annual Monitoring Report focuses on reporting against these Core Output Indicators as required by, and set out in the DCLG (formerly ODPM) publication; Local Development Framework Core Output Indicators (October 2005). The monitoring framework will be kept under review and will be developed and amended in conjunction with progress on emerging Local Development Documents. In the future, the AMR will focus solely on monitoring the adopted policies of the Local Development Framework.
- 1.3 The monitoring framework will also need to have regard to the requirements of the emerging Regional Spatial Strategy, The South East Plan, as this replaces the current West Sussex Structure Plan.

Why prepare an Annual Monitoring Report?

- 1.4 The presence of clear mechanisms for implementation and monitoring forms part of the test of 'soundness' of the Local Development Framework.
- 1.5 Monitoring is crucial as it provides feedback within the process of policymaking and provides information on the performance of policy and its surrounding environment. Monitoring identifies

challenges and opportunities and enables adjustments and revisions to be made to policies if necessary. In the context of the new planning system, with its focus on the delivery of sustainable development and sustainable communities, monitoring takes on added importance as it provides a check on whether those aims are achieved.

Requirements of the Planning and Compulsory Purchase Act 2004

- 1.6 Section 35 of The Planning and Compulsory Purchase Act 2004 requires every Local Planning Authority to produce an Annual Monitoring Report for submission to the Secretary of State. The Act also requires that these reports should contain information on the implementation of the project management plan for the Local Development Framework - the Local Development Scheme (LDS), and the extent to which policies set out in Local Development Documents are being achieved. Regulation 48(4) indicates this requirement also applies to old (i.e. Local Plan) policies.
- 1.7 Regulation 48(7) requires the Annual Monitoring Report to report on the net additional dwellings in the area.
- 1.8 For this Annual Monitoring Report, only the implementation of the Local Development Scheme and measurable objectives derived from policies within the current 'saved' Local Plan and Sustainability objectives will be monitored as no Local Development Documents were adopted as at 31st March 2006.
- 1.9 To meet with the requirements of the Act, this Annual Monitoring Report will be submitted to the Department of Communities and Local Government (DCLG) in December 2006.

DCLG Guidance on Monitoring

- 1.10 Planning Policy Statement 12: Local Development Frameworks (PPS12) and the DCLG (formerly the ODPM) publications 'Annual Monitoring Reports: A Good Practice Guide' (March 2005) and Local Development Framework Core Output Indicators Update (October 2005), provide detailed guidance on the way Annual Monitoring Reports should be produced.
- 1.11 The Annual Monitoring Report should seek to achieve five key monitoring tasks, all of which are inter-related. This is required, by section 35 of the Planning and Compulsory Purchase Act 2004, Local Planning Regulation 48 and SEA Regulation 17.
- 1.12 The five key tasks of this Annual Monitoring Report are as follows:
 - review actual progress in terms of Local Development Document preparation against the timetable and milestones in the Local Development Scheme;
 - assess the extent to which policies in Local Development Documents are being implemented and what impact they are having in respect of primary national, regional and local policy targets;
 - where policies are not being implemented, explain why and set out what steps are to be taken to ensure that the policy is implemented; or whether the policy is to be amended or replaced;
 - identify the significant effects of implementing policies in Local Development Documents and whether they are as intended; and
 - set out whether policies are to be amended or replaced.

(Section 35, Planning and Compulsory Purchase Act 2004)

- 1.13 Planning Policy Statement 12 – Local Development Frameworks, indicates that Local Planning Authorities and Regional Planning Bodies should co-ordinate activities to ensure monitoring frameworks work together. Local Planning Authorities should also seek to integrate monitoring with other local initiatives such as Community Strategies, to report the extent to which policies within Development Plan Documents fit in within wider community objectives.

Monitoring Period

- 1.14 Annual Monitoring Reports are required to address the period 1st April to 31st March of each year. This Annual Monitoring Report addresses the period 1st April 2005 to 31st March 2006.

Sources of Information

- 1.15 The Council has used many existing sources of monitoring information to produce this report. The West Sussex County Council monitoring team provided data included within the key indicators on housing and commercial delivery. This information has been supplemented by information held by the District Council within 'in-house' monitoring systems. This includes targets and indicators that form part of the Sustainability Appraisal work used to inform the emerging Local Development Documents. Additionally, other departments within the Council and external agencies have helped to provide information to help meet the requirements and objectives for the Annual Monitoring Report.
- 1.16 To help establish an appropriate framework for the Report, tackle issues and provide general consensus across the county, Mid Sussex District Council is represented on the cross boundary West Sussex Annual Monitoring Report officers working group. GOSE have commended this an example of good practice.

Limitations of the Annual Monitoring Report

- 1.17 Monitoring is an increasingly important task for the Council but it is acknowledged that there are limitations on the extent that effective monitoring can be feasibly carried out. Prioritisation has had to take place over which policies of the Local Plan are monitored to ensure that the Annual Monitoring Report only monitors relevant, meaningful and robust indicators and targets.
- 1.18 This Report has addressed deficiencies in the reporting of several Indicators that were identified in the first Annual Monitoring Report. This has been achieved through improved monitoring systems and procedures.

CHAPTER 2 – LINKAGES WITH OTHER STRATEGIES AND DOCUMENTS

- 2.1 The Local Development Framework system goes beyond traditional land-use planning to deliver a 'spatial approach' to planning. Spatial planning brings together and integrates other policies and programmes, which influence the nature of places and how they function.
- 2.2 As part of the Local Development Framework, the Annual Monitoring Report is influenced by a range of documents and strategies, which in turn were influenced by sources both internal and external to the Council. For most of these documents and strategies, existing monitoring procedures will be in place to determine the effectiveness of implementing them. The Annual Monitoring Report will draw upon these monitoring sources and in addition, contribute towards improving the Council's holistic monitoring framework. The range of documents and strategies influencing the Annual Monitoring Report include:

Corporate Plan and Best Value Performance Plan

- 2.3 The purpose of the Corporate Plan and Best Value Performance Plan is to bring together all the activities of the Council in a single document so the whole organisation continues to work in support of the same overall themes of *better environment, better lives and better services*. The Plan puts on record the Council's objectives for the future of Mid Sussex and how they are to be achieved. The Corporate Plan also explains to other stakeholders in partner organisations, the Council's overall objectives with the aim of communicating to the people of Mid Sussex what the Council is doing on their behalf and to make the Council accountable for its actions.
- 2.4 The initial Corporate Plan was approved in June 2004. Since then the Council completed a review of all its services and reviewed its Financial Strategy. Engagement with the community was undertaken to inform the Council's spending priorities within the overall context of the Council's financial position. The Council adopted a new Corporate Plan in April 2006.

An important factor in considering and implementing the Corporate Plan for Mid Sussex District Council is the Community Strategy.

Community Strategy

- 2.5 The Community Strategy for Mid Sussex (January 2004) seeks to improve the social, economic and environmental well being of the District and to improve the quality of life for everyone. The focus of the strategy is to identify and address the issues and needs facing the communities of Mid Sussex and to approach this through partnership working.

The Community Strategy:

- Reflects local communities' aspirations, needs and priorities;
 - Enables coordinated action between local partners;
 - Enables greater efficiency and effectiveness in the use of resources available to partners;
 - Provides an opportunity to develop a shared understanding of partners' needs and learn from everyone's experience.
- 2.6 The Community Strategy clearly sets out particular issues that are impacting upon the quality of life in the District. The issues identified have been grouped under six key themes:
- The Environment
 - Community Safety
 - Housing and Inclusion

- Lifestyle
- Health and Social Care
- The Economy

The Community Strategy details aims and actions relating to each of the six key themes and the Local Development Framework will contribute to the implementation of many of these actions.

Local Development Framework

- 2.7 The basic purpose of the Annual Monitoring Report will be to monitor the effectiveness of the policies in the Local Development Documents that comprise the Local Development Framework. The Council's Local Development Scheme sets out the timetable for the implementation of the Local Development Documents that will make up the Local Development Framework. The next chapter sets out the Local Development Documents that are being prepared and their timetable for production.

Sustainability Appraisal and Strategic Environmental Assessment

- 2.8 A Sustainability Appraisal Report simultaneously fulfils the requirements of both European Directive 2001/42/EC, relating to the Strategic Environmental Assessment (SEA) of plans and programmes, and the requirements of the Planning and Compulsory Purchase Act 2004 regarding the Sustainability Appraisal (SA) of the Local Development Framework. It achieves this by giving full consideration to environmental issues whilst addressing the spectrum of socio-economic concerns.
- 2.9 Effects of all Local Development Framework policies on the Sustainability Appraisal objectives will be assessed in the Annual Monitoring Report. Because the Sustainability Appraisal objectives incorporate the requirements of both the SA and the SEA, the Local Development Framework Annual Monitoring Report will provide a monitoring framework, which covers the scope of both the SA and SEA.

CHAPTER 3 – PROGRESS OF THE LOCAL DEVELOPMENT FRAMEWORK

- 3.1 The Planning and Compulsory Purchase Act 2004 and Planning Policy Statement 12 (Local Development Frameworks), state that one of the key tasks of the Annual Monitoring Report is to review actual progress of Local Development Document preparation against the timetable and milestones set out in the Local Development Scheme (LDS).
- 3.2 In accordance with the above, this chapter assesses whether the Local Development Document timetables from 1st April 2005 to 31st March 2006, as set out in the adopted Local Development Scheme (as at 1st April 2005) have been met or progress is being made towards meeting them. In addition, it also gives a summary of the progression of a number of 'background' and 'evidence based' documents that do not appear in the Local Development Scheme.

Progress Against the Local Development Scheme

- 3.3 The Local Development Scheme provides a three-year 'management plan' for the preparation and review of Local Development Documents (the collective term for Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs) that make up the Local Development Framework). The Local Development Scheme also sets out the programme for the preparation of 'evidence-based' Documents that provide background and technical information for the preparation of Local Development Documents.
- 3.4 This Annual Monitoring Report is required to report progress made against the adopted Local Development Scheme as at 1st April 2005. However, since then, and following negotiations with the Government Office for the South East (for reasons set out on the following page), it has become necessary to revise the adopted version of the Local Development Scheme. The latest version was submitted to GOSE in August 2006 and approved by Cabinet in October 2006.

Layout

- 3.5 The timetables for the progression of Local Development Documents are set out in the form of tables (Gantt Charts), which have been extracted from the April 2005 and October 2006 versions of the Local Development Scheme. Commentary is given for both versions of the Local Development Scheme as it is hoped that this will allow a better understanding of the reasons why a document may have slipped behind the April 2005 targets and provide information and reasoning behind the revised targets. The tables display the relevant targets within the monitoring period.

The Local Development Scheme can be viewed in full on the Council's website at:

www.midsussex.gov.uk.

Local Development Scheme (LDS)

- 3.6 The Planning and Compulsory Purchase Act 2004 required the Council to have an approved Local Development Scheme by in place by 28th March 2005. The Council met this requirement.
- 3.7 When the Local Development Scheme was prepared, it was based on advice from GOSE that the new Local Development Documents should be in place by April 2007. Based on past experience the management programme set out by the Council was expected to be deliverable. However, the impact of the new Planning Act and changes to the planning system are now being experienced and this has resulted in a much higher than expected workload. This includes the emphasis on and increase in public engagement and consultation together with the number of stages where consultation is required; the move to making all documents and response forms available electronically; the increase in the number of documents to be produced and the need to consult on a range of options. In particular, the requirements for sustainability appraisals have placed unexpectedly high burdens on the Planning Policy Division.
- 3.8 Due to the factors set out in paragraph 3.7 and other specific circumstances relating to individual documents which are detailed below, many of the targets set out in the April 2005 Local Development Scheme have slipped behind schedule.
- 3.9 GOSE has advised the Council that any revisions to the Local Development Scheme should be made before major milestones are missed. On this advice and based on the factors set out in paragraph 3.7, the Council has reviewed and amended where necessary, the timetables set out in the April 2005 version of the Local Development Scheme. The revised Local Development Scheme came into effect 19th October 2006.
- 3.10 Based on its experiences with the new planning system, the Planning Policy Division has made provisions for the increased workload including extra staff and resources, exploring the options for electronic responses to public consultations and better and increased use of the Internet for information and consultation purposes.

Progress of Local Development Documents

3.11 Development Plan Documents

Statement of Community Involvement (SCI)

Local Development Scheme Timetable (April 2005 version)

Stage	2005												2006					
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J
Pre Submission Consultation	■	■																
Submit to GOSE and public Submission					■	■												
Pre-Examination Meeting							■											
Examination									■									
Inspector's Report											■							
Adoption													■					

✗ LDS Target Missed – The SCI identifies how the Council intends to engage with the community on each of its Local Development Documents. The Council submitted its Statement of Community Involvement to the Secretary of State on 20th May 2005, which was followed by a six-week public consultation period. 64 organisations and individuals made representations and these were considered directly by an Independent Inspector as part of the examination of the SCI, which included a public hearing in February 2006. The Council received the Inspector's binding report in March 2006 and the Document was adopted following a Cabinet resolution in April 2006.

As this Document was adopted in April 2006, it does not appear in the October 2006 version of the Local Development Scheme and now forms part of the Local Development Framework.

Small Scale Housing Allocation Document

Local Development Scheme Timetable (April 2005 version)

Stage	2005												2006					
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J
Community engagement	■	■																
Pre Submission Consultation					■	■												
Submission to GOSE and public consultation												■	■					
Publish objectors' alternative sites														■	■			
Pre-Examination Meeting																		■

X LDS Target Missed – The Small Scale Housing Allocation Document as set out in the Local Development Scheme is designed to allow for public comment on a range of potential small-scale housing site options that would help to meet the West Sussex Structure Plan's requirements for housing development on previously developed and small-scale greenfield sites in Mid Sussex.

The target for pre-submission consultation was met with the publication of the Small Scale Housing Allocations Preferred Options Report in May 2005. However, the Council received an unexpected level of response to this Document from about 2,500 respondents. Many of these made multiple objections and also objected to the Sustainability Appraisal. In addition, 82 omission-housing sites were put to the Council, which now had to be taken into account. These sites required a significant amount of sustainability appraisal work to be prepared for them in consultation with a number of external bodies.

