[redacted]

15 October 2026

Please reply to [redacted]

Dear Mr Marsh

Request to establish a Statement of Common Ground (SoCG)

I am writing on behalf of WILD (Watchdog against Intrusive Local Development) to establish a SoCG with Mid Sussex District Council (MSDC) with regard to matters to be discussed in Week 4 of the Examination of the District Plan (Inspector's Guidance Note para 48 refers).

The points listed below are issues which are included in MSDC's submissions for the Examination and are either disputed or need clarification, and which the Inspector has identified require further consideration. WILD considers that establishing a SoCG on these points would assist the Inspector in resolving these outstanding issues.

We have discussed these points with other participants who are respondents to the consultation, and believe we have identified a range of topics where agreement should be possible. They relate variously to sites MM60; MM72-76; MM82 and MM92.

1. **Matter - Soundness**

Issue for Clarification

In the Inspector's post-hearing letter he stated, "an overall housing target of 1,200-1,300 dpa… will be tested for delivery. The Council will seek, as far as possible, to identify sufficient additional housing sites to meet the requirement towards the upper end of that range". In commenting on the proposed methodology of MS12 he also said, "site selection… will be subject to professional and political judgment…. and will need to take into account a range of considerations… but the methodology itself cannot wholly prescribe the outcome". The Main Modifications submitted by the Council include 35 independent Main Modifications identifying sites which would deliver in excess of the 1,300 target.

Proposed SoCG
While the Main Modifications required to make the Plan sound will be decided by the Inspector, it is common ground between WILD and MSDC that the Inspector's requirements could still have been met if not all the 35 Main Modification sites had been submitted.

2. **Matter - Access and Movement**

Issue for Clarification
In the Inspector's post-hearing letter he stated that "the Plan should take a more holistic approach…. in terms of… mitigation measures, including how impacts on the lanes and Hurstpierpoint High Street are to be addressed".

Proposed SoCG
The Main Modifications do not identify any specific mitigation measures to address impacts on the lanes and Hurstpierpoint High Street.

3. **Matter - Scale and Character of Albourne**

Issue for Clarification
The growth expectations of a Category 3 settlement.

Proposed SoCG
In accordance with the Spatial Strategy, independent Category 3 settlements should only be expected to deliver proportionate development.

4. **Matter - Site Conditions**

Issue for Clarification
Water resources: assessment correction.

Proposed SoCG
Given the current state of water supply in the area; the lack of committed infrastructure within the first 5 years of the Plan stated in IV7&8; and the intent to deliver sites (SHELAA Nos) 775,789,1173 and 1178 within the first 5 years, these sites should be scored as a major negative for water resources in the Main Modifications report DP16.

5. **Matter - Site Conditions**

Issue for Clarification
Surface water: assessment correction

Proposed SoCG
Given that site (SHELAA No.) 1124 is identified as being in a high risk area for surface water flooding it should be scored as a major negative for flooding in MM DP16.

6. Matter - Social and Community Facilities

Issue for Clarification
Economic Regeneration: assessment correction

Proposed SoCG
Site (SHELAA No.) 1124 is intended for early development but will only become within an active travel distance for retail provision when facilities in DPSC3 are provided; until then, residents will have to rely on car transport because there is no retail provision in Albourne. The site should therefore be scored as a minor negative on this count in the Main Modifications report DP16.

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We are providing a summary of these issues for an SoCG in the hope that they can be resolved by the Inspector's deadline of 23 October.

Please contact us using the email address given above to progress this.

Yours sincerely

T Higginson

For WILD

Cc Judy Holmes, Deputy CEO, Mid Sussex Council
Eric Owens, Interim AD, Planning and Sustainable Economy
Lyn Williams, Councillor, MSDC and Chair, Hurstpierpoint Society
Geoff Zeidler, Councillor, MSDC
John Drew, Chair, Albourne PC
Malcolm Llewellyn, Chair, Hurspierpoint and Sayers Common PC
Annie Hirst, Chair, Twineham PC