

Appendix A – Regulation 18 Representations prepared by Savills

Representations on the Regulation 18 Draft District Plan

Submitted to Mid Sussex District Council

Land at Cuckfield Road, Hurstpierpoint

Representations on the Regulation 18 Draft District Plan

Land at Cuckfield Road, Hurstpierpoint



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1. Executive Summary

- 1.1. Savills has been instructed by Danworth Farm Limited (“Danworth”), to prepare and submit this representation to Mid Sussex District Council (MSDC) in response to the Regulation 18 Consultation on the Draft District Plan (“Draft District Plan”). Upon adoption, the Draft District Plan is intended to cover the period 2021 to 2039.
- 1.2. This representation is submitted in relation to the promotion of Land at Cuckfield Road, Hurstpierpoint (“the Site”) and therefore focuses on policies and proposed allocations that affect the site and its immediate surroundings.
- 1.3. The site was submitted to MSDC as part of the call for sites process. It was subsequently assessed under its SHELAA Reference 1075 as being “relatively unconstrained” (thus being “suitable” at the stage 1 assessment and moving onto a stage 2 and 3 assessment). It was also concluded to be available and achievable within the plan period.
- 1.4. Equally, the site selection proforma predominantly noted that the site impacts were positive, very positive or neutral, with only one negative impact relating to landscape. However, evidence was submitted with the call for sites to demonstrate no impacts. It is not clear whether this has been considered. Additional technical evidence is also provided as part of this representation, which further demonstrates the suitability of the site for allocation, notably from a landscape perspective.
- 1.5. The site itself is a 10.44 hectare parcel located to the north of Willow Way and Talbot Mead, Hurstpierpoint. It forms two parcels located to the east and west of Cuckfield Road, which are adjacent to the village settlement boundary.
- 1.6. MSDC published a draft Regulation 18 District Plan, in January 2022. This was presented to the Scrutiny Committee for Housing, Planning and Economic Growth on 19 January 2022 (herein referred to as “the committee”). The site was not included as an allocation in this committee version of the Draft District Plan, albeit there have since been changes to the proposed allocations, including increasing the number of homes delivered from various sites. It remains the case however that there are insufficient sites allocated to deliver the number of homes required for the District over the plan period, including an appropriate buffer to ensure needs are fully met. As such, the case is made in this representation that the site should be allocated for much needed housing and in any event, the site provides greater benefits and is more sustainable compared to the other sites which are proposed for allocation in Hurstpierpoint.
- 1.7. Savills and Danworth Farm Ltd reserve the right to comment further on all aspects of the Draft District Plan and its future iterations, including associated evidence base at any future consultation stages or Examination.

2. Introduction

- 2.1. Savills has been instructed by Danworth Farm Limited (“Danworth”), to prepare and submit this representation to Mid Sussex District Council (MSDC) in response to the Regulation 18 Consultation on the Draft District Plan (“Draft District Plan”). Upon adoption, the Draft District Plan will cover the period 2021 to 2039.
- 2.2. This representation is submitted in relation to the promotion of Land at Cuckfield Road, Hurstpierpoint (“the Site”) as shown in figure 2.1 below.

Figure 2.1: Site location plan



- 2.3. The site is formed of two parcels located either side of Cuckfield Road, to the north of Hurstpierpoint and immediately adjacent to the settlement edge. These combine to have a site area of 10.44 hectares. The western parcel is triangular in shape, extending west from Cuckfield Road. The eastern parcel is more rectangular, sited between and abutting both Cuckfield Road and Chalkers Lane.
- 2.4. The site’s boundaries are predominantly defined by mature planting including maintained hedgerows, noting that the southern edge of both parcels is also defined by an existing waterway.
- 2.5. The site was submitted to MSDC as part of the call for sites process in February 2021. It has been promoted for a residential development of 153 homes which includes the following:
 - Land for 153 new homes

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- A new public riverside walk (linking 2 existing footpaths whilst also acting as a potential wildlife corridor)
- A new road connection to Chalkers Lane which will relieve traffic pressure at peak periods in the centre of the village
- A new village green
- A footbridge connection from the western parcel directly to the village Recreation Ground.