Due to the level of response to the Preferred Options Report and the substantial workload required to process the responses, undertake the sustainability appraisal process and prepare the Small Scale Housing Allocation Submission Document, it was not possible to keep to the Local Development Scheme submission target of December 2005.

The Small Scale Housing Allocations Submission Document was submitted to GOSE and made available for public consultation in May 2006 and the objector's alternative sites were published for consultation in August 2006. The pre examination meeting will be held in December 2006 and the examination in March 2007.

Local Development Scheme Timetable (October 2006 version)

Stage	2005												2006					
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J
Community engagement	■	■																
Pre Submission Consultation					■	■												
Submission to GOSE and public consultation																	■	■
Publish objectors' alternative sites																	Sep/Oct 2006	
Pre-Examination Meeting																	Jan 2007	

Proposals Map Document for Small Scale Housing Allocation Document

Local Development Scheme Timetable (April 2005 version)

Stage	2005												2006					
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J
Submission to GOSE and public consultation												■	■					
Pre-Examination Meeting																		■

The Proposals Map Submission Document reflects the proposals contained in the accompanying Small Scale Housing Allocations Submission Document and is submitted alongside it. Hence, the timetable contained in the above chart has not been met for the reasons that are set out in the paragraphs at the top of this page.

Local Development Scheme Timetable (October 2006 version)

Stage	2005												2006					
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J
Submission to GOSE and public consultation																		
Pre-Examination Meeting																		Jan 2007

East Grinstead Strategic Development Area Action Plan

Local Development Scheme Timetable (April 2005 version)

Stage	2005												2006					
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J
Stakeholder Engagement on issues and options																		
Pre Submission Consultation																		
Submission to GOSE and public consultation																		

✗ **LDS Target Missed** – To help meet the West Sussex Structure Plan housing requirement, an Area Action Plan is required to allocate land for a large-scale mixed-use development including: 2,500 homes west and south west of East Grinstead, associated infrastructure; and a package of transport improvements including a relief road.

Consultation on the Pre-Submission Document was scheduled for October/November 2005. However, at the Council meeting on 19th October 2005, the District Council deferred making a decision to proceed with consultation. It was decided that before making such a decision, the Council wanted to undertake further work and have additional discussions with stakeholders. This caused a significant delay and the Pre-Submission Document was approved for consultation which was undertaken in May / June 2006.

The level of response to the Pre-Submission Document consultation was extremely high and 6,832 respondents submitted comments. The significant workload involved with processing these responses and preparing the Submission Document has resulted in a revised production timetable. The revised Local Development Scheme now schedules submission to GOSE for August / September 2007.

Local Development Scheme Timetable (October 2006 version)

Stage	2005												2006					
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J
Stakeholder Engagement on issues and options																		
Pre Submission Consultation																		
Submission to GOSE and public consultation																		Aug/Sep 2007

Core Strategy and Policies

Local Development Scheme Timetable (April 2005 version)

Stage	2005												2006					
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J
Community engagement																		
Pre-submission Consultation																		

✗ LDS Target Missed - The Core Strategy Document will include core policies for the District on issues such as affordable housing, strategic gaps and energy efficiency. It will also need to include broad locations for approximately 7,000 homes required 2016 – 2026 in accordance with the emerging South East Plan. This figure of 7,000 new homes may change following the outcome of the South East Plan Examination in Public.

Early community engagement was carried out in 2004 / 2005 with the Area Community Forums and with hard to reach groups, discussing what they saw as the priority issues for the District. Community engagement was re-initiated in March 2006, with the Area Community Forums and a special meeting of the Town and Parish Councils discussing the strategic housing locations. An electronic consultation exercise on this issue was also carried out with approximately 100 stakeholders.

GOSE has advised the District Council to focus on the adoption of documents relating to the delivery of housing within the District. In order to do this, officer resources will need to be concentrated on the production of the Small Scale Housing Allocation Document and the East Grinstead Strategic Development Area Action Plan Document. The timetable for the Core Strategy Document has therefore been delayed to allow for this and it is now proposed that a pre-submission document should be considered in March/ April 2007.

Further consultation will be held with the same stakeholders asked for input into the other (non-housing) policy options for the Core Strategy and the Area Community Forums will also be discussing these options in October/November 2006.

Local Development Scheme Timetable (October 2006 version)

Stage	2005												2006					
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J
Community engagement																		
Pre-submission Consultation																		March/April 2007

3.12 Other Development Plan Documents Listed in the April 2005 Local Development Scheme

Proposals Map Document for Strategic Development at East Grinstead

The Proposals Map Document for Strategic Development at East Grinstead reflects the proposals contained in the accompanying East Grinstead Strategic Development Area Action Plan Submission Document and will be submitted alongside it.

Work on this document (submission to GOSE and public consultation) was not due to commence until June 2006 in the April 2005 Local Development Scheme and is now programmed to commence August 2007 in the October 2006 version of the Local Development Scheme.

3.13 Other Development Plan Documents Listed in the October 2006 Local Development Scheme

The updated version of the Local Development Scheme (October 2006) has work programmed for the following additional Development Plan Documents that do not appear in the April 2005 Local Development Scheme:

Burgess Hill Area Action Plan

This Document will assist with the delivery of infrastructure and housing in Burgess Hill over the next 20 years. Work (community engagement) is programmed to commence July 2006.

Gypsy and Traveller Document

This Document has been added to the Local Development Scheme at the request of GOSE. A traveller's needs assessment is planned and will be undertaken by consultants on behalf of West Sussex County Council and the Districts in West Sussex. The results will feed into the Core Strategy and this will identify the number of additional pitches required and set out broad locations for these pitches. The Gypsy and Traveller document will identify specific sites for traveller pitches. Work (community engagement) is programmed to commence September 2007.

3.14 Adopted Documents

The following Development Plan Documents have been adopted and have been removed from the revised Local Development Scheme and now form part of the Local Development Framework:

Statement of Community Involvement (Adopted April 2006)

3.15 Supplementary Planning Documents

Provision of Infrastructure in New Development

Local Development Scheme Timetable (April 2005 version)

Stage	2005												2006					
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J
Stakeholder Engagement on issues and options																		
Consultation																		
Adoption																		

✗ LDS target missed – This document provides clear guidance on services and infrastructure that will need to be provided as part of new development. All applications submitted after 1st June 2006 will be assessed against its requirements. Consultation on this Document did not commence until August 2005, which delayed adoption until February 2006.

As this document was adopted in February 2006, it does not appear in the October 2006 version of the Local Development Scheme and now form part of the Local Development Framework.

Town Centre Master Plans

Local Development Scheme Timetable (April 2005 version)

Stage	2005												2006					
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J
Engagement on issues and options																		
Consultation																		
Consideration of comments																		
Adoption																		

✗ LDS target missed – In 2004, the Council unveiled an action plan to revitalise the District and in particular the town centres of the three main towns through a long-term private public partnership. The result was the formation of the 'Better Mid Sussex Partnership' between the Council and Thornfield Properties plc, a company that specialises in regeneration projects.

Comprehensive public engagement on issues and options commenced in March 2005. However, the complexity of the issues surrounding the three Master Plans necessitated this stage eventually lasting until November 2005. This led to a delay in the publication of the draft Master Plans and public consultation until February 2006.

The consultation period was held during February and March 2006. Following assessment of representations received and further engagement with stakeholders, the Master Plan for East

Grinstead was adopted on 10th July 2006. The nature of the representations received in respect of the Burgess Hill and Haywards Heath Master Plans called for additional work. The Burgess Hill Master Plan was adopted in November 2006 and it is now anticipated that the Haywards Heath Master Plan will be adopted in early 2007.

Local Development Scheme Timetable (October 2006 version)

Stage	2005												2006					
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J
Engagement on issues and options																		
Consultation																		
Consideration of comments																		
Adoption																		

Sustainable Construction

Local Development Scheme Timetable (April 2005 version)

Stage	2005												2006					
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J
Engagement on issues and options																		
Consultation																		
Adoption																		

X LDS Target Missed - This Supplementary Planning Document provides guidance and advice for those involved in development in Mid Sussex to help them deliver a high quality built environment. It details how sustainable construction techniques can be employed in new developments, thereby minimising the detrimental social and environmental impacts of new development and where possible bringing about enhancements.

The target date for adoption in February 2006 was missed due to the commitment of the officers responsible for this document carrying out the extensive Sustainability Appraisal work for the Small Scale Housing Allocations Development Plan Document Preferred Options Stage (during the time scheduled for the issues and options stage). This consequently had a knock on effect in delaying the formal public consultation period during December 2005 and January 2006.

As this document was adopted in July 2006, it does not appear in the October 2006 version of the Local Development Scheme and now forms part of the Local Development Framework.

3.16 Evidence Based Documents and Technical Reports

The following studies and reports have either been produced by the Council or have been commissioned during the monitoring period to help inform the progression of the Local Development Framework and ensure robust baseline information.

Urban Potential Study

Local Development Scheme Timetable (April 2005 version)

Document	2005												2006					
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J
Urban Potential Study																		

✓ **LDS targets met** – To meet with government guidance an Urban Potential Study was published to help establish how much additional housing could be accommodated within urban areas and therefore how much greenfield land may be needed for development. The findings of the study will assist in the preparation of the Local Development Framework and help inform decisions on the location of new homes.

This document was published in April 2005 and therefore does not appear in the October 2006 version of the Local Development Scheme.

Landscape Character Assessment

Local Development Scheme Timetable (April 2005 version)

Document	2005												2006					
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J
Landscape Character Assessment																		

✗ **LDS Target Missed** – The Landscape Character Assessment for Mid Sussex was carried out in partnership with West Sussex County Council and identifies distinct character areas across the district. For each area a description of the character and land management guidelines is provided. Background work and field studies were progressed throughout 2004/05 and the Document was published in November 2005.

As this Document was published in November 2005 it does not appear in the October 2006 version of the Local Development Scheme.

PPG17 Study

Local Development Scheme Timetable (April 2005 version)

	2005												2006					
Document	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J
PPG17 study																		

✗ LDS Target Missed - In line with government guidance (as set out in PPG17: Sport and Recreation), the Council commissioned Kit Campbell Associates to carry out an audit of the District's open space, sport and recreation facilities. Survey work commenced in August 2004 and involved qualitative, quantitative and accessibility assessments of sites. This work has taken considerably longer than was first anticipated. The final report was published in September 2006.

Local Development Scheme Timetable (October 2006 version)

	2005												2006					
Document	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J
PPG17 study																		

Retail Study

Local Development Scheme Timetable (April 2005 version)

	2005												2006					
Document	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J
Retail Study																		

✗ LDS Target Missed - The retail study will provide an assessment of the nature, vitality and viability of retail provision in each of the main retail centres in Mid Sussex. The study will also assess the capacity of each of the main towns to accommodate additional retail floor space and ways in which they can increase their share of retail expenditure in the future. Final approval and publication has been delayed by the need to carry out a review of the draft study to take into account the proposals contained within the three town centre master plans referred to above. The consultants have carried out additional work during 2006, with completion due in November 2006. This will be followed by publication of the final study in December 2006 / January 2007.

Local Development Scheme Timetable (October 2006 version)

Due for adoption August 2006.

Employment Study

Local Development Scheme Timetable (April 2005 version)

	2005												2006					
Document	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J
Employment Study																		

✓ **LDS targets met** - In June 2005 the District Council together with Crawley Borough Council and Horsham District Council commissioned consultants to carry out an employment land review of the three local authority areas. The primary purpose of the study was to provide a robust evidence base for the development of employment land and related policies in the emerging Local Development Frameworks of the three local authorities. The study assessed the amount, location and quality of existing employment land provision and forecast future needs. The objectives included: finding sufficient employment provision to meet Structure plan requirements; an assessment of the suitability of existing provision in relation to employment needs; identification of key sites that should be safeguarded for employment use in the future; and to identify additional sites that may be needed.

The study was completed in October 2005.

3.17 Published Evidence Based Documents and Technical Reports

The following Evidence Based Documents and Technical Reports were published during the previous monitoring period and are therefore removed from both the April 2005 and October 2006 versions of the Local Development Scheme:

Housing Needs Assessment – Published March 2004.

Summary of Progress Against April 2005 Local Development Scheme

3.18 This second Annual Monitoring Report shows that almost all of the April 2005 Local Development Scheme targets have not been achieved. This is for a variety of reasons, which are summarised in paragraph 3.7 and under each document header within this chapter.

3.19 A substantial amount of work however, has been progressed or completed over the 12-month reporting period. This includes the examination of the Statement of Community Involvement Development Plan Document; progression of the Small Scale Housing Allocation DPD to readiness for Submission; preparation of the East Grinstead Strategic Development Area Action Plan DPD following the unexpected delay in October 2005; early community engagement for the Core Strategy DPD; the adoption of the Provision of Infrastructure in New Development Supplementary Plan Document ; comprehensive public engagement and publication of the three town centre Master Plans SPD for public consultation and consultation on the Sustainable Construction SPD.

3.20 The unexpected workload of implementing Local Development Documents within the framework of the new planning system has had a negative effect on the timetables set out in the April 2005 Local Development Scheme. This has led to a review of the timetables in the first Local Development Scheme and the subsequent publication, (following negotiations with GOSE), of the revised Local Development Scheme in October 2006. The revised Local Development

Scheme takes better account of the demands of the system in relation to the resources available to the Planning Policy Division.

Other Published Documents

3.21 The Mackie Avenue Development Brief (Published March 2005) does not appear in either the first or updated version of the Local Development Scheme.

Other Documents Likely to be Prepared

3.22 It is expected that additional documents will be prepared by the District Council that have not been identified in the current or updated Local Development Scheme. These may be Development Plan Documents, Supplementary Planning Documents or evidence based documents and technical reports. In the next monitoring year, these will include Conservation Area Appraisals and Management Proposals; Mid Sussex Ancient Woodland Survey; Mid Sussex Landscape Sensitivity Study and the Clock Field Development Brief. Where appropriate, these will be detailed in future reviews of the Local Development Scheme and subsequent Annual Monitoring Reports.

