

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

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

Thursday 5 November 2026, PM

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

Friday 6 November 2026, AM

Haywards Heath

MM65 and MM66: Land at Colwell Farm, Lewes Road, Haywards Heath.

- a. Access and sustainability
- b. Ancient woodland

Inspector announcements and summing up

Reserve day

Jonathan Bore

INSPECTOR

14 October 2026