

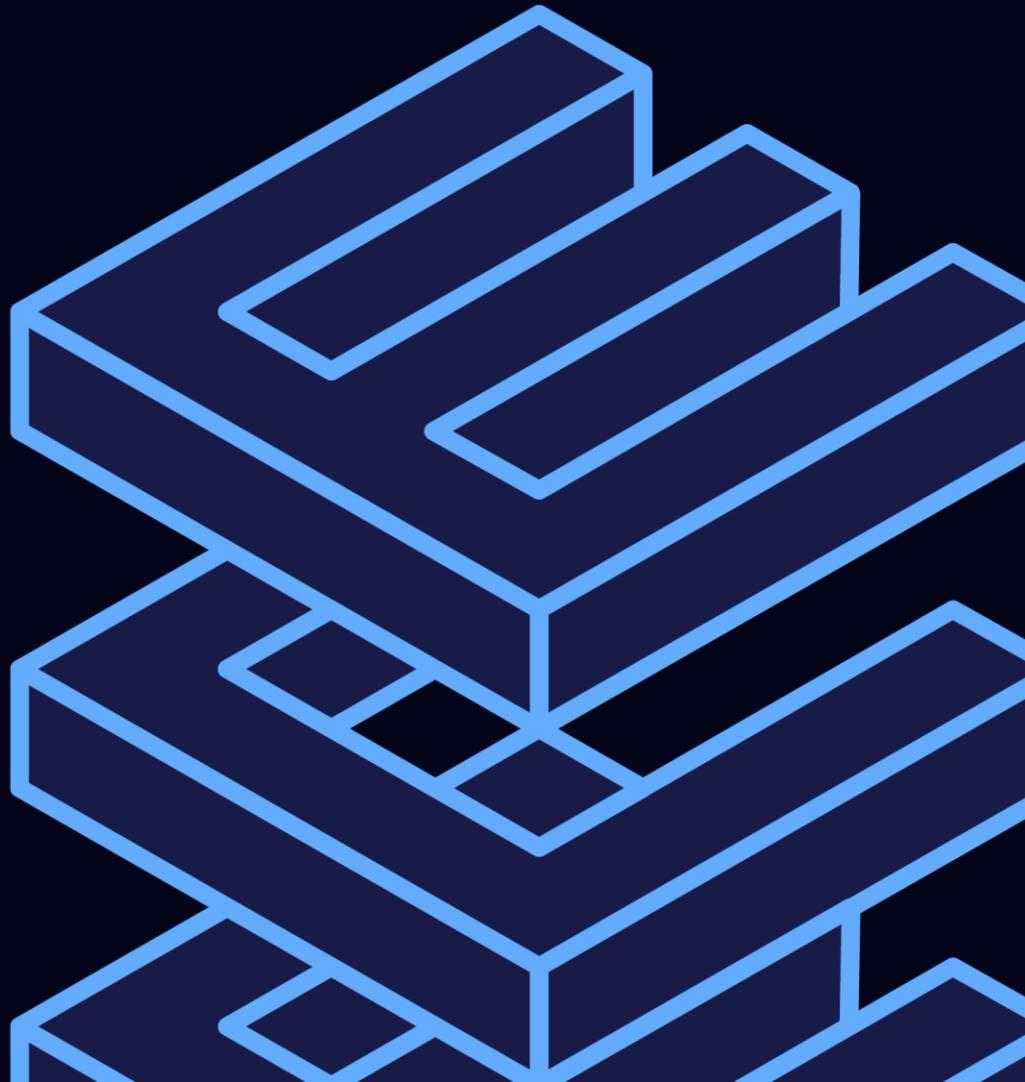


ECE Planning

MSDC Local Plan Examination: Hearing Statement – Matter 7

Land at Cuckfield Road, Hurstpierpoint

February 2026



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Project Name: Land at Cuckfield Road, Hurstpierpoint
 Location Land at Cuckfield Road, Hurstpierpoint
 Client: Danworth Farm Ltd
 File Reference: P2316

Issue	Date	Author	Checked	Notes
A	11/02/2026	M Smith	S Sykes	Final issue

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1. Introduction

- 1.1. This Hearing Statement is prepared by ECE Planning on behalf of Danworth Farm Ltd for the Examination of the Mid Sussex District Plan Review.
- 1.2. The Hearing Statement responds to the relevant Matters and Issues identified by the Planning Inspector ahead of Examination, in order to assess the soundness of the draft District Plan.
- 1.3. Danworth Farm Ltd has been promoting the site Land at Cuckfield Road, Hurstpierpoint, for residential development during the plan-making process.