CHAPTER 4 – CONTEXT AND INDICATORS

Existing Planning Policy

- 4.1 This report has been able to measure the progress of the Local Development Framework (LDF) against timetables set out in the Local Development Scheme. However, it is not able to review the effectiveness of Local Development Documents contained in the LDF until such time as the Council adopts them. Once adopted, Local Development Documents, such as the Core Strategy and the Small Scale Housing Allocations Document, will replace certain policies in the Local Plan. As the Core Strategy progresses the Council will have a greater understanding of the timetable within which existing Mid Sussex Local Plan (2004) policies will be replaced, saved, deleted or amended.

Review of existing Local Plan Policies

- 4.2 Under the Planning and Compulsory Purchase Act 2004, the adopted Mid Sussex Local Plan can be saved until September 2007. In August 2006 the Government (DCLG) issued a protocol for requesting the extension of saved policies beyond September 2007.
- 4.3 The Council will be making a formal request to the Government Office to save policies within the Local Plan, by April 2007. This work is ongoing and a list of policies, which the Council wishes to be 'saved', is still to be confirmed. However, it is likely that the Council will seek approval for a large number of policies to be saved firstly, because the Core Strategy will not be adopted before September 2007 and secondly, the production of a Development Control Policy Development Plan Document is not yet programmed in the Local Development Scheme. The schedule for Local Plan policy replacement will be reported in future Annual Monitoring Reports.
- 4.4 In order to comply with the requirements of the Planning and Compulsory Purchase Act (2004) and to help inform the preparation of Local Development Documents, the Annual Monitoring Report must record the extent existing Local Plan policy objectives are being achieved. Although this Annual Monitoring Report does not attempt to analyse the effectiveness of every individual policy contained in the adopted Local Plan, it does report on the effectiveness of key objectives set out in the Local Plan.
- 4.5 As explained below, the core and local monitoring indicators included within this Report have been selected to reflect local circumstance and policy issues. This Report documents how progress is being made towards meeting these aims and provides reasons why some are not on track.

Core Output Indicators

- 4.6 The ODPM (now DCLG) publications, Annual Monitoring Reports: A Good Practice Guide (March 2005) and Local Development Framework Core Output Indicators (October 2005) set out a range of core output indicators that should be monitored by each Local Planning Authority. These indicators have, in almost all instances, been successfully monitored for this report. Where it has not been possible to monitor a core output indicators, the Report details how these gaps will be addressed in the future.

Local and Contextual Indicators

- 4.7 Government guidance encourages local authorities to include local indicators that are not necessarily covered by the themes related to the core output indicators. A number of local and contextual indicators are monitored in this report. The identification of these indicators reflects the increasing importance of taking into account the social, environmental and economic circumstances, which exist within the District, when developing policies for the Local Development Framework.
- 4.8 In establishing local and contextual indicators it is important to establish the current characteristics and issues that are facing Mid Sussex. This work has been undertaken for the District Council's Scoping Report as part of the Sustainability Appraisal process for the Local Development Documents that have, or are in the process of being produced by the District Council. From this work, the following key issues have been identified for Mid Sussex:

Key Issues Identified for Mid Sussex:

- As the current economy of the District is generally good and unemployment is very low the key sustainability issues for the economy are maintaining a healthy, vibrant and diverse economy into the future;
- The rural economy has been affected in recent years by falling incomes from farming, and as a significant part of the District is rural, there is a need to support the revitalisation of the rural economy including diversification schemes;
- Mid Sussex is well provided for in terms of primary and secondary education. There is however limited provision of tertiary and early years education. There is also a growing demand for the provision of childcare within the District;
- Much of the district is rural and is protected under Area of Outstanding Natural Beauty (AONB) designation and/or Local Plan development restraint policies. There are also many areas within the district of biodiversity value (such as Sites of Special Scientific Interest). There is a need to balance the protection of biodiversity and the district's high quality landscape against development pressures faced;
- The District has distinctive historic and built heritage. Inappropriate development could potentially adversely affect this character and the historic features of the District;
- The amount of waste produced in Mid Sussex is increasing, and at the same time the land available to dispose of this waste (landfill sites) is reducing;
- The need to improve the quality of the district's watercourses and reduce the adverse impacts of fluvial and surface water drainage flooding;
- The provision of housing is a major issue in Mid Sussex. This is two fold, the requirement to meet government targets and the provision of housing to meet local needs, including affordable housing;
- As Mid Sussex is predominantly a rural area with a lot of rural communities, rural isolation can also be an issue. Rural areas often have limited facilities, and coupled with poor public transport links, can prevent those without access to a car accessing the facilities they need;
- With an ageing population the demands on health and social care are also likely to increase, particularly the need for residential nursing care.

- 4.9 Local indicators are designed to address the outputs of policies not covered by the Local Development Framework core output indicators. The choice of these not only reflects the local circumstances and issues identified but also the availability and quality of existing data sources and their relevance to the local level. A number of local indicators have been included that are tailored to local policy and these will be developed on an incremental basis over time.
- 4.10 The monitoring framework will evolve to help deliver a more comprehensive range of local and contextual indicators that fully reflect the range of environmental, social and economic issues identified for Mid Sussex. This framework will also reflect the changing policy monitoring needs of Mid Sussex, the development of monitoring experience and the availability of resources. Local indicators, together with the core output indicators, help to provide a robust assessment of policy implementation.
-

CHAPTER 5 – MONITORING INDICATORS

Introduction

- 5.1 The Local Development Framework Good Practice Guide (March 2005) indicates that monitoring should be based on whether targets in Local Development Documents have been met and what impact the policies are having in respect of national, regional and other targets with the overarching theme of sustainable development. This Annual Monitoring Report must therefore present an analysis of what has been achieved in delivering sustainable development, particularly taking account of Core Output Indicators. The Report also has regard to the 'saved' policies of the Mid Sussex Local Plan (2004).
- 5.2 Although the Local Plan sets out objectives, it does not set out specific targets. The West Sussex Structure Plan 2001 – 2016 (adopted October 2004), does set county-wide targets and where appropriate at the local level, they have been used for this Report.
- 5.3 This section concentrates on reporting information against the Core Output Indicators as set out in the DCLG (formerly ODPM) publication; Local Development Framework Core Output Indicators (October 2005). Where appropriate, figures are compared to objectives and/ or targets set out either in the existing Local Plan or the West Sussex Structure Plan. West Sussex County Council has provided key data relating to commercial and residential completions. Local indicators have been included where relevant and appropriate.

SECTION A - BUSINESS DEVELOPMENT

Core Indicator 1 - Amount of Land Developed for Employment by Type

- 5.4 This indicator is defined in the Local Development Framework Core Output Indicators (October 2005) as completed gross internal floorspace for Use Classes B1 (a, b and c), B2 and B8 (see Appendix 3 – Use Class Order Definition).
- 5.5 The West Sussex Structure Plan 2001 – 2016 states that provision should be made for 210,000 square metres of net employment floorspace for the period from 2001 to 2016 in Mid Sussex. This requirement includes; commercial (industrial) under Use Classes B1 (b) and (c), B2 and B8; and offices under Use Classes B1 (a) and A2.
- 5.6 The County target is measured in *net* terms whilst Good Practice Guidance defines the core indicator in *gross* terms. When comparing the District's progress against the County figure, net figures are used. The table below enables analysis of completion figures for different use classes in both gross and net terms and allows comparison against Structure Plan figures.
- 5.7 The difference between gross and net figures is the amount of floorspace lost in redevelopment of sites either overall, or to other use classes/ residential use (residential use is monitored under Core Indicator 6).
- 5.8 In previous years, West Sussex County Council only reported sites in their 'Commercial and Industrial Development Survey' available for employment use within a monitoring period, where the site was both completed *and* occupied. However, consensus has been reached by the West Sussex AMR Working Group regarding the definition of completed sites for employment use. The agreed Working Group definition is that all sites completed and available for employment use within the monitoring period should be reported, regardless of their occupation.

5.9 To accommodate the change in definition, it has been agreed that developments that have been completed previously but occupied for the first time plus developments completed (but not necessarily occupied) during the monitoring period have been included in the figures for this years Annual Monitoring Report. In future Annual Monitoring Reports, only developments completed within the monitoring period will be included. This has left several developments that have been completed previously but have not been occupied during the monitoring period. It has been agreed not to include these developments in the figures for this Annual Monitoring report. These developments are available to view in Appendix 4.

Figure 1 - Completed sites for employment by type

Use Class	No. of completions	Sq Metres (gross)	Sq Metres (net)
Industrial			
B1 (b/c)	4	1,274	847
B2	5	913	238
B8	2	985	985
Offices			
B1 (a)	6	1,320	1,320
Total	17	4,492	3,390

Source: WSCC Commercial and Industrial Development Survey 2006

5.10 There were 17 completions for B1 (a, b and c), B2 and B8 employment uses in the period 1st April 2005 to 31st March 2006 totalling 4,492 sq metres gross (3,390 square metres net).

Figure 2 - Performance against West Sussex Structure Plan as at 1st April 2006 (all figures Net)

Total Requirement - 210,000 sq metres			
	Large Sites	Small Sites	Total
Completed and Occupied 2001 – 2005	25,076	14,420	39,496
Completed and Occupied 2005 – 2006	2,113	1,524	3,637
Total Built	27,189	15,944	43,133
Balance Required			166,867
Large Site Commitment*	81,538		81,538
Small Site Allowance		57,000	
Completed		15,944	
Allowance Remainder			41,056
Total Commitment and Allowance*			122,594
Total to be provided			44,273

(Please note that these figures do not take account of industrial floorspace lost to B1 offices)

*Includes permissions and allocations in the Local Plan 2004.

Source: WSCC Commercial and Industrial Development Survey 2006

- 5.11 Mid Sussex requires 44,273 net square metres of employment floorspace to meet the Structure Plan requirements. The figure has increased since the previous position (as at 1st April 2005) where there was a shortfall of 25,682 net square metres. However, a number of sites, which have been evaluated as having no prospect of coming forward for development, have been removed from the Commercial and Industrial Development Survey 2006. This has contributed towards the large increase in the shortfall against Structure Plan requirements for additional floorspace.
- 5.12 The difference between completed sites in Figure 1 (3,390 square metres) and the 2005 – 2006 Completed and Occupied figures in Figure 2 – Performance against West Sussex Structure Plan (3,637 net square metres) is due of the type and definition of data collected. The Core Indicator requires the data for use Classes B1(a,b,c), B2 and B8 whilst the Structure Plan requirement is measured against all these uses plus the A2 use class. The A2 use class accounted for 409 square metres of net floor space completions during the monitoring period, of which 162 square metres were completed, but not occupied.

Core Indicator 2 – Amount of floorspace developed for employment use by which is in employment or regeneration areas defined in the LDF

- 5.13 This indicator measures the amount of completed gross internal floorspace (square metres) for B1 (a, b, c), B2 and B8 use within employment or regeneration areas defined and allocated in the Local Development Framework.
- 5.14 The District Council has not allocated any areas for employment use or regeneration through the Local Development Framework process at this stage. However, a number of sites are allocated for Business Development in the Local Plan under policy E1.
- 5.15 In the period 1st April 2005 to 31st March 2006, one development was completed within an allocated business development site at Rowfant Business Centre, Wallage Lane, Rowfant (allocated under policy RA2). This development totalled 380 square metres gross floorspace for Light Industry Use (B1c).

Core Indicator 3 – Amount and percentage of completed gross internal floorspace for employment use which is on previously developed land

The table below shows the percentage of gross employment floorspace (square metres) (B1/B2/B8 uses) completed and occupied on previously developed land (as defined by annex C of PPG3) from 1st April 2005 – 31st March 2006.

Figure 3 – Employment floorspace completed on previously developed land

Year	No. of completions (B1/B2/B8 uses)	Total floorspace area (gross)	No. of completions on PDL (B1/B2/B8)	Total floorspace area (gross)	Percentage on PDL
1 st April 2005 – 31 st March 2006	17	4,492 sq m	11	2,845 sq m	63.3%
1 st January 2004 – 31 st March 2005	20	8,465 sq m	9	5,109 sq m	60.4%

Source: WSCC Commercial and Industrial Development Survey 2006

5.16 17 permissions were completed and occupied for B1/B2/B8 uses 1st April 2005 – 31st March 2006 totalling 4,492 square metres (gross). Of this figure, 11 permissions were completed on previously developed land totalling 2,845 square metres (gross), which represents 63.3% of the total. This compares favourably with the total reported for the previous Annual Monitoring Report, which was 60.4% of the total developed on Previously Developed Land (although it is worth noting that this was for the period 1st January 2004 to 31st March 2005).

Core Indicator 4 - Employment land supply by type as at 31st March 2006

5.17 The following table is a breakdown of employment land supply by type (Use Classes B1 (a/b/c), B2 and B8), measured in square metres of floorspace (gross and net) and site area (hectares) for employment land in Mid Sussex as at 31st March 2006. These are sites that are either not yet completed, have planning permission for development that has not yet expired or are allocated for employment use in the Local Plan.

Figure 4 – Land available for employment use as at 31st March 2006

Use	Use Class	Gross Floorspace (square metres)	Net Floorspace (Square metres)	Site Area (ha)
Offices	B1a	16423	15625	4.77
Light Industry	B1c	26534	24746	9.37
Mixed Use	Mixed B1 uses	6745	2596	1.56
General Industry	B2	51733	50586	16.18
Storage and Distribution	B8	2627	-97	1.69
Total		104062 sq m	93456 sq m	33.59 ha

Source: WSCC Commercial and Industrial Development Survey 2006

5.18 Figure 4 shows a total of 93,456 net square metres of employment floorspace committed for development with a site area totalling 33.59 hectares.

