

Date: 20 March 2026

Our Ref: 0294

Project Name: Land East of Hurst Wickham Barn, College Lane, Hurstpierpoint, West Sussex

LAND EAST OF HURST WICKHAM BARN, COLLEGE LANE, HURSTPIERPOINT, WEST SUSSEX

Following Mid Sussex District Council's request for site information dated 9 March 2026, issued in the context of the Examination of the Mid Sussex District Plan 2021 to 2039, this supporting statement and the accompanying material are submitted on behalf of the site promoter in order to provide updated information relating to the site. The submission responds to the Council's request for further detail arising from discussions held during the Examination hearings between 24 February and 5 March 2026 and is intended to assist the Council in its updated assessment of the site.

This statement should be read alongside the completed Site Promoter Information Request Form and all other documents submitted in response to the Council's request. It provides an updated overview of the site, including details of the proposed access arrangements, together with other relevant technical and promotional information currently available.

For the avoidance of doubt, the site has not previously been submitted to, or assessed through, the District Plan or SHELAA process and should therefore be treated as a new site for the purposes of the Council's assessment.

This statement also provides an assessment of the site's suitability having regard to the site selection methodology previously applied by the Council in October 2023, and the Council's subsequent review and re-application of that methodology as set out in document [MS-12, Post Hearing Site Selection Methodology Review, March 2026](#).

The submission is accompanied by:

1. Location Plan
2. Heritage Impact Assessment (Blue willow Heritage)
3. Illustrative Landscape Masterplan (Quartet Design)

Please note that the illustrative plan provides 5 dwellings but the site is capable of providing up to 9 dwellings.

Overview

The site, known as Land East of Hurst Wickham Barn, lies to the east of Hurstpierpoint and is accessed directly from College Lane via an existing access. It extends to approximately 0.50 hectares and comprises an undeveloped parcel of relatively flat grassland enclosed by hedgerows and trees.

The site is bordered by established residential development to the north, east and west, with an undeveloped parcel of land to the south, albeit that parcel is being actively promoted for development by others. It therefore sits in a contained edge-of-settlement location, immediately adjacent to the built-up area boundary.

Hurstpierpoint is identified in both the adopted and emerging District Plan as a Category 2 Larger Village, serving as a local service centre with access to key services and facilities and capacity for further growth.

The site is being promoted for up to 9 dwellings of varied size and type to respond to local need. An illustrative site layout showing 5 dwellings is included with this submission but the site affords a higher density of development and the layout could readily be amended to incorporate up to 9 dwellings.

In planning terms, the site lies to the south east of the Hurst Wickham Conservation Area. It is wholly within Flood Zone 1 and there is one listed building in the vicinity, namely the Grade II listed Wickham Farmhouse (List Entry: 1025662), located approximately 150 metres to the southwest.



Figure 1 Aerial view of the site edged red

The site also benefits from extant planning permission under reference DM/22/1616 for a very large dwelling and detached two-storey garage, accessed from College Lane through entrance gates. The principle of development on the site has therefore already been accepted by the Local Planning Authority.

There are no known constraints that would prevent the site from coming forward in a viable manner.

SHELAA Site Assessment

To assist the Local Planning Authority in undertaking their assessment, we have assessed the site in line with the [District Plan Review: Site Selection Methodology dated October 2023](#) below.

Stage 2(a): Relationship to settlements

The site lies immediately adjacent to the defined built-up area boundary of Hurstpierpoint and is therefore closely related to the existing settlement. The site is located on the edge of the village and in close proximity to existing development and services.

In physical terms, there are no physical barriers such as woodland or watercourses between the site and the settlement.

The site is accessed from College Lane via an existing access, which benefits from a bellmouth and appropriate visibility splays. This access will serve the extant approved single dwelling but is considered equally suitable to serve a larger development of up to 9 dwellings, subject to any necessary minor improvements. In pedestrian terms, this same access provides a connection from the site towards the rest of the Hurstpierpoint built up area, providing a safe route on foot. A footpath is present along College Lane, allowing convenient pedestrian access all nearby services and facilities in Hurstpierpoint.

The site is well connected to the nearby service centre of Hurstpierpoint, with the village centre located a short distance away. It can be reached in approximately 3 minutes by car, 5 minutes by bicycle, or around 15 minutes on foot, thereby providing access to a range of local services and facilities. Hassocks railway station is also located approximately 1.4 miles to the east and is served by Thameslink and Southern services, offering connections to London and Brighton with around four trains per hour. The nearest bus stop is located on Wickham Hill, from where onward bus connections are available.

In conclusion, the development of this site would contribute towards a sustainable form of development and should proceed to stage 2(b) assessment

Stage 2(b): Criteria

An assessment of the key site opportunities and constraints are set out below, in line with MSDC's methodology.

