Examination of the Mid Sussex District Plan 2021-2039

Hearings: week 4

Matter 7 continued: sites added by the draft Main Modifications

AGENDA

Tuesday 3 November 2026 AM

Inspector's opening and introductions

Burgess Hill

MM60: Land East and West of Malthouse Lane, Burgess Hill

a. Movement

- form of access from Jane Murray Way
- proposals for buses, cycling, wheeling and walking and connectivity between the two parcels, the town centre and the station
- availability of, and distance to social and community facilities
- effect on the surrounding road network and highway safety for all users, including school children and horse riders, taking into account mitigation measures

b. Landscape, countryside and heritage

- effect on the separate identity of settlements taking into account landscaping and planting buffers
- effect on the significance of heritage assets
- effect on the countryside and access to it, trees, woodland and wildlife

c. Infrastructure, delivery and capacity

- site capacity and delivery rates
- utilities and any potential impediment to delivery
- flood risk
- whether the additional requirements suggested by the County Council in their representation are necessary for soundness and consistent with other site allocations

Tuesday 3 November 2026 PM

Hassocks

MM71: Land West of Ockley Lane, Hassocks

a. Movement

- access
- effect on the road network
- the pedestrian and cycling proposals and how they would be provided
- availability and frequency of bus services

b. Landscape and countryside

- effect on the separate identity of settlements
- effect on the countryside and access to it, trees, woodland and wildlife

c. Infrastructure

- social and community facilities
- utilities and any potential impediment to delivery

Wednesday 4 November 2026, AM

Pease Pottage and Handcross

National Landscape: general matters

MM88, MM89 and MM90

a. National Landscape: strategic-level exceptional circumstances and the public interest

Site specific matters

MM90: Land to the West of Woodhurst Farm, Old Brighton Road South, Pease Pottage

b. Impact on the National Landscape

- degree of wider visibility / sense of enclosure
- existing urbanising influences
- effect on ancient woodland and protected trees
- effect on water bodies
- effect on wildlife
- proposed land use arrangements including open space and buffering

c. Access and transport

- Access points and impact on the highway network
- Bus connections
- Cycling and walking arrangements

d. Site location in relation to employment and social infrastructure

- connections to employment, retail, social and community facilities
- impact on Crawley infrastructure

Wednesday 4 November 2026, PM

Pease Pottage and Handcross continued

MM89: Land at Pease Field, Pease Pottage

MM91: Land north of Former Golf House, Horsham Road, Pease Pottage

a. Impact on the National Landscape

- degree of wider visibility / sense of enclosure
- existing urbanising influences
- effect on ancient woodland and protected trees
- effect on water bodies
- effect on wildlife
- proposed land use arrangements including open space and buffering

b. Access and transport

- Access points and impact on the highway network
- Bus connections
- Cycling and walking arrangements

c. Site location in relation to employment and social infrastructure

- connections to employment, retail, social and community facilities
- impact on Crawley infrastructure

Handcross

MM88: Land West of Truggers, Handcross

a. Impact on the National Landscape

- degree of wider visibility / sense of enclosure
- existing urbanising influences
- effect on ancient woodland and protected tree
- effect on wildlife
- proposed land use arrangements including open space and buffering

b. Site location in relation to employment and social infrastructure

- accessibility to employment, retail, social and community facilities

Thursday 5 November 2026, AM and PM

Hurstpierpoint

MM74: Land North of Willow Way and Talbot Mead, Cuckfield Road

MM76: Land North East of Hurstpierpoint

MM72: Land East of College Lane, Hurstpierpoint

MM73: Land South of Hurst Wickham Barn, College Lane, Hurstpierpoint

MM75: Land South of Hurst Wickham Barn, College Lane, Hurstpierpoint

a. Movement

- the access points
- effect on the road network
- road safety and mitigation measures
- sustainable travel and the footpath network, including the ability to deliver the policy requirements

b. Village character, heritage and the countryside

- effect on the separate identity of settlements
- effect on heritage assets
- countryside and wildlife

c. Infrastructure

- utilities and any potential impediment to delivery

Friday 6 November 2026, AM

Albourne

MM82: Land East of London Road, Albourne

MM80: Grange View House, London Road, Albourne

a. The character of the area

- compatibility with Albourne in scale and character
- effect on heritage assets

b. Access and movement

- movement patterns to and from the site
- bus links and footpath links
- the improvements at Hassocks Station

c. Social and community infrastructure and open space

- accessibility to social and community services and facilities
- open space and sports facilities

d. Site conditions

- habitats
- surface water, ponds and flood risk
- foul drainage
- noise environment

Sayers Common

MM92: West House Farm, Henfield Road, Sayers Common

a. Access and movement

- relationship to overall access and movement strategy

b. Social and community facilities

- relationship to the overall disposition of uses within Sayers Common

c. Countryside

- Impact on landscape and the separate identity of settlements

Inspector announcements and summing up

Jonathan Bore

INSPECTOR

Wednesday 4th November 2026