5.19 The total supply of employment land for Mid Sussex, as required by the West Sussex Structure Plan, is 210,000 net square metres between 2001 and 2016. This figure includes both industrial uses and offices. Completions from January 2001 to March 2006 accounted for 43,133 net square metres and commitments as at 31st March 2006 amounts to 122,594 square metres (including the remaining small site allowance of 41,056 square metres). The completions and provision figure totals 165,727square metres, leaving a shortfall of 44,273 square metres to be provided by 2016.

Core Indicator 5 – Losses of employment land in i) employment / regeneration areas ii) in Mid Sussex

5.20 This indicator measures the amount of land (in hectares), which was available for employment (Use Classes B1 (a/b/c), B2 and B8) in the previous monitoring year but has been lost to completed non-employment uses in the current monitoring year.

5.21 The District Council has not allocated any areas for employment or regeneration use through the LDF process at this stage. However, a number of sites are allocated for Business Development in the Local Plan under policy E1.

5.22 In the period 1st April 2005 to 31st March 2006, no developments were completed (i) within an allocated business development site to non-employment uses (ii) within Mid Sussex to non-employment uses (Source: WSCC Commercial and Industrial Development Survey 2006).

Core Indicator 6 – Amount of employment land lost to residential development

5.23 This indicator measures the amount of land (in hectares), available for employment (Use Classes B1 (a/b/c), B2 and B8) in the previous monitoring year but has been lost to residential use in the current monitoring year.

5.24 In the period 1st April 2005 to 31st March 2006, no developments were completed which resulted in the loss of employment land to residential development (Source: WSCC Commercial and Industrial Development Survey 2006).

SECTION B - HOUSING

Introduction

5.25 Policy NE1 of the West Sussex Structure Plan sets out the housing requirement for Mid Sussex for the period 2001 – 2016. The Structure Plan sets out a *gross* requirement for 10,175 dwellings during the period 2001 – 2016. However, Regional Planning Guidance 9 requires that provision should be stated in *net* terms. The net requirement for dwellings in Mid Sussex is 9,700 new homes during the period 2001 – 2016. The difference (475 dwellings) between the gross and net figures is due to an allowance, estimated by West Sussex County Council, for the number of dwellings demolished to make way for new development.

5.26 The Structure Plan requirement has been annualised for monitoring purposes by dividing the net requirement equally over the fifteen years, which equates to 647 dwellings per annum.

5.27 As required by the Planning and Compulsory Act 2004 a housing trajectory has been prepared (Figure 5) to illustrate the actual and projected levels of completions against the Structure Plan requirement for the period 2001-2016.

Core Indicator 7 – Mid Sussex Housing Trajectory – 2007 – 2016

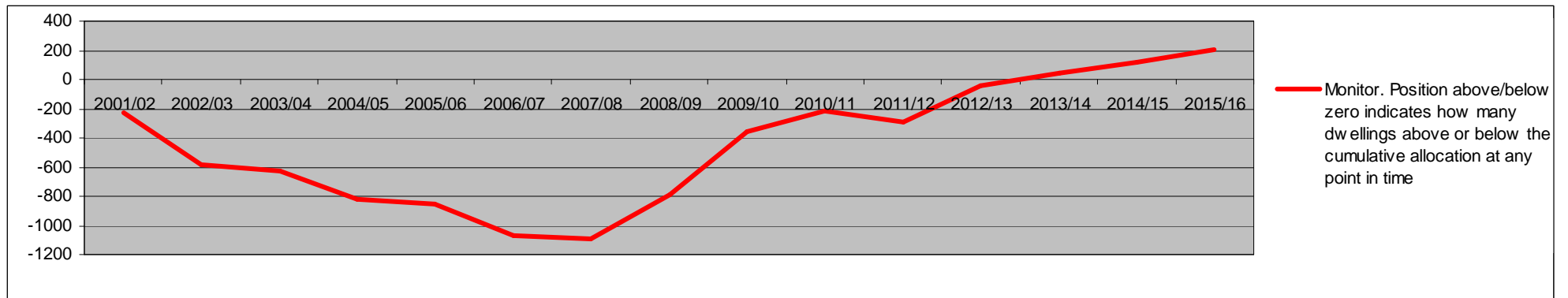
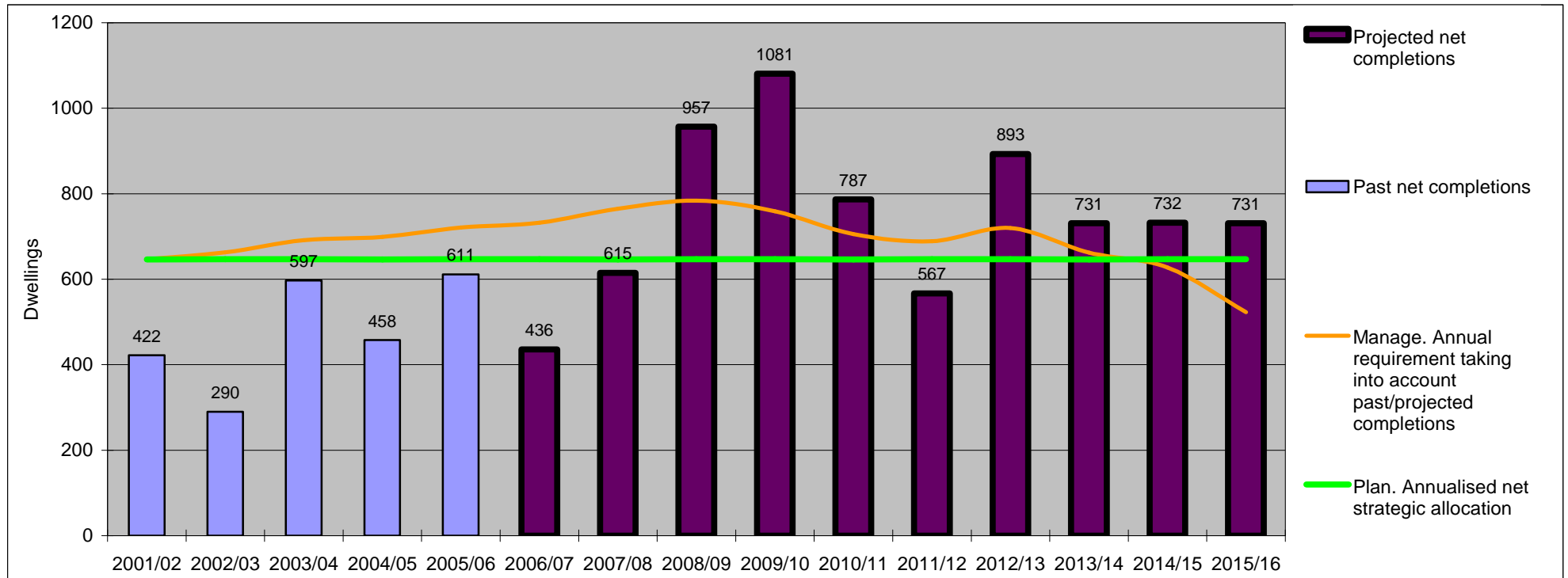
Figure 5 - Housing Trajectory for Mid Sussex District Council – Figures

	Actual Completions					Projected Completions									
	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16
Completions (allocated sites)	184	93	316	178	196	166	268	558	751	484	266	591	430	430	430
Completions (non-allocated sites)	265	230	313	352	446	285	371	431	361	333	331	331	331	331	331
Total Past Completions	449	323	629	530	642										
Total Projected Completions						451	639	989	1112	817	597	922	761	761	761
Estimated losses	27	33	32	72	31	15	24	32	31	30	30	29	30	29	30
Past net completions	422	290	597	458	611										
Projected net completions						436	615	957	1081	787	567	893	731	732	731
Cumulative net completions	422	712	1309	1767	2378	2814	3429	4386	5467	6254	6821	7714	8445	9177	9908
Plan. Annualised net strategic allocation	646	647	647	646	647	647	646	647	647	646	647	647	646	647	647
Monitor. Position above/below zero indicates how many dwellings above or below the cumulative allocation at any point in time	-224	-581	-631	-819	-855	-1066	-1097	-787	-353	-212	-292	-46	39	124	208
Manage. Annual requirement taking into account past/projected completions	647	663	691	699	721	732	765	784	759	706	689	720	662	628	523

Notes:

- (i) This trajectory does not take account of the phasing set out in Table 1 of the West Sussex Structure Plan 2001-2016.
- (ii) All totals, cumulative completions and strategic allocations are net.

Figure 6 - Mid Sussex Housing Trajectory Graphs



- 5.28 The housing trajectory shows that Mid Sussex has fallen below the Structure Plan completions requirement for the past five years. The trajectory also shows that the District is projected to fall below the requirement for the period 2006-08 and for 2011-12, but will exceed requirements for all the remaining years up until 2016.
- 5.29 Delay in the delivery of housing during this period has been caused by a number of factors. In Haywards Heath, the failure of the NHS Executive to bring land forward for development, which was granted planning permission in March 2003 (and renewed in August 2006), has delayed delivery of the two largest Local Plan allocations – HH2 and HH3. The development of both allocations is dependent upon the completion of the Haywards Heath Relief Road. Permission for the (HH3) NHS land (granted by the First Secretary of State following the call-in of the application in April 2001) includes the construction of Stage 6 of the relief road. Applications for 725 dwellings on HH2 were submitted in 2004 and were deferred in July 2005 pending decisions on the NHS land and certainty over delivery of the relief road. This land is currently subject to a Public Inquiry over non-determination, scheduled to end February 2007. Currently, English Partnerships are negotiating the sale of the NHS land to a developer. A total of 947 dwellings are directly affected.
- 5.30 In the southern part of the District, concerns over the capacity of the foul drainage system delayed the determination of two applications (BH7 and HU1) for a total of 155 dwellings. In the case of BH7, permission was granted in June 2005, with a revised scheme to accommodate drainage works approved January 2006. In the case of HU1, a drainage scheme has yet to be approved.
- 5.31 It is acknowledged that the trajectory and the expected level of completions may appear optimistic, particularly for the years 2008-09 and 2009-10, especially when compared to the previous five-year completion rates. However, higher completion rates are achievable as many of the delayed housing sites in the Local Plan are expected to come forward during this period, particularly sites that have had outstanding issues resolved over the past year. Figure 7 on the following page lists the larger Local Plan housing allocations that are expected to come forward in this relatively short period of time. It is recognised that Figure 7 refers to actions that have taken place outside of the monitoring period covered by this report; however, it is considered appropriate to consider this information to justify assumptions made in the housing trajectory.
- 5.32 It is anticipated that these Local Plan allocations would result in approximately 1,000 housing dwellings being delivered during this two-year period. These dwellings make up one element of the housing to be delivered in the coming years. Another element is housing on previously developed land and windfall sites. Taking into account previous housing completions on such sites and the findings of the Urban Potential Study (April 2005), it is anticipated that approximately 300 dwellings will be delivered on such sites per annum.
- 5.33 In addition to Local Plan allocations, previously developed land and windfall sites, it is anticipated that sites allocated through the Small Scale Housing Allocations Development Plan Document, will begin to deliver housing completions during this two-year period. It is predicted that approximately 180 dwellings will be delivered on sites allocated through this Document between 2008-10.

Figure 7 - Allocated Housing Sites Where Completions are Expected Between 2008 – 2010

Site	Details
Bolnore Village, Haywards Heath Phases 4 and 5	Outline applications submitted October 2004 for 785 dwellings. Amended plans for 725 submitted June 2005. Full application for Phase 4A (306 dwellings) submitted January 2005. Applications have been considered but were deferred July 2005. Applications currently at Public Inquiry into non-determination scheduled to end February 2007. This site should deliver approximately 250 during this period (subject to the outcome of the appeal).
Haywards Heath South East Sector	Permission for 220 dwellings granted March 2003. Land transferred to English Partnerships in March 2005. The Council are aware that the land is likely to be sold to developers late 2006. This site should deliver approximately approx 140 dwellings during this period.
Mackie Avenue, Hassocks	Applications for a total of 120 and 250 dwellings submitted April 2005 (currently at appeal). New applications submitted October 2006. Site should deliver 120 dwellings during this period.
Haywards Heath Station	This site has been identified as priority for redevelopment in the draft Master plan for Haywards Heath and should deliver approximately 100 dwellings during this period.
St Paul's School, Haywards Heath	Recent Reserved Matters application refused however site has Outline permission for development of 80 dwellings and this is still expected to be competed during this period.
Folders Farm, Burgess Hill	Permission granted June 2005 for 90 dwellings. Further application approved January 2006 with layout amendments to accommodate drainage works. Development expected to start early 2007 with approximately 60 dwellings completed during this period.
Land west of High Street, Cuckfield	Permission granted for 63 dwellings. Commencement expected early 2007 with all 63 dwellings to be completed during this period.
Stonequarry Woods, East Grinstead	Application submitted October 2005 but refused on highway grounds. Subject to approval this site may now result in 60 dwellings during this period.
Clockfield, Turners Hill	Final Development Brief approved July 2006. Application for 51 dwellings expected on this site. This site should deliver all 51 dwellings during this period.
Burgess Hill Station	Pre-application discussion for 85 dwellings. Application will be subject to town centre master planning. Site should deliver approximately 30 dwellings during this period.
2-4 Orchard Way, East Grinstead	Sale agreed on this site. Development should be forthcoming with pre-application discussions for 22 dwellings.
Land west of Orchard Way, Hurstpierpoint.	Resolution to grant permission, subject to Section 106 agreement. The development would result in 20 dwellings during this period.
Land between Church Lane and A23, Pyecombe	Site recently sold to developer. Pre-application discussions have taken place with an application expected soon. It is expected that this site will deliver 20 dwellings during this period.

5.34 The Council has taken steps to aid the delivery of these major housing schemes, including the lifting of reserve status on the Mackie Avenue site. A total of eight Development Briefs for housing site allocations have now been prepared (see Figure 8). Briefs are designed to inform developers and other interested parties of the constraints and opportunities presented by a site and the type of development expected or encouraged by local planning policies. In addition,

the Council has reviewed how 'major' applications are dealt with. Central to this has been the establishment of a Planning Implementation Team which is dedicated to working on major planning schemes and aims to work closely with developers to bring housing schemes forward quicker.

