

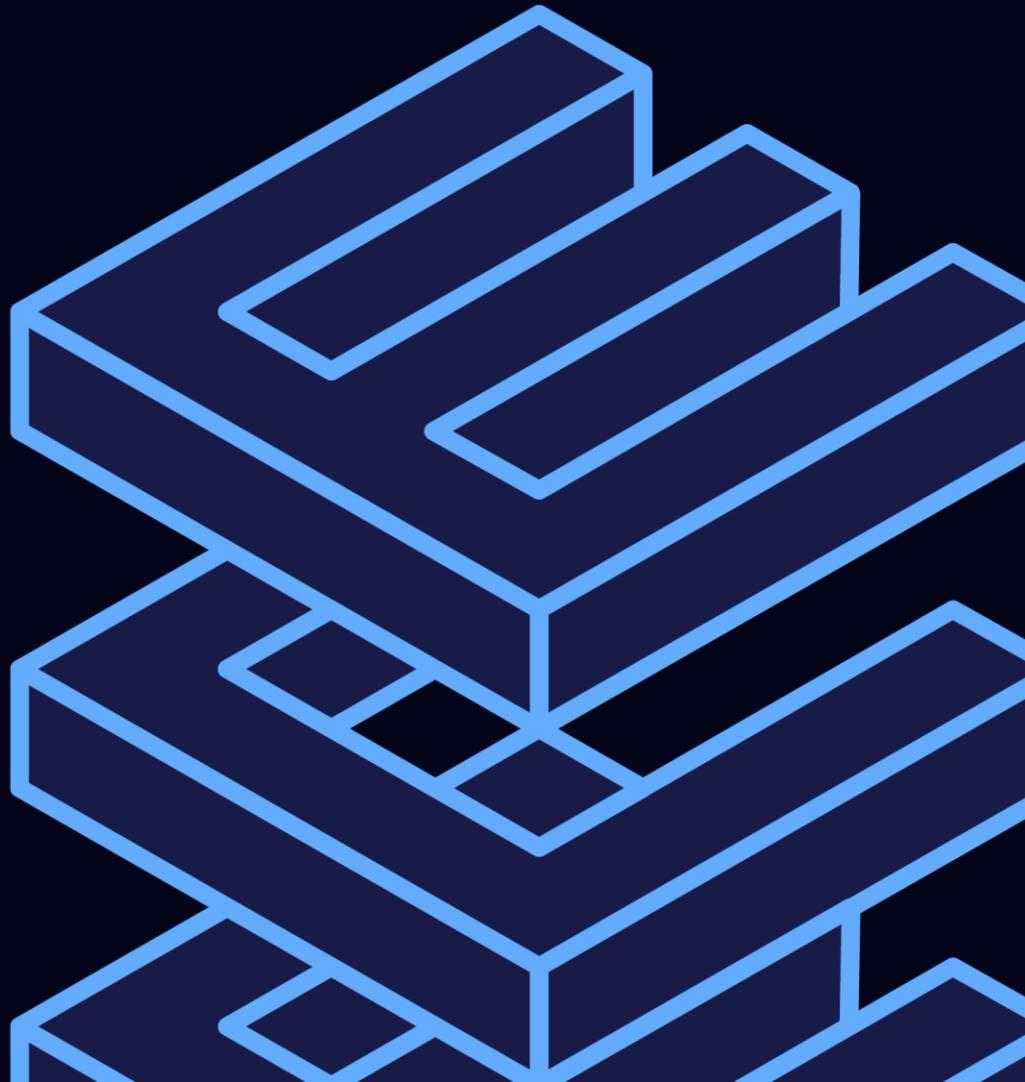


# ECE Planning

## MSDC Local Plan Examination: Hearing Statement – Matter 6

Land at Cuckfield Road, Hurstpierpoint

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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 6 – The Selection of Sites for Allocation in the Plan

### 2.1. The rationality and effectiveness of the site selection process.

Matter 6a) The soundness of the process which led to the inclusion of site allocations in the plan and the exclusion of other sites, including the consideration of mitigation measures to address constraints

2.2. The site selection process underpinning the Draft District Plan has not been applied consistently or effectively, particularly in respect of the exclusion of otherwise suitable and deliverable sites capable of contributing to housing delivery in sustainable settlements.

2.3. To provide an example of this, Land at Cuckfield Road, Hurstpierpoint was submitted through the call for sites process and assessed under the Council's Strategic Housing and Economic Land Availability Assessment (SHELAA Ref 1075) as *suitable, available, and achievable* within the plan period. The site progressed through the early stages of assessment and was identified as being relatively unconstrained.

2.4. Notwithstanding this, the site was excluded from allocation at Regulation 19, with the principal concerns relating to perceived coalescence and access to services. These matters were raised despite the Council's own evidence confirming that the site performs comparably, and in some respects more favourably, than allocated sites within the same settlement, namely Land West of Kemps (Policy DPA12).

2.5. In particular, concerns regarding coalescence are not supported by the spatial evidence. The site is physically separated from Burgess Hill by a substantial gap of open countryside and landscape features, and development would not result in the perception of one settlement merging into another. Similarly, the site benefits from close proximity to the services and facilities of Hurstpierpoint and performs well against sustainability criteria, including access to services, walking, cycling, and public transport. Please refer to Appendix E which details pre-application discussions on this matter.

2.6. The exclusion of the site does not appear to reflect a balanced consideration of mitigation measures capable of addressing the identified constraints. Detailed technical evidence submitted alongside previous representations demonstrates that potential impacts can be appropriately mitigated through layout, landscape design, and access arrangements.

2.7. These matters are set out in detail within the Regulation 19 representations (Appendix A) previously submitted on behalf of Danworth Farm Ltd and are further supported by extensive technical work and pre-application engagement with the Council and statutory consultees.

2.8. In summary, the exclusion of sites, including sites such as Land at Cuckfield Road from allocation is not the product of a sound or consistent site selection process. The approach taken has failed to give sufficient weight to deliverability, sustainability, and the ability to mitigate perceived constraints, resulting in the unjustified omission of a site capable of contributing positively to the effectiveness and soundness of the Plan, particularly when compared to Land west of Kemps, which performed less favourably in the same settlement but has received an allocation. This allocation is discussed further in Matter 7.