Criteria	Notes	Assessment
Criteria 1 – Landscape	The site is not located within the National Landscape (formerly AONB).	High potential for change in landscape terms
Criteria 2 - Flood Risk	The site is within Flood Zone 1 which has a low probability for flooding. There are no known issues with surface water flooding within or adjacent to the site. The proposed development would fully utilise SuDS to ensure the risk of flooding does not increase.	Site unaffected by flood risk
Criteria 3 – Trees	The site is not affected by any designated or veteran trees. Trees and hedgerow along the boundary are proposed to be retained. As identified within Figure 1.	Presence of trees on site or along the boundaries
Criteria 4 – Biodiversity	The site is not a SSSI.	Site not within or adjacent to designated site
Criteria 5 – Listed Building	There are no listed buildings within the site. The closest listed building is Wickham Farmhouse which is a Grade II listed building located 150m to the south west of the site. There is no	No Listed buildings on/near the site – No impact

	intervisibility and it is not considered that the contributes to its setting.	
Criteria 6 – Conservation area	Conservation Area lies to the west of the site, beyond an area of vegetation. There is little intervisibility between the site and Conservation Area. See enclosed Heritage Impact Assessment. We anticipate scheme would result in less than substantial harm and there is clear potential for suitable mitigation to be introduced.	Site is within/close to a conservation area, Less than substantial harm – but potential for suitable mitigation
Criteria 7 – Archaeology	No archaeological designations on/adjacent to site. No impact on archaeological asset.	No impact on archaeological asset
Criteria 8 – Availability	The site is independently owned and would be brought forward and developed by the owner within the next 5 years. No phasing needed due to the site size. There are no legal matters that would prevent it from coming forward. In addition, there are no known issues with delivering necessary utilities or services to the site – all being in place already to serve the large dwelling already permitted.	The site is available for development within 5 years. No option agreement required as will be built out independently.
Criteria 9 – Access	The site is accessed from College Lane via an existing approved access, which benefits from a bellmouth and appropriate visibility splays. This access is considered suitable to serve the proposed development, subject to any necessary minor improvements. A footpath is present along College Lane, providing safe and convenient pedestrian connectivity to the surrounding area.	Site access exists and minor improvements are required to provide a suitable and safe site approach
Criteria 10 – Availability of Public Transport	The bus stop is located 450m from the site, with 2 services an hour meaning it has a “ Good ” bus service. The train station is 1.9km from the site, which means it has a “ poor ” train service. The overall assessment is therefore records a “fair” score.	Access to Public Transport and/or frequency of Public Transport in this location is fair
Criteria 11 – Access to Main Service Centre	Access to main service centre (Hurstpierpoint) is 0.6 miles via St Georges Lane, which would take around 13 minutes to walk.	Within 15 minutes walk
Criteria 12 – Distance to Primary School	St Lawrence C of E Primary School is to the west of the site The walking time from the site is approximately 16 minutes, or slightly less when walking and using the bus.	Within 20 minutes walk
Criteria 13 – Distance to health centre or GP Surgery	Mid Sussex Health Care is located to the west, approximately 14 minute walk from the site.	Within 15 minutes walk
Criteria 14 – Distance to Local Convenience Retail	The nearest convenience retail provision is on Hassocks Road approximately 0.7miles from the site, approximately 15 minutes walking time.	Within 20 minutes walk

Stage 2(c): Overall Assessment

Having regard to the findings at Stages 2(a) and 2(b), the site performs well in overall terms. It is closely related to the existing settlement of Hurstpierpoint, immediately adjacent to the built-up area boundary, and benefits from an existing safe vehicular access from College Lane and pedestrian connectivity to the village's services and facilities. The Stage 2(b) assessment also confirms that the site is unaffected by any constraints that are not able to be mitigated and performs positively across the majority of the Council's criteria.

In overall terms, there are no identified constraints of a degree that would render the site unsuitable for allocation. The site is wholly within Flood Zone 1, is not affected by nationally designated landscape or biodiversity constraints, and is not subject to any identified archaeological, ground condition, contamination, ownership or legal issues that would prevent development coming forward. Whilst the site lies in proximity to the Hurst Wickham Conservation Area and there are trees and hedgerows along the site boundaries, these are matters capable of being appropriately addressed through careful design, layout and landscaping. Access would require the usual detailed design work, but there is no indication of any severe or unmitigable highways issue.

The site's planning history is also a relevant consideration at this stage. The site benefits from extant planning permission (reference DM/22/1616) for a substantial dwelling, detached garage, access and gates. The permission confirms that the principle of development on the site has already been accepted by the Local Planning Authority. In addition, planning permission (reference DM/24/1139) on land to the south at 147-149 College Lane demonstrates that residential development has also been accepted in principle in the locality – and that was a site that was considerably further from local infrastructure. Whilst each proposal must be considered on its own merits, this planning context supports the conclusion that the site is in a location capable of accommodating further residential development.

The site is also available for development. It is being actively promoted by the landowner, who also intends to build out the development, and there are no known legal or delivery impediments that would prevent the site from coming forward within the next five years.

The site falls within the Hurstpierpoint and Sayers Common Neighbourhood Plan, which was made by the South Downs National Park Authority on 14 March 2015 and by Mid Sussex District Council on 18 March 2015. Whilst the neighbourhood plan remains part of the development plan, it is now of some age and was prepared against a materially different policy context. As such, only limited weight should be attached to any aspects of it that are inconsistent with more recent evidence, updated housing needs, or the emerging District Plan position.

Overall, the site should be regarded as suitable for further consideration as a potential housing allocation. It is available, deliverable and capable of being developed for residential use within the plan period, subject to the normal progression of detailed technical work through the application process and any later-stage testing undertaken by the Council.

Stage 3: Scenario / In-Combination Testing

We note that Stage 3 scenario and in-combination testing is a matter for the Council. However, based on the information presently available, we are not aware of any nearby promoted sites that would give rise to material conflict with this site coming forward. On the contrary, should other nearby sites also be progressed, this site has the potential to form part of a logical and coherent pattern of growth on the edge of Hurstpierpoint.