Figure 8 – Development Briefs prepared for sites allocated in the Local Plan (2004)

Development Brief	Date Published
Clock Field, Turners Hill	July 2006
Mackie Avenue, Hassocks	March 2005
Folders Farm, Burgess Hill	September 2004
Orchard Way, Hurstpierpoint	August 2004
Hemsleys Nursery, Pease Pottage	July 2004
Land West of High St, Cuckfield	May 2004
Railway Approach, East Grinstead	February 2004
St Paul's School, Oathall Road	December 2003

Core Indicator 8 – Percentage of new and converted dwellings (gross) on previously developed land

5.35 This indicator compares the number of completed dwellings (gross) and conversions of existing buildings provided on previously developed land (as defined in Annex C of PPG3), against total gross dwellings.

5.36 Figure 9 shows over 72% of all new and converted dwellings completions between 1st April 2005 and 31st March 2006 were on previously developed land in Mid Sussex.

Figure 9 - Percentage of new and converted dwellings on previously developed land

Year	Greenfield		Brownfield	
	Units	% of total	Units	% of total
1 st April 2005 – 31 st March 2006	177	27.6%	465	72.4%
1 st April 2004 – 31 st March 2005	168	32.3%	352	67.7%

Source: WSCC Residential Land Availability System

5.37 The level of housing completed on brownfield land compares favourably with the government target as it surpasses the target of 60% for brownfield completions (60% target as set out in Planning Policy Guidance 3 – Housing 2001). It also represents a 4% increase on the previous monitoring period.

Core Indicator 9 – Percentage of new dwellings completed at:
 i) less than 30 dwellings per hectare
 ii) between 30 and 50 dwellings per hectare; and
 iii) above 50 dwellings per hectare

5.38 PPG3 and The Town and Country Planning (Residential Density) Direction 2005 seek densities for new housing developments of at least 30 dwellings per hectare. Higher densities are encouraged in town centre locations or in areas well served by public transport.

5.39 From the table below it is clear that Mid Sussex is meeting this target, with the average density of residential completions in Mid Sussex from April 2005 to March 2006 at approximately 32.5 dwellings per hectare.

Figure 10 – Density of residential completions (gross) in Mid Sussex

Dwellings per hectare (gross)	Units	Hectares	Average density (DPH)	Percentage of completions
Less than 30	205	12.79	16	31.9%
30-50	136	3.40	40	21.2%
Over 50	301	3.54	85	46.9%
All sites	642	19.73	32.5	100%

Source: WSCC Residential Land Availability System

Core Indicator 10 – Affordable housing completions

5.40 Affordable housing is defined in the Local Development Framework Core Output Indicators (October 2005) as (i) wholly funded through registered social land or local authorities, (ii) wholly funded through developer contribution or (iii) funded through a mix of public subsidy and developer contribution.

5.41 There were 104 affordable dwellings completed between 1st April 2005 and 31st March 2006. This figure is taken the Mid Sussex Housing Development Database, which informs Mid Sussex's Housing Investment Programme (HIP) returns.

5.42 The most recent Housing Requirements Study, undertaken in 2004, demonstrates the acute lack of affordable housing in Mid Sussex and recommends that an additional 551 affordable homes a year should be developed. Although this level of affordable housing development cannot feasibly be delivered annually in the District, the figure does emphasise the importance in maintaining, and where possible increasing, the level of provision in the coming years.

Local Indicator 1 - Financial contributions towards affordable housing provision

5.43 From the 1st April 2005 through to the 31st March 2006 there were a total of eight Section 106 agreements, which have affordable housing provisions. These agreements contribute to a combined total of £475,000 towards affordable housing in the District. In addition, six of these agreements will provide a total of 103 affordable dwellings. This figure is broken down into 64 Rental Flats, 26 Shared Ownership and 13 key worker dwellings.

Figure 11 - Financial contributions towards affordable housing provision

Year	Financial Contribution	Affordable Units Contribution
1 st April 2005 – 31 st March 2006	£475,000	103
1 st April 2004 – 31 st March 2005	£420,000	31

Local Indicator 2 – Affordable housing completions by tenure

5.44 As set out in Core Indicator 10 (above), during the period from the 1st April 2005 through to the 31st March 2006, 104 affordable dwellings were completed. Figure 12 below shows the affordable completions by tenure.

Figure 12 – Affordable housing completions by tenure

Rented	Homebuy (Shared ownership)	
	Key-worker	Non-key worker
67 units	10 units	27 units
	Total	104 units

Local Indicator 3 – Households accepted as full homeless

5.45 From the 1st April 2005 through to the 31st March 2006 58 households were accepted as full homeless. The Best Value Performance Indicator for 2005/6 had a target of a maximum of 120 households accepted for this monitoring period hence this target was met. This also represents a reduction compared to the period covered by the previous Annual Monitoring Report where 76 households were accepted as full homeless.

SECTION C - TRANSPORT

Core Indicator 11 - Percentage of completed non-residential development complying with car parking standards

5.46 The car parking standards for Mid Sussex are set out in the Development and Infrastructure Supplementary Planning Document (February 2006). West Sussex County Council Highways Department monitor appropriate non-residential developments for compliance with car parking standards (which represent maximum provisions) and have advised that they would not accept any applications exceeding County Standards and that this standard has not been breached. Therefore, there is full compliance within Mid Sussex with the agreed countywide car parking standards for non-residential developments.

Core Indicator 12 – Amount of new residential development within 30 minutes public transport time of: a GP; a hospital; a primary school; a secondary school; areas of employment; and a major retail centre(s).

5.47 West Sussex County Council has developed District Council is currently assisting the County Council in their development of accession software to monitor and map the location of new residential development in relation to public transport distances to essential services. This represents a significant amount of work as neither the District or County Council have previously undertaken this level or type of monitoring

5.48 This indicator reports on the amount of new residential dwellings completed within 30 minutes public transport time of a General Practitioner (GP Doctor), hospital, primary and secondary, employment and a major retail centre. The data is a calculation of the amount of time required to travel to each of these facilities by public transport and walking distances to public transport access points.

Figure 13 – New residential development within 30 minutes public transport time of key facilities

Facility	General Practitioner	Hospital	Primary Schools	Secondary Schools	Major retail centres/ areas of employment ¹
No. of new dwellings ² within 30 minutes of facility	622	308	407	365	356
% of new dwellings ² within 30 minutes of facility	99%	49.0%	64.8%	58.1%	56.6%

5.49 The definition of this indicator requires net figures, however the inclusion of negative values creates a percentage that is difficult to interpret. Sites where there have been demolitions but no new building have not been included in the above figures and the total net figure of new dwellings is therefore different to the net figure stated in Core Indicator 7. The modified net additional dwellings figure used for this indicator totals 628 dwellings.

5.50 This data was obtained from the West Sussex County Council Accession system. This is new software in the early stages of development and is known to have produced some anomalous results. Please note that these figures may not be fully accurate at this stage and should only

¹ For this Annual Monitoring Report only the three town centres have been classed as areas of employment (identified as super output areas with 500+ jobs). This indicator will be developed further in future Annual Monitoring Reports to include other key employment areas within the District.

² Please see paragraph 5.49

be used as a guide. The Council will be working closely with County Council to develop this software further.

5.51 The percentage of new dwellings within 30 minutes of the stated facilities is fairly low (other than General Practitioners), particularly new dwellings within 30 minutes public transport time of hospitals and major retail centres and areas of employment. However, Mid Sussex is predominantly a rural area with a lot of rural communities. Rural areas often have limited facilities, and coupled with poor public transport links, can prevent those without access to a car accessing the facilities they need.

Local Indicator 4 - Financial contributions towards sustainable transport measures

5.52 Sustainable transport schemes include enhancements to the provision of public transport facilities, cycle ways, traffic calming measures and bus shelters. Contributions towards these schemes are sought through Local Plan policies G3 and T4, which both relate to infrastructure provision. From the 1st April 2005 through to the 31st March 2006, 21 Section 106 agreements were signed that contributed a combined total payment of £519,309 towards new and enhanced sustainable transport schemes.

Figure 14 - Financial contributions towards sustainable transport measures

Year	No. of agreements	Financial Contribution
1st April 2005 – 31st March 2006	21	£519,309
1 st April 2004 – 31 st March 2005	19	£211,230

5.53 The District Council will establish a local indicator concerning the number or percentage of planning permissions that have a green transport plan for the 2006/7 Annual Monitoring Report. This was scheduled to be in place by this years Report but it has not been possible due to officer workloads to establish a monitoring framework to provide information for this indicator.

SECTION D - LOCAL SERVICES

Core Indicator 13 - Amount of completed retail, office and leisure development

5.54 This indicator shows the amount of completed gross (internal) floorspace for use classes A1, A2, B1 (a) and D2 (see Appendix 3 – Use Class Order Definition). Please note that B1 (a) use is also captured under the Business Development Indicators and care should be taken to avoid double counting when analysing the provision of employment floorspace.

5.55 Figure 14 shows that 3,787 square metres gross floorspace, of retail, office and leisure development were completed between 1st April 2005 and 31st March 2006.

Figure 15 – Retail, office and leisure completions in Mid Sussex

Principal Use	Completed Floorspace – sq m (gross)
Retail (A1)	1,952
Office (A2)	515
Office (B1a)	1,320
Total Office	1,835
Leisure (D2)	-
Total	3,787

Source: WSCC Commercial and Industrial Development Survey 2006

5.56 A framework to monitor Leisure (D2) completions has been established for this Annual Monitoring Report since the previous Report although there are no completions to report for the period 1st April 2005 to 31st March 2006.

Local Indicator 5 - Financial contributions towards leisure facilities

5.57 Local Plan Policy G3 seeks to ensure that permitted development provides the necessary infrastructure to support the development. Within this policy context the term infrastructure includes leisure facilities. From 1st April 2005 to 31st March 2006, 28 Section 106 legal agreements were signed that contributed a combined payment of £579,861 towards the provision of leisure facilities in the district.

5.58 This compares favourably with the previous monitoring period from 1st April 2004 through to 31st March 2005 where 24 Section 106 legal agreements were signed that contributed a combined payment of £286,963

Figure 16 - Financial contributions towards leisure facilities

Year	No. of agreements	Financial Contribution
1st April 2005 – 31st March 2006	28	£579,861
1 st April 2004 – 31 st March 2005	24	£286,963

Core Indicator 14 – Amount of completed retail, office and leisure development in town centres

5.59 This indicator reports the amount and percentage of completed gross (internal) floorspace for use classes A1, A2, B1 (a) and D2 (see Appendix 3 – Use Class Order Definition) occurring in town centres. For the purposes of this Annual Monitoring Report, town centres are defined as the areas within the Mid Sussex Local Plan under policy S1 designation, within the towns of Burgess Hill, East Grinstead and Haywards Heath. Please see the Local Plan (2004) for maps showing this designation (available on-line at http://www.midsussex.gov.uk/local_plan_online/).

5.60 Figure 16 shows that 699 square metres of gross (internal) floorspace was completed in town centres for the period 1st April 2005 to 31st March 2006. This equates to 18.5% of the total amount of retail, office and leisure completions.

Figure 17 – Amount of completed retail, office and leisure development in town centres

Use Class	Total overall gross (internal) floorspace (sq m)	Total gross (internal) floorspace (sq m) within town centres
Retail (A1)	1952	224
Office (A2)	515	336
Office (B1a)	1320	139
Total Office	1835	475
Leisure (D2)	0	0
Total	3787 sq m	699 sq m (18.5%)

Source: WSCC Commercial and Industrial Development Survey 2006

Core Indicator 15 – Percentage of eligible open spaces managed to Green Flag Award standard

5.61 Open space is defined as all publicly accessible open space, whether public or privately owned and eligible open spaces are defined as areas that are managed to Green Flag Award standard although they do not have to have the award itself.

5.62 The Green Flag Award is a marker of good quality in the management and maintenance of green spaces and can be awarded to any freely accessible public park or green space that meets the standard. This can include town parks, country parks, formal gardens, nature reserves, local nature reserves, cemetery and crematoria, water parks, open spaces, millennium greens, sites of special scientific interest and woodlands. Sites need not be in local authority or public ownership but there should not be any charges made, or undue restrictions, on entry to the park or green space.

5.63 A PPG17 survey of open space has recently been published although the data for total open spaces is not yet available in a manageable form to allow an assessment to be made. Until the results data of this study have been collated and analysed, the Council is not in a position to provide an up to date percentage figure to meet the requirements of this indicator. This will be addressed for next years Annual Monitoring Report.

5.64 In general, open spaces in Mid Sussex are managed to a high standard, particularly publicly owned facilities. For this monitoring period, the Green Flag standard is in place for two sites, Bedelands Nature Reserve in Burgess Hill and Beech Hurst in Haywards Heath. The District Council currently has a target of having one green flag award in each town's general area although this is currently under review due to resources involved in applying for the award.

Core Output Indicators E (Minerals) and F (Waste) as set out in the DCLG (formerly ODPM) publication Local Development Framework Core Output Indicators (October 2005) of the Local Development Framework: Good Practice Guide have not been referred to within this report as West Sussex County Council is the planning authority for minerals and waste, not the District Council.

SECTION E - FLOOD PROTECTION AND WATER QUALITY

Core Indicator 16 - Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality.

5.65 From the 1st April 2005 until the 31st March 2006 there were no planning applications that were approved contrary to advice given by the Environment Agency on water quality issues. In the same time period the Environment Agency objected to nine planning applications within Mid Sussex district on flood risk grounds. Out of these nine applications, four were subsequently withdrawn, two were refused and are now at appeal and three are pending determination. To ensure that all the planning applications the Environment Agency objected to were recorded for the monitoring period, the District Council checked the 'Monitoring Implementation of the Local Development Framework' section on the Environment Agency's website. This is available to view at:

http://www.environment-agency.gov.uk/aboutus/512398/830672/832858/831187/?version=1&lang=_e

5.66 This website provided a comprehensive list of all objections on the grounds of flood risk and water quality that had been made between the 1st April 2005 and the 31st March 2006. All of these objections were then checked against the outcomes of those planning applications on the District Council's Uniform system.

