
Date: 22 September 2025

Louise Nurser
Planning Inspectorate
The Square
Temple Quay House
Bristol
BS1 6PN

(By email to bankssolutionsuk@gmail.com)

Dear Ms Nurser,

Mid Sussex District Plan 2021-2039 Examination: Inspector's Stage 1 Findings

As you will be aware, the Council is disappointed that you are minded to fail the Council's Local Plan on the Duty to Cooperate (DtC). We would very much welcome an opportunity to discuss this with you.

Since the last Examination in Public session, we have carefully reviewed the evidence we submitted to you in relation to the Duty to Co-Operate and the conclusions in your Stage 1 Findings letter.

Following this review, we believe that we may not have adequately expressed the Council's actions in respect to the Duty to Co-operate and would therefore welcome the opportunity to discuss the evidence and outcome further. We recognise that the activities carried out and the outcomes impacting the content of the Plan could have been better presented to you.

In particular, we would like to discuss the following matters:

- **Adopted policy DP5: Planning to Meet Future Housing Need**

The Council believes that the origins, role and purpose of DP5 and the requirement it places on the Council have not been adequately explained to you. This policy places a substantial burden on the Council which goes beyond those expected under the Duty. However, the policy recognises that addressing the large unmet need is a sub-regional issue requires a sub-regional response. The Council would like to explain the origins and purpose of this policy in more detail as it is fundamental to the conclusions reached. Furthermore, we would like to rehearse with you the work we have done in attempting to secure a sub-regional response.

- **The role of the West Sussex and Greater Brighton board and its work on Local Strategic Statement 3 (LSS3)**

The Council can demonstrate that it took an active role sub-regionally to addressing unmet need, in accordance with DP5. However, for reasons outside this Council's control and despite our best efforts in this context, work did not progress. The Council would like to explore with you in more detail the impact that this had on plan making.

- **The actions the Council carried out to maximise housing supply**

We recognise that the Plan could have gone further in addressing unmet needs by allocating specific amounts to our neighbours and identifying which sites could contribute to unmet need. However, the Council considers that these are soundness rather than legal matters and we are prepared to accept Main Modifications to address the specific matters you have raised to enable the Plan to proceed to Stage 2.

The Council considers that the Local Plan has been prepared in accordance with all legal duties, including meeting its housing need in full and making a significant contribution towards the unmet need of neighbouring authorities despite substantial environmental and infrastructure constraints.

This Council believes the best way to deliver housing is through an adopted a local plan. We remain committed to a plan led system which is supported by our local community. This approach has served the Council well over the last 8 years. We have been recognised as a highly performing planning authority, and we have consistently delivered beyond our housing need.

Speculative development by appeal is already becoming a feature in our district and so we hope very much that you will give careful consideration to this request.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Kathryn Hall', with a horizontal line drawn underneath it.

Kathryn Hall
Chief Executive