



District Plan

Frequently Asked Questions: July 2026

Frequently Asked Questions

Making and agreeing the plan

What is the District Plan? The District Plan 2021 to 2040 sets out where new homes, jobs and facilities could go, what places should be protected, and what rules should be used when planning applications are considered. It also helps plan for things communities need, such as schools, healthcare, roads, local services and green spaces.

How is a District Plan agreed? The Council prepared the District Plan and submitted it to the Government in 2024. It is now being examined by an independent Planning Inspector, who will decide whether the Plan is legally sound and can move forward. If the Inspector is satisfied, the Council will consider whether to formally adopt the Plan at a Full Council meeting. This decision is expected to come forward in Winter 2026/2027.

Why does Mid Sussex need an up-to-date District Plan? An up-to-date District Plan helps the Council guide where development should happen and where it should not. Without one, the district is more open to speculative development, and developers may be more likely to appeal if planning applications are refused. It can also be harder to make sure new homes are supported by the right infrastructure, such as roads, schools, healthcare and community facilities.

Frequently Asked Questions

Housing targets and how sites are assessed

How many new homes does Mid Sussex need to plan for? The Government says Mid Sussex should plan for 1,090 new homes a year. As part of the examination, the Inspector has also asked the Council to test whether the Plan could include a further 200 homes a year to help meet unmet housing need from nearby areas, including Crawley and Brighton. This is why additional sites have been assessed.

Why are more housing sites being looked at? More sites are being looked at because the Inspector asked the Council to test whether the Plan could provide more homes.

How do sites come forward and how are they selected? Possible development sites can be suggested by landowners during the plan-making process. The Council then assesses sites against planning evidence, local constraints and national planning rules. This helps identify which sites may be suitable to consider further, but it does not mean they will definitely be included in the final Plan. The independent Planning Inspector will look at the evidence, the proposed changes and the comments made during the consultation before deciding what should happen next.

Frequently Asked Questions

Housing targets and how sites are assessed...continued

How are possible housing sites checked? Sites are checked against planning evidence and local issues. This includes things like landscape, heritage, flooding, drainage, wildlife, roads, access, whether the site could realistically be built, and what infrastructure would be needed. Public comments are also part of the process.

How will infrastructure like water, schools and healthcare be provided? Infrastructure needs long-term planning and funding. An up-to-date District Plan is one of the best ways to make sure the need for services such as water, schools, healthcare, roads and community facilities is considered alongside new homes. It helps the Council and infrastructure providers plan ahead, identify what is needed, and look at how improvements could be funded and delivered over time.

Does being on the list mean a site will be built on? The additional sites are included because they have been assessed as part of the proposed Main Modifications consultation. The independent Planning Inspector will look at the evidence, the proposed changes and the comments made during the consultation before deciding what should happen next. To be clear, it does not give planning permission, and any proposed development would still need to go through the normal planning application process.

Frequently Asked Questions

What is open for consultation and how to take part

Who is running this consultation? This consultation is part of the independent Planning Inspector's examination of the District Plan. It is only about the proposed Main Modifications, including the additional sites that have been assessed. It is not a new Council consultation on the whole District Plan. The Council is making the information available and collecting comments for the Inspector. The Inspector will consider the comments before deciding what should happen next. The consultation runs from Monday 27 July to 11.59pm on Monday 7 September 2026.

What can I comment on? You can only comment on the proposed Main Modifications. These are the changes to the District Plan that the Inspector is considering, including the additional sites that have been assessed and some changes to policies. This is not a consultation on the whole District Plan again. Comments on other parts of the Plan, or on issues that are not part of the proposed Main Modifications, will not be accepted by the Inspector.

Frequently Asked Questions

What is open for consultation and how to take part....continued

Where can I view the documents? You can view the consultation documents online on the Council's website. Paper copies are also available at Mid Sussex District Council offices, Oaklands Road, Haywards Heath, and at Help Points and libraries across the district. The documents include the Main Modifications, Sustainability Appraisal, Habitat Regulations Assessment, Community Involvement Plan and Equalities Impact Assessment.

How do I have my say? You can comment online through the Main Modifications Consultation web page, by email to policyconsultation@midsussex.gov.uk, or in writing to Planning Policy, Mid Sussex District Plan, Mid Sussex District Council, Oaklands, Oaklands Road, Haywards Heath, West Sussex, RH16 1SS. Comments must be received by 11.59pm on Monday 7 September 2026.

What happens after the consultation closes? All comments received by the deadline will be sent to the independent Planning Inspector. The Inspector will consider them as part of the examination of the District Plan. The Council cannot make a final decision on adopting the Plan until the Inspector's examination has finished.