Local Indicator 6 – River quality

5.67 The Environment Agency set River Quality Objectives for all stretches of designated river. In 2005, 72.2% of the River Quality Objectives in Mid Sussex were met. This was an increase from the previous year, but is still some way short of compliance levels around the turn of the century. This significant decline has been attributed to two main factors - localised drought conditions in 2003, and periods in the years since and problems with new measuring technology in the field at some sites during low flow conditions. The table below demonstrates this.

Figure 18 - River Quality Objectives compliance 1997 to 2005

Year	Percentage compliant
2005	72.2
2004	60
2003	56.3
2002	87.4
2001	91.3
2000	86.4
1999	84.4
1998	87
1997	62.9

5.68 The Government has set a national target to ensure 91 per cent of assessed rivers are compliant with their River Quality Objectives by 2005. The target was met in Mid Sussex in 2001 but has not been achieved since. However, it should be noted that there are many factors that can impact upon this indicator that are outside of the control of the planning system, such as agricultural practices, pollution incidents and low river flows caused by low rainfall amounts. Although this data was not collected for the purpose of a local indicator for the Annual Monitoring Report, it has been decided to include this data for a local indicator as it presents some of the most accurate data concerning water quality in the district and land use planning can indirectly impact upon it.

SECTION F – BIODIVERSITY

**Core Indicator 17 – Change in areas and populations of biodiversity importance, including:
(i) change in priority habitats and species (by type); and
(ii) change in areas designated for their intrinsic environmental value including sites of international, national, regional or sub regional significance.**

- 5.69 (i) Priority habitats are a diverse range of habitats of national importance and include ancient, Ghyll and broadleaf woodland, chalk and dry acid grassland and Heathland. The extent of priority habitats in Sussex is only part known and all information available is compiled by the Sussex Biodiversity Records Centre to establish the most up to date habitat extent records. Although work is underway to improve monitoring of priority habitat extent and condition in Sussex, considerable investment is required if this information is to improve significantly. Currently, only the condition of Sites of Special Scientific Interest (SSSIs) priority habitats is known. Monitoring of SSSIs is undertaken by Natural England (formerly English Nature).
- 5.70 The Sussex Biodiversity Records Centre holds over 1.5 million species records for Sussex but the data held is generally 'ad-hoc' recordings as opposed to monitoring data. In addition, much of the information is at a countywide level that will not translate onto a district level without it becoming overly speculative. Therefore it is not possible at this stage to report fully on this core indicator. The timescales involved in improving the monitoring of species indicators to the extent where they can be reported on at a district level is also not known at this stage.
- 5.71 The Council has worked with the Sussex Biodiversity Records Centre to establish the amount of permitted applications within these priority habitats in Mid Sussex for the monitoring period. The following tables provide the total area of each priority habitat sites within the District and through work carried out with the Sussex Biodiversity Records Centre, it has been established the amount of each of these habitats that has been impacted by planning applications.
- 5.72 The planning applications considered were permissions granted for dwellings, commercial applications and minor developments. However, it is not possible for the Sussex Biodiversity Records Centre to establish whether a habitat has deteriorated or species have been lost as a direct result of the developments approved. Each of the figures given is the area of the priority habitat, which has had these planning applications granted within them.
- 5.73 The Sussex Biodiversity Partnership has identified priority habitats and species for East and West Sussex. It is planned for Biodiversity Action Plans to be prepared for each habitat and species identified with objectives and targets linked to these Action Plans with the Sussex Biodiversity Partnership undertaking monitoring on an annual basis. However, there is presently no funding available to Sussex Wildlife Trust to undertake surveys to identify and monitor priority habitats and it is not possible to report fully on this Indicator. The Council is currently looking at ways of enabling funding for such work, in particular seeking developer contributions on appropriate sites through the emerging Core Strategy.

Ancient Woodland - There is approximately 3,989 hectares of ancient woodland within the District. This represents a decrease on the figure reported in the 2004-05 Annual Monitoring Report (4,266 hectares).

Monitoring Period	Area of Ancient Woodland in Mid Sussex	% of Mid Sussex covered by Ancient Woodland	Area impacted by planning applications	% of habitat impacted by planning applications
01/04/2004–31/03/2005	4,266 ha	12.8%	Not reported	Not reported
01/04/2005–31/03/2006	3,989 ha	11.9%	22.18ha	0.56%

The large decrease in the area of Ancient Woodland reported since the previous Annual Monitoring Report is largely due to an updated dataset supplied to the Council by Sussex Wildlife Trust and may be a result of improved mapping techniques and addressing of inaccuracies. Therefore, the decreased figure should not be viewed in isolation as a sudden decrease in the area of Ancient Woodlands within Mid Sussex over the past 12 months.

In October 2006, a revised Ancient Woodland Inventory for Mid Sussex District was published and this shows a large increase in the area of ancient woodland within Mid Sussex (5,434 ha). The revised Inventory has used new information and mapping techniques to address inaccuracies and omissions in previous Inventories as noted above and in addition, for the first time, includes Ancient Woodlands below 2 hectares in size. Although the revised Inventory was published in October 2006, outside of this Reports monitoring period, it is considered appropriate to report on its findings.

Broadleaf Woodland (overlaps with some ancient woodland sites) – There is approximately 4,597 hectares of broadleaf woodland within the District.

Monitoring Period	Area of Broadleaf Woodland in Mid Sussex	% of Mid Sussex covered by Broadleaf Woodland	Area impacted by planning applications	% of habitat impacted by planning applications
01/04/2004–31/03/2005	Not reported	Not reported	Not reported	Not reported
01/04/2005–31/03/2006	4,597.9 ha	13.77%	23.46ha	0.51%

Chalk Grassland – There is approximately 570 hectares of chalk grassland within the District.

Monitoring Period	Area of Chalk Grassland in Mid Sussex	% of Mid Sussex covered by Chalk Grassland	Area impacted by planning applications	% of habitat impacted by planning applications
01/04/2004–31/03/2005	Not reported	Not reported	Not reported	Not reported
01/04/2005–31/03/2006	570.52ha	1.71%	0	0

Ghyll Woodland – There is approximately 1,451 hectares of Ghyll Woodland within the District.

Monitoring Period	Area of Ghyll Woodland in Mid Sussex	% of Mid Sussex covered by Ghyll Woodland	Area impacted by planning applications	% of habitat impacted by planning applications
01/04/2004–31/03/2005	Not reported	Not reported	Not reported	Not reported
01/04/2005–31/03/2006	1451.98ha	4.35%	2.03ha	0.14%

Heathland – There is approximately 245 hectares of Heathland within the District.

Monitoring Period	Area of Heathland in Mid Sussex	% of Mid Sussex covered by Heathland	Area impacted by planning applications	% of habitat impacted by planning applications
01/04/2004–31/03/2005	Not reported	Not reported	Not reported	Not reported
01/04/2005–31/03/2006	245.14ha	0.73%	1.31ha	0.53%

Lowland Dry Acid Grassland (overlaps with some lowland meadow sites) – There is approximately 50 hectares of lowland meadow sites within the District.

Monitoring Period	Area of Lowland Dry Acid Grassland in Mid Sussex	% of Mid Sussex covered by Lowland Dry Acid Grassland	Area impacted by planning applications	% of habitat impacted by planning applications
01/04/2004–31/03/2005	Not reported	Not reported	Not reported	Not reported
01/04/2005–31/03/2006	50.41ha	0.15%	0	0

Lowland Meadows – There is approximately 6 hectares of lowland meadow within the District.

Monitoring Period	Area of Lowland Meadows in Mid Sussex	% of Mid Sussex covered by Lowland Meadows.	Area impacted by planning applications	% of habitat impacted by planning applications
01/04/2004–31/03/2005	Not reported	Not reported	Not reported	Not reported
01/04/2005–31/03/2006	6.71	<0.1%	0	0

Reedbed – There is approximately 0.3 hectares of reedbed within the District.

Monitoring Period	Area of Reedbed in Mid Sussex	% of Mid Sussex covered by Reedbed.	Area impacted by planning applications	% of habitat impacted by planning applications
01/04/2004–31/03/2005	Not reported	Not reported	Not reported	Not reported
01/04/2005–31/03/2006	6.71	<0.1%	0	0

Wet Woodland (overlaps with Ghyll Woods) – There is approximately 3,532 hectares of wet woodland within the District.

Monitoring Period	Area of Wet Woodland in Mid Sussex	% of Mid Sussex covered by Wet Woodland.	Area impacted by planning applications	% of habitat impacted by planning applications
01/04/2004–31/03/2005	Not reported	Not reported	Not reported	Not reported
01/04/2005–31/03/2006	3,532ha	10.58%	28.11%	0.80%

Notable Road Verge – There is approximately 8 hectares of notable road verge within the District.

Monitoring Period	Area of Notable Road Verge in Mid Sussex	% of Mid Sussex covered by Notable Road Verge.	Area impacted by planning applications	% of habitat impacted by planning applications
01/04/2004–31/03/2005	Not reported	Not reported	Not reported	Not reported
01/04/2005–31/03/2006	8.12ha	<0.1%	0	0

5.74 (ii) The Sussex Biodiversity Record Centre has collected data for international, national, regional, sub-regional and local designated areas of environmental value within Mid Sussex as at the 31st March 2006.

5.75 It was stated in last years Annual Monitoring Report that the information as at 31st March 2005 will provide the base level against which future Reports will be monitored against. This data was derived from the Council's Geographical Information System (GIS). However, it has been decided that in this and future Reports, the data supplied by the Sussex Biodiversity Centre will be used and that this years figures will become the base level against which future Reports will use to determine if changes have taken place. This is because it is considered that the data supplied by the Sussex Biodiversity Records Centre provides more accurate information on designated sites as the Centre constantly update their designated site data to be in-line with the changes of boundaries that organisations such as Natural England release.

5.76 This AMR reports on both sets of data from the two sources which are: for the period 1st April 2004 – 31st March 2005, supplied from the Council's GIS system; and for 1st April 2005 – 31st March 2006, supplied by the Sussex Biodiversity Records Centre. It is worth noting that the difference between the two sets of figures may be due to the differences in methods used to plot the areas on two different GIS systems and may not necessarily represent changes to the boundaries and total area of designated sites.

5.77 The Council has worked with the Sussex Biodiversity Records Centre to establish the amount of permitted applications within these designated areas for the monitoring period. The following tables provide the total area of each designated site within the District and through work carried out with the Sussex Biodiversity Records Centre, it has been established the amount of each of these areas that has been impacted by planning applications.

5.78 The planning applications considered were permissions granted for dwellings, commercial applications and minor developments. However, It is not possible for Sussex Wildlife Trust to establish whether a designated area has deteriorated or species have been lost as a direct

result of the developments approved. Each of the figures given is the amount of the designated area, which has had these planning applications granted within them.

There are no designations within Mid Sussex for the following areas:

Ramsar Sites - (international designation), **Special Protection Areas** - (SPA) (international) and **Special Areas of Conservation** - (SAC) (international).

Sites of Special Scientific Interest - (SSSI) (national designation) – there are 13 sites within Mid Sussex. Each SSSI is split into a number of units. 86% of SSSI units in Mid Sussex have been found to be in 'favourable' or 'unfavourable but recovering' condition. This is a marked improvement on the previous years figure where 70% of SSSI units were found to be in this conditions.

Monitoring Period	No. of sites in Mid Sussex ¹	Area of SSSI in Mid Sussex ²	% Favourable/Unfavourable but recovering condition ¹	% of Mid Sussex covered by SSSI	Area of SSSI impacted by planning applications ²	% of SSSI impacted by planning applications
01/04/2004–31/03/2005	13	Not reported	70%	Not reported	Not reported	Not reported
01/04/2005–31/03/2006	13	639.6ha	86%	1.9%	14.5ha	2.3%

Sources: ¹ Natural England SSSI dataset ² Sussex Biodiversity Record Centre

Area of Outstanding Natural Beauty - (AONB) (national designation) – over half of the district is covered by land designated as AONB. There are two designations, the Sussex Downs AONB and the High Weald AONB.

Monitoring Period	Area of AONB in Mid Sussex (ha) ¹		% of Mid Sussex covered by AONB	Area of AONB impacted by planning applications ¹	% of AONB impacted by planning applications
01/04/2004–31/03/2005	Not reported		Not reported	Not reported	Not reported
01/04/2005 – 31/03/2006	Total	19563.1ha	58.6%	140.3ha	0.7%
	Sussex Downs AONB	3207.9ha	9.6%	15.2ha	0.5%
	High Weald AONB	16335.2ha	48.9%	125.2ha	0.8%

Source: ¹ Sussex Biodiversity Records Centre.

Sites of Nature Conservation Importance - (SNCI) (local designation) – there are 50 sites within Mid Sussex covering an area of approximately 1,138 hectares.

Monitoring Period	Number of sites in Mid Sussex ¹	Area of SNCI in Mid Sussex (ha) ²	% of Mid Sussex covered by SNCI	Area of SNCI impacted by planning applications ³	% of SNCI impacted by planning applications
01/04/2004–31/03/2005	50	1138.6	3.4%	Not reported	Not reported
01/04/2005 – 31/03/2006	50	1102.3	3.3%	9.6ha	0.9%

Sources: ¹ Mid Sussex GIS system ² see information above regarding datasets ³ Sussex Biodiversity Record Centre.

Local Nature Reserves (LNR) (local) – there are 5 sites within the District covering an area of 126.6 hectares.

Monitoring Period	Number of sites in Mid Sussex ¹	Area of LNR in Mid Sussex (ha) ¹	% of Mid Sussex covered by LNR	Area of LNR impacted by planning applications ^{2,3}	% of LNR in Mid Sussex impacted by planning applications
01/04/2004–31/03/2005	50	126.6	0.4%	Not monitored	Not monitored
01/04/2005 – 31/03/2006	50	133.4	0.4%	0	No impact

Source: ¹ see information above regarding datasets ² Sussex Biodiversity Record Centre.