Figure 1 - Location Plan of Land at Cuckfield Road, Hurstpierpoint

- 1.4. The site is not allocated within the draft Plan, but has been assessed as *Suitable, Available and Achievable* within the MSDC Strategic Housing and Economic Land Availability Assessment (SHELAA Ref 1075).
- 1.5. Representations on Regulation 18 and Regulation 19 have been made previously by Savills. These are appended for ease at Appendices A and B.
- 1.6. Pre-Application Meetings have also taken place with Mid Sussex District Council (MSDC) Officers, and West Sussex County Council (WSSCC) Highways Officers. Positive feedback has been received from both parties, confirming that there are no 'showstoppers' for development at the site.
- 1.7. The SHELAA Pro-Forma, Pre-Application Submission, and Pre-Application Feedback (from both MSDC and WSSCC) are also appended to this Statement.
- 1.8. In this context, Land at Cuckfield Road represents a sustainable and deliverable omission site that can make an immediate and meaningful contribution to housing supply. Its allocation would assist in addressing identified unmet housing need, strengthen early-years

delivery and headroom, and improve the effectiveness and resilience of the spatial strategy.

- 1.9. Where relevant, reference is made to the site to demonstrate how alternative or additional sites could positively contribute to the soundness and deliverability of the Draft District Plan.

2. Matter 7 – Site Allocations

2.1. DPA12 Land West of Kemps - Whether the plan adequately lays the framework for the sustainable development of each site.

Matter 7i) The position regarding the existing condition of the site and its deliverability

2.2. As set out under Matters 5 and 6, there are substantive concerns regarding the allocation of DPA12: Land West of Kemps. This site represents the only housing allocation within the highly sustainable Larger Village of Hurstpierpoint.

2.3. The NPPF is clear that, to be considered deliverable, a site must be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered within the first five years of the plan period.

2.4. In this case, there are fundamental doubts as to whether DPA12 meets this definition. The principal issue relates to access, which remains heavily constrained and unresolved, undermining confidence that the site can be delivered in practice.

2.5. The proposed allocation relies primarily on vehicular access via Orchard Way, a narrow residential street with limited carriageway width. There are clear concerns regarding the ability of this route to safely and satisfactorily accommodate traffic associated with up to 90 dwellings, including service and refuse vehicles, without causing unacceptable impacts on residential amenity and highway safety.



Figure 2 - Illustrative Site Masterplan from Land West of Kemps Vision Document, with third party ownership land outlined in purple

- 2.6. Critically, the Orchard Way access is not within the control of the site and is understood to be under third-party ownership (Ritesland Property Company). The reliance on land not allocated and under third party ownership and control introduces a significant and unresolved delivery risk and calls into question whether the site can be regarded as deliverable as defined by the NPPF.
- 2.7. An alternative access to Orchard Way could be Sunleigh Court (shown below), however this route is similarly constrained. The available access width is limited to approximately 4 metres, with the adjacent grass verge in private ownership, and it is highly questionable whether this access arrangement would be appropriate or capable of serving a development of this scale.



Figure 3 - Streetview Imagery of Land West of Kemps from Sunleigh Court

- 2.8. These physical and legal constraints are compounded by the Council's own evidence. In the Housing Topic Paper, the Council confirms that DPA12 is no longer subject to an active promotion agreement and acknowledges that it would not expect delivery of the site within the first five years of the Plan. On this basis, the Council has removed the site from its five-year housing land supply calculations and has expressly recognised the uncertainty surrounding its delivery.
- 2.9. Taken together, the access constraints, third-party land control issues, and absence of an active promoter demonstrate that DPA12 cannot reasonably be regarded as deliverable, so we question the soundness of this allocation within the Draft District Plan.
- 2.10. The consequence of this position is that no deliverable allocation is made within Hurstpierpoint, notwithstanding its high sustainability credentials and role as a Larger Village. This represents a clear weakness in the Plan's spatial strategy. The Council should address this deficiency through the allocation of an alternative, deliverable site within the settlement. Land at Cuckfield Road, Hurstpierpoint is capable of delivering up to 130 dwellings and provides a realistic, sustainable, and effective alternative to DPA12.