5.79 It is hoped that the next Annual Monitoring Report will show that these designated areas have not diminished in size or, where monitored, in quality. However, it needs to be recognised that changes may occur to these areas that are outside of the control of the planning system, such as agricultural practices and landscape management. In addition, the area of these designations may change due to a revised assessment (such as the example of Ancient Woodlands in paragraph 5.66).

Local Indicator 7 – Applications granted contrary to advice given by Natural England on priority species and habitats and/or biodiversity grounds.

5.80 From the 1st April 2005 until the 31st March 2006 no planning applications were approved contrary to advice given by Natural England on priority species and habitats and/or biodiversity grounds as no applications were received where objections were raised by Natural England.

SECTION G - RENEWABLE ENERGY

Core Indicator 18 – Renewable energy capacity installed by type

- 5.81 In last years Annual Monitoring Report it was not possible to provide accurate data for this core indicator. This was predominantly due to a lack of 'local' data being available for the East and West Sussex region on the 'SEE-Stats' website (www.see-stats.org). A certain amount of 'local' data has since become available on the 'SEE-Stats' website and, as anticipated in last years Annual Monitoring Report, it is now possible to monitor this indicator more comprehensively. However, it should be noted that this information identified the installed and planned capacity of renewable electricity and heat schemes as at June 2006, some two months after the final date in the monitoring period that this Report is documenting. Despite this it has been considered that this information should not be too dissimilar to the position as at 31st March 2006.
- 5.82 From the information gained from 'SEE-Stats' it has not been possible to determine the renewable energy capacity installed by type for the Mid Sussex district. Instead, the information has been supplied at a regional level, with the relevant region for Mid Sussex being East and West Sussex. As at June 2006 the installed capacity for renewable electricity in this region was 1.16 megawatt electrical (Mwe). The emerging South East Plan target is to reach 57.00 Mwe in this region by 2010. The majority of the installed capacity within the region comes from 'bio and sewage gas', with 0.07 Mwe being produced from Solar PV.
- 5.83 With regards to the installed capacity of renewable heat schemes in the region the figure is 2.00 megawatt thermal (MWth). At a district level, during the monitoring period, the District Council received a planning application for a community biomass-heating scheme at Hoathly Hill in West Hoathly. This constitutes the only significant planning application for a renewable energy installation in the district during the monitoring period. This scheme, if implemented, would be capable of heating 29 dwellings and community buildings. If this application is approved it will be documented in next years Annual Monitoring Report.
- 5.84 In order to attempt to obtain renewable energy data that was specifically applicable to the district, information was obtained through the West Sussex Annual Monitoring Report Sub-Group on where renewable energy installations had taken place that had claimed grant funding through the 'Clear Skies' funding scheme. The data that was supplied listed all such renewable energy installations in England and Wales since 2003. Hence, installations that had taken place in the period that this Annual Monitoring Report covers and that had a postcode that was applicable to Mid Sussex district were extracted from this data. In total 31 renewable energy installations, which had an offer for Clear Skies grant funding, were installed in Mid Sussex during the monitoring period. Twenty-nine of these installations were solar water heating systems; with the remaining two being ground source heat pumps. Assuming that a solar water heating system has a typical energy output of 1,045 kWh per annum this produces a CO2 saving of 0.25 tonnes per annum (these figures are taken from DTI/Pub URN 01/1291 'Side by side testing of eight Solar Water heating systems'). With regards to the ground source heat pumps it is assumed that each system has a typical energy output of 15,821 kWh per annum, which equates to a CO2 saving of 5.21 tonnes per annum (data taken from BRE Energy Efficiency Best Practice Programme: General Information Report 72 'Heat Pumps in the UK' assuming replacing oil fired boiler at 79% efficiency). Taking on board these figures the following table summarises the renewable energy installations, their energy output and CO2 savings installed within Mid Sussex in the monitoring period that is subject of this report.
- 5.85 It is important to remember though that these installations only cover those that were successful in obtaining Clear Skies grant funding. It is likely that there are several other installations that have occurred within the district that did not receive this funding (there is no monitoring mechanism currently in place to determine this).

Figure 19 – Renewable energy installations within Mid Sussex

Type of renewable energy installation	Number installed during the monitoring period	Typical energy output of all these installations (kWh per annum)	Typical CO2 savings of all these installations (tonnes per annum)
Solar water heating	29	30,305	7.25
Ground source heat pumps	2	31,642	10.42
Total	31	61,947	17.67

5.86 It should be noted that the Clear Skies funding scheme came to an end at the end of this monitoring period (31st March 2006). The Low Carbon Buildings Programme has replaced this funding scheme. At present the District Council have been unable to determine if a similar monitoring programme to the Clear Skies monitoring will be undertaken. With this in mind, the District Council is unsure whether information, as set out in the table above, can be provided in next years monitoring report. However, the District Council will endeavour, in particular through the SEE-Stats information, to expand its monitoring of this core indicator to enable a more comprehensive overview to be provided next year.

Local Indicator 8 – Sustainable Construction

5.87 In the Annual Monitoring Report for 2004/05 a local indicator was established concerning the production of the District Council's Supplementary Planning Document on Sustainable Construction. The target date for the adoption of this document was March 2006. However, as at the 31st March 2006, this document had not yet been adopted, although the early engagement and formal public consultation stages had been successfully undertaken. The Document was adopted in July 2006.

SECTION F - ADDITIONAL LOCAL INDICATORS

Chapter 4 of this report explains the importance of local indicators to help monitor the impacts of local policy in addition to the core output indicators. The inclusion of the following indicators helps to meet this objective.

Local Indicator 9 – Air Quality

5.88 The Environment Act 1995 placed a requirement on Local Authorities to assess air quality and establish Air Quality Management Areas to ensure air quality problems are dealt with. Where pollutants exceed specified thresholds an air quality management area will be designated. As at the 31st March 2006 there were no Air Quality Management Areas in the District. This is no change from what the situation was as at the 31st March 2005.

Local Indicator 10 – Listed Buildings

5.89 As at the 31st March 2006 there were no Grade I or Grade II* Listed Buildings that were on the 'at risk' register. This is no change from what the situation was as at the 31st March 2005.

Local Indicator 11 – Recycling

5.90 Through the monitoring undertaken for the Council's Best Value Performance Indicators (BVPI) it has been possible to determine the percentage of domestic waste that was recycled in the period from the 1st April 2005 through to the 31st March 2006. 20.58% of this waste was recycled, against the BVPI target of 24%. Although this is short of the BVPI, it is an increase of just under 1.5% on the percentage of waste that was recycled in the previous monitoring year, which was 19.16%. The Council will ensure that in future Local Development Documents policies are in place to encourage this target figure of 24% to be met.

CHAPTER 6 – SUMMARY

- 6.1 This is Mid Sussex District Council's second Annual Monitoring Report as required by Section 35 of The Planning and Compulsory Purchase Act 2004. The District Council consider that the requirements of The Planning and Compulsory Purchase Act 2004 have been met by this report and that the guidance contained in the DCLG (formerly ODPM) publications, 'Annual Monitoring Reports: A Good Practice Guide' and 'Local Development Framework Core Output Indicators' have been closely adhered to.
- 6.2 This Annual Monitoring Report covers the period 1st April 2005 to 31st March 2006. During this timeframe, many of the Local Development Documents have slipped against the timetables set out in the approved Local Development Scheme (April 2005). These delays have been predominately caused by the new planning system causing a higher than expected workload on the Planning Policy Division.
- 6.3 For this second Annual Monitoring Report, only the implementation of the Local Development Scheme and measurable objectives derived from policies within the current Local Plan and Sustainability objectives have been monitored, as no Local Development Document were adopted as at 31st March 2006. In future Reports, the impacts of policies contained within Local Development Documents, which will form the Local Development Framework, will be monitored.
- 6.4 In accordance with the guidance contained in the ODPM publication, 'Annual Monitoring Reports: A Good Practice Guide' a range of core output indicators have been monitored, including employment floorspace supply and housing supply. Key findings from these indicators show that Mid Sussex is currently left with a shortfall of 44,273 square metres of employment floorspace to be provided by 2016 and that Mid Sussex is currently falling below its required level of housing completions against the Structure Plan requirements.
- 6.5 Improved monitoring practices have allowed several core indicators to be reported on that was not possible for the previous monitoring period. However, in a few instances it has still not been possible to monitor all the required core output indicators as the information needed has not been available to the District Council. In these instances, an update on the way of obtaining this information and monitoring these indicators for future Annual Monitoring Reports has been identified.
- 6.6 To help reflect the diversity and context of Mid Sussex, a number of local and contextual indicators are set out in the document. Explanation is also given as to how the Council's monitoring framework will evolve and broaden to help deliver a more comprehensive range of local and contextual indicators in future Annual Monitoring Reports.
- 6.7 Local output indicators that are closely tailored to local policy will be developed on an incremental basis over time, reflecting the changing policy needs of the District Council, the development of monitoring experience and the availability of resources. These indicators will be included in the framework for future Annual Monitoring Reports.

Glossary of terms used

Abbreviations

AMR Annual Monitoring Report
BVPI Best Value Performance Indicator
DCLG Department for Communities and Local Governments¹
DPD Development Plan Document
GOSE Government Office for the South East
LDD Local Development Document
LDF Local Development Framework
LDS Local Development Scheme
LPA Local Planning Authority
LSP Local Strategic Partnership
PPG Planning Policy Guidance
PPS Planning Policy Statement
RSS Regional Spatial Strategy
SA Sustainability Appraisal
SEA Strategic Environmental Assessment
SCI Statement of Community Involvement
SOS Secretary of State
SEEDA South East England Development Agency
SEERA South East England Regional Assembly
SPD Supplementary Planning Document

Annual Monitoring Report - This report looks at the implementation of the Local Development Scheme and how well the policies in the Local Development Documents are being achieved.

Area Action Plan - Area Action Plans are a type of Development Plan Document. These are used to provide a planning framework for areas of change or conservation

Best Value Performance Indicator - Data measuring local authority performance on a wide range of indicators used to allow comparisons between authorities

Community Strategy – The Local Government Act 2000 requires Local Authorities to prepare a community strategy in conjunction with other public, private and community sector organisations. Community strategies should promote the economic, social and environmental well-being of their areas and contribute to the achievement of sustainable development. A copy of the Mid Sussex Community Strategy can be viewed on the Mid Sussex District Council website at: www.midsussex.gov.uk, from the Community Service link.

Core Strategy – This document is the principal Development Plan Document, setting out the long-term spatial vision for the District, as well as strategic objectives for the area and core policies.

Development Plan – As set out in section 38(6) of the Planning and Compulsory Purchase Act, an area's development plan consists of the relevant Regional Spatial Strategy and the Development Plan Documents contained within the Local Development Framework.

Development Plan Documents – All Local Authorities must produce Development Plan Documents. These documents include the Core Strategy, Site Specific Allocations of Land, Area Action Plans (where needed), and Generic Development Control Policies. These are spatial documents and are subject to independent examination. There will be a right for those making representations seeking change to be heard at an independent examination.

Indicators - A measure of variables over time, which can be used to measure achievement of objectives

Issues and Options – This document is produced during the early production stage of the preparation of a Development Plan Document and will be issued for consultation to meet the

¹ Formerly the Office of the Deputy Prime Minister (ODPM)

requirements of Regulation 25 of the Town and Country Planning (Local Development) (England) Regulations 2004.

Local Community – A generic term, which includes all individuals (including the general public) and organisations external to the District Council. It includes the statutory and other consultees.

Local Development Document – The collective term for documents that form part of the Local Development Framework. These documents can either be a Development Plan Document, a Supplementary Planning Document or the Statement of Community Involvement.

Local Development Framework - Introduced by the Planning and Compulsory Purchase Act 2004 as the replacement for Local Plans. It is the term used to describe the whole portfolio of planning policy documents (Local Development Documents) setting out the planning strategy and policies for the area. It consists of Development Plan Documents, Supplementary Planning Documents, a Statement of Community Involvement, the Local Development Scheme and the Annual Monitoring Report.

Local Development Scheme – This document sets out the timetable for the preparation of the Local Development Documents. It identifies which Development Plan Documents and Supplementary Planning Documents are to be produced and when.

Local Plan - The Local Plan sets out planning policies and allocations of land for development. It sets out where different types of development such as housing, shops and offices, are to be built during the plan period. Following commencement of the Planning and Compulsory Purchase Act (2004) they have been superseded by Local Development Frameworks.

Local Strategic Partnership – The partnership is a non-statutory, non-executive body bringing together representatives of the public, private and voluntary sectors. The Local Strategic Partnership is responsible for the preparation, implementation and monitoring of the Community Strategy.

Planning and Compulsory Purchase Act (2004) - Introduced significant changes to the plan making process at all levels.

Planning Policy Statement - Issued by central government to replace the existing Planning Policy Guidance notes in order to provide greater clarity and to remove from national policy advice on practical implementation, which is better expressed as guidance rather than policy.

Preferred Options – This document is produced as part of the process of production of Development Plan Document following the Issues and Options stage. This will set out policy issues, including alternative approaches where appropriate. The preferred options document is issued for formal public participation as required by Regulation 26 of Town and Country Planning (Local Development) (England) Regulations 2004.

Proposals Map – The adopted Proposals Map illustrates all of the policies and proposals in the Development Plan Document and any saved policies that are included in the Local Development Framework.

Previously Developed Land - Land which is or was occupied by a permanent structure (excluding agriculture or forestry buildings). The definition covers the curtilage of the development.

Regional Spatial Strategy – This strategy sets out the policies for the region in relation to development and use of land and forms part of the development plan for Local Authorities. See South East Plan.

Regulations - As set out in the Town and Country Planning (Local Development) (England) Regulations 2004.

Section 106 Agreement - A binding agreement between the Council and a developer on the occasion of granting a planning permission, regarding matters linked to the proposed development. Used to secure matters necessary to render planning applications acceptable by offsetting the costs of the external effects of development e.g. on local schools, which could not be secured through the imposition of planning conditions.

Sites of Special Scientific Interest (SSSI) - Areas identified by Natural England as being of special interest for their ecological or geological features.

Site Specific Allocations – These are allocations for specific or mixed uses of development contained in Development Plan Documents. The policies in the document will identify any specific requirements for individual proposals.

South East England Development Agency (SEEDA) - Is the Regional Development Agency for the South East, is responsible for the sustainable economic development and regeneration of the region. It is a business led organisation, with some government funding and is accountable to Government

South East England Regional Assembly (SEERA) - A representative body, comprising 111 members including elected councillors, nominated by the region's local authorities. There are also regional representatives chosen by town and parish councils, voluntary sector, environmental groups, business and economic partnerships, education and cultural networks and faith communities.

South East Plan - The South East Plan is the Regional Spatial Strategy for this region and, once adopted, will replace existing regional guidance set out in Regional Planning Guidance Note 9 (RPG9). It is produced by SEERA and sets out a spatial framework of strategic policies that will promote an integrated, coordinated and a more sustainable approach to development in the region up to 2026.

Stakeholders - Stakeholders include any person or organisation, local or national, who have a legitimate interest in what happens in our area.

Statement of Community Involvement –The Statement of Community Involvement is Mid Sussex District Council's formal policy to identify how and when local communities and stakeholders will be involved in the preparation of the documents to be included in the District's Local Development Framework. The Statement also sets out the process for consultation regarding planning applications that the District Council is responsible for determining.

Strategic Environmental Assessment – The European 'SEA Directive' (2001/42/EC) requires a formal environmental assessment of certain plans and programmes, including those in the field of planning and land use.

Submission Version – The version of a Local Development Document submitted to the Secretary of State and simultaneously made available for public consultation for a six-week period.

Supplementary Planning Documents – These documents provide supplementary information to the policies in the Development Plan Documents. They do not form part of the Development Plan and are not subject to independent examination.

Sustainability Appraisal – Sustainability Appraisal is a tool for appraising policies to ensure that they reflect sustainable development objectives (i.e. social, economic and environmental factors). It is required under the Planning and Compulsory Purchase Act to be carried out on all Development Plan Documents and Supplementary Planning Documents.

Appendix 1 - Completed Floorspace 1st April 2005 - 31st March 2006 for Employment Uses

Use Class	Address	Gross floorspace sq m	Net floorspace sq m
B1a: Offices	Market Place (F/F)(17a/33a) The Martlets Burgess Hill	139	139
	Victoria Road (66) Burgess Hill Industrial Estate Burgess Hill	640	0
	Independent Business Park Birches Industrial Estate East Grinstead	113	113
	Millfields Farm Pickwell Lane Bolney	162	162
	The Pavilions (Unit 2) New Brighton Road Pease Pottage	234	234
	Hoadlands Farm (Unit 6) London Road Handcross	32	32
B1c: Light Industry	The Pavilions (Unit 1) New Brighton Road Pease Pottage	234	234
	York Road (N/O)(Unit C1) Burgess Hill Industrial Estate Burgess Hill	330	330
	York Road (N/O)(Unit C3) Burgess Hill Industrial Estate Burgess Hill	330	330
	Rowfant Business Centre (U1-2) Wallage Lane Rowfant	380	-47
B2: General Industry	The Old Sawmill Pickwell Lane Ansty	67	67
	The Old Sawmill Pickwell Lane Ansty	100	100
	Independent Business Pk (U.5) Birches Industrial Estate East	71	71
	Unit 4a Burrell Road Haywards Heath	225	0
	Valley Farm Reeds Lane Sayers Common	450	0
B8: Storage & Distribution	New Barn Farm Birchgrove Road Horsted Keynes	640	640
	Wayfield Farm (Unit C) A23 Pyecombe	345	345
Total		4492	2750

Appendix 2 - Gross Dwelling Completions for Mid Sussex 1st April 2005 – 31st March 2006

Total Units (Gross)	Site Address
99	Phase 3 Bolnore Village, Haywards Heath
45	Pophams, Copthorne Common Rd, Copthorne
38	Phase 3 Bolnore Village, Haywards Heath
36	Culverwells, Queens Road, Haywards Heath
33	Kitsbridge Hotel, Brookhill Rd, Copthorne
31	2h+Part 2j/2k, Bolnore Village, H. Heath
28	Car Park, Railway Approach, E. Grinstead
18	Hospital Villas/1-24 Colwell Gdns, H. Heath
16	Hospital Villas/1-24 Colwell Gdns, H. Heath
15	88-90 Mill Road, Burgess Hill
14	Rockdene Etc, Lower Dene, E. Grinstead
14	Culverwells, Queens Road, Haywards Heath
13	164-172 Holtye Road East Grinstead
13	135-137 High Street, Hurstpierpoint
12	Sunset/Suva, London Rd, East Grinstead
12	25-29 Cuckfield Road, Hurstpierpoint
11	R/O Playground, Hollands Way, E. Grinstead
8	26 & R/O 20-24 Folders Lane Burgess Hill
7	236-238 & R/O 232 Holtye Road East Grinstead
7	Southover/Highover, Fairfield Rd, E. Grins
7	Opp 39 Hermitage Road, East Grinstead

6	3a/4a Keymer Road,Burgess Hill
6	21-23 Triangle Road Haywards Heath
6	Pophams,Copthorne Common Rd,Copthorne
5	R/O 131-135 South Rd,Haywards Heath
5	25-29 Cuckfield Road,Hurstpierpoint
5	Adj Backwoods,Backwoods Ln,Lindfield
4	Carnoustie Court Caxton Way Haywards Heath
4	Adj The Grapes Ph,Old Brighton Rd,Pease
3	69 Hammerwood Road,Ashurt Wood
3	F/F 247-249 London Rd,Burgess Hill
3	38 Royal George Road,Burgess Hill
3	17 Station Road,East Grinstead
3	50 Cantelupe Road,East Grinstead
3	21 Station Road,East Grinstead
3	9 De La Warr Road,East Grinstead
3	Land At The Rise,East Grinstead
3	55 Railway Approach,East Grinstead
3	The Welkin,Lindfield
3	1 Bowers Place Crawley Down
2	20 St Marys Road,Burgess Hill
2	Adj 14 London Road,Burgess Hill
2	21 De La Warr Road,East Grinstead
2	1 Chequer Road,East Grinstead
2	Field Hse Coombe Hill Rd East Grinstead
2	119 Queens Rd East Grinstead
2	7-8 Middle Row, East Grinstead
2	118 Queens Road, East Grinstead
2	35 Green Hedges Ave East Grinstead
2	Adj Yew Tree Lodge, Green Hedges Ave, East Grinstead
2	Abbottswood, Furzefield Road, East Grinstead
2	21 Green Hedges Avenue, East Grinstead
2	Scotches Farm, Malthouse Lane, Hassocks
2	34-36 Vale Road, Haywards Heath
2	34 Haywards Road, Haywards Heath
2	15 Boltro Road, Haywards Heath
2	27 Boltro Road Haywards Heath
2	Trevallyan, Bowers Place, Crawley Down
2	Crawley Down Nurseries, Turners Hill Road
2	The Willows, Sunny Avenue, Crawley Down
1	The Ragged Dog, The Street, Albourne
1	Hill House Farm, Plawhatch Lane, Lindfield
1	Many Waters, Selsfield Road, Ardingly
1	Flagstones, Stockcroft Road, Balcombe
1	Adj 33 Newlands Balcombe
1	Rapha House Surgery, Stockcroft Rd, Balcombe
1	Homewood Hse Cowfold Rd Bolney
1	Old Mill House Farm,Cowfold Rd, Bolney
1	The Cottage Gate Manor Wykehurst Park Colwood Lane Bolney
1	Adj 11 St Andrews Rd,Burgess Hill

1	28 Chichester Way Burgess Hill
1	R/O 95 Leylands Road, Burgess Hill
1	193b Lower Church Road Burgess Hill
1	Adj 1 Grovelands Cotts, London Rd, Burgess Hill
1	Adj 1 Condor Way, Burgess Hill
1	R/O 1-5 Western Road/Adj Livingstone Road, Burgess Hill
1	West End Farm, Jane Murray Way, Burgess Hill
1	Lower Ridges, Cuckfield Rd, Burgess Hill
1	Adj Earle Hse Badgers Way E Grinstead
1	Stoneley Lodge, Sandy Lane, E. Grinstead
1	157 Estcots Drive, East Grinstead
1	28 West Hill East Grinstead
1	Adj 18 Oakhurst Gardens, East Grinstead
1	R/O Wiline 36 Springfield East Grinstead
1	Wiston, Coppice Way, Haywards Heath
1	Between 87-89 Edward Road, Haywards Heath
1	41 Greenways, Haywards Heath
1	Adj Gordon House, Church Lane, Horsted Keynes
1	28 Kemps, Hurstpierpoint
1	Annexe 38 High Street Hurstpierpoint
1	R/O 59 High Street Hurstpierpoint
1	38 Kemps Hurstpierpoint
1	28 Backwoods Lane Lindfield
1	35-37 Backwoods Lane Lindfield
1	Halland House, Lewes Rd, Scaynes Hill
1	Off The Rise Haywards Heath
1	The Coach House Lewes Road Scaynes Hill
1	The Coach House Lewes Road Scaynes Hill
1	R/O The Old Rectory, London Rd, Pyecombe
1	The Forge Cuckfield Lane Warninglid
1	Old Forge Cottage, Church Rd, Turners Hill
1	Adj Police House, North St, Turners Hill
1	Hookers Farm, Bolney Chapel Rd, Twineham
1	Coneybury Cottage Hook Lane West Hoathly
1	Adj 2 Hemsey Road, Sharpthorne
1	1 Sharpthorne Terrace, Top Rd, Sharpthorne
1	Ludwell Farm, Hook Lane, West Hoathly
1	Ashgrove, Brookhill Road, Copthorne
1	Bramble Dell, Station Rd, Crawley Down.
1	R/O Grange Lodge, Grange Rd, Crawley Down
1	Adj 121 West Way Copthorne
642	Total

Appendix 3 - Use Class Order Definition

Use Class Orders - Certain changes of use are identified in planning law as not being development (not needing planning permission). Uses have been grouped into 'use classes' so that changes within a use class e.g. A1, do not need planning permission. Additional rights also exist for changes between certain classes without permission.

Class	Use	Details
A1	Shops	<p>a - for the retail sale of goods other than hot food, b - as a post office, c - for the sale of tickets or as a travel agency, d - for the sale of sandwiches or other cold food for consumption off the premises, e - for hairdressing, f - for the direction of funerals, g - for the display of goods for sale, h - for the hiring out of domestic or personal goods or articles, i - for the washing or cleaning of clothes or fabrics on the premises, j - for the reception of goods to be washed, cleaned or repaired, where the sale, display or services is to visiting members of the public, k - Internet cafes</p>
A2	Financial and Professional Services	<p>a - financial services, b - professional services (other than health or medical services), c - other services (including use as a betting office) which is appropriate to provide in a shopping area where the services are provided principally to visiting members of the public.</p>
A3	Restaurants and cafes	<p>This class is designed specifically for restaurants and cafés, i.e. places where the primary purpose is the sale and consumption of food and light refreshments on the premises.</p> <p>A restaurant whose trade is primarily in-house dining but which has ancillary bar use will be in Class A3. Where the pub or bar activity is a minor component of the business and will not affect environmental amenity, it will be treated as ancillary to the primary (restaurant) use of the premises. Within A3 uses, any takeaway food sold on an ancillary basis is usually taken home for consumption.</p>
A4	Drinking Establishments	Pubs and bars, i.e. places where the primary purpose is the sale and consumption of alcoholic drink on the premises.
A5	Hot food takeaways	Takeaways and fast-food premises, i.e. premises where the primary purpose is the sale of hot food to take away.
B1	Businesses	<p>a - as an office other than a use within class A2 (financial & professional services), b - for research and development of products or processes, or c - for any industrial process,</p> <p>- being a use, which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust, or grit.</p>
B2	General Industry	Use for the carrying on of an industrial process other than one falling within class B1 above.
B8	Storage and distribution	Use for storage or as a distribution centre.

C1	Hotels	Use as a hotel or as a boarding or guesthouse where, in each case, no significant element of care is provided.
C2	Residential Institutions	- Use for the provision of residential accommodation and care to people in need of care (other than those within class C3 - dwelling houses). - Use as a hospital or nursing home. - Use as a residential school, college or training centre.
C3	Dwelling Houses	- Use as a dwelling house (whether or not as a sole or main residence), a - by a single person or by people living together as a family, or b - by not more than six residents living together as a single household (including a household where care is provided for residents).
D1	Non-residential institutions	Any use not including a residential use: a - for the provision of any medical or health services except the use of premises attached to the residence of the consultant or practitioner, b - as a crèche, day nursery or day centre, c - for the provision of education, d - for the display of works of art (otherwise than for sale or hire) e - as a museum, f - as a public library or public reading room, g - as a public hall or exhibition hall, h - for, or in connection with, public worship or religious instruction.
D2	Assembly and Leisure	Use as: a - a cinema, b - a concert hall, c - a bingo hall or casino, d - a dance hall, a swimming bath, skating rink, gymnasium or area for other indoor or outdoor sports or recreations, not involving motorised vehicles or firearms.
Sui Generis		A land use, which does not fall into one of the above specific land use categories. Examples of Sui Generis land uses may include shops selling and/or displaying motor vehicles, launderettes, taxi or vehicle hire businesses, amusement centres, petrol filling stations, hostels, theatres or nightclubs.

Appendix 4 – Commercial developments excluded from monitoring data

Date Completed	Gross Floorspace sq m	Net Floorspace sq m	Site Address
31-Dec-99	89	89	London Road, East Grinstead
31-Dec-03	805	-1112	Burgess Hill Industrial Estate, Burgess Hill
31-Mar-05	375	375	Burgess Hill Industrial Estate, Burgess Hill
31-Mar-05	330	330	Burgess Hill Industrial Estate, Burgess Hill
31-Mar-05	54	54	Charlwoods Business Centre, East Grinstead
31-Mar-05	365	365	High Beeches Lane, Handcross
31-Mar-05	380	380	Wallage Lane, Rowfant