2.6. As part of this process, a Site Promotion Document was submitted to MSDC, setting out various technical considerations, and providing a masterplan for the site taking into account both opportunities and constraints. A separate masterplan was also formulated following detailed technical work. This included the following documents, all of which were also submitted to MSDC:

- Landscape and Visual Baseline – produced by ES Landscape Planning
- Transport Technical Note – produced by Paul Basham Associates
- Flooding & Drainage Technical Note – produced by Paul Basham Associates
- Ecological Constraints Assessment – produced by Urban Edge Environmental Consulting
- Arboricultural technical Note – produced by SJA Trees

2.7. An extract of the masterplan is re-provided below. This shows that a development of 153 dwellings at an average density of 30 dwellings per hectare (dph) is comfortably achievable within the context of the village.

Figure 2.2: Masterplan of the site



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- 2.8. The site was subsequently assessed under its **SHELAA Reference 1075** as being “relatively unconstrained”, thus being “suitable” at the stage 1 assessment and moving onto stage 2. It was also concluded to be available and achievable within the plan period.
- 2.9. Further to this, Appendix 4 of the Site Selection Conclusions Paper October 2022 (settlement conclusions) confirms that the site was taken forward to a stage 3 assessment, passing the stage 2 review, comprising 3 elements of relationship, showstopper and overall.
- 2.10. Despite this, the site has not been allocated in the current version of the Draft District Plan. This representation therefore raises an objection to this, seeking to demonstrate that the site should be allocated, whilst also highlighting issues that, if not addressed, could affect the soundness of the Emerging District Plan later in the process.
- 2.11. This representation has therefore been prepared in the context of promoting land at Cuckfield Road for allocation in the Draft District Plan, and seeks to provide comment on the Draft District Plan, sustainability appraisal and other evidence base documents as applicable.
- 2.12. Savills and Danworth Farm Ltd reserve the right to comment further on all aspects of the plan and its evidence base during later stages of the plan making process.



3. The Sustainability Appraisal

3.1. The Sustainability Appraisal (SA) includes 2 assessments, a pre and post mitigation assessment for all sites. The SA is made up of 14 categories with additional sub-categories. The following examines the SA for site 1075, Land at Cuckfield Road, which is assessed as a reasonable alternative (appendix c of the SA document). A traffic light scoring system is used by MSDC and is repeated here (dark red being a major negative impact and dark green being major positive impact; lighter colours between these two representing minor or neutral impacts).

3.2. The pre-mitigation assessment for the site is set out below and various sub-categories are also explored.

Figure 3.1: MSDC’s Pre-mitigation SA for the site

Housing	Health & Wellbeing	Education	Community and Crime	Flooding	Natural Resource	Biodiversity	Landscape	Cultural Heritage	Climate Change and Transport	Energy & Waste	Water Resources	Economic Regeneration	Economic Growth
++	-	-	-	!	-	-	-	-	-	!	-	-	+

3.3. The post mitigation SA for the site (taking into account requirements of Draft District Plan policies) is as follows:

Figure 3.2: MSDC’s Post-mitigation SA for the site

Housing	Health & Wellbeing	Education	Community and Crime	Flooding	Natural Resource	Biodiversity	Landscape	Cultural Heritage	Climate Change and Transport	Energy & Waste	Water Resources	Economic Regeneration	Economic Growth
++	-	0	++	+	-	-	-	0	-	-	0	-	+

3.4. Whilst the changes are positive, there are issues with the initial conclusions and the case is made here that the site should score positively overall, pre and post mitigation, particularly taking into account the conclusions of other evidence base documents that clearly consider the site to be sustainable.

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Health and Wellbeing

- 3.5. The site is assessed as having a negligible impact on access to healthcare, owing to it being a 20-minute walk from a GP. However, this distance should be regarded as positive, as it reflects the aspiration of the emerging District Plan to create 20-minute neighbourhoods. This should therefore be changed.
- 3.6. Access to greenspace is considered by MSDC (para C.3.6.2) to have potentially positive impacts on health and wellbeing, as the site is within a target distance of 300m of greenspace, a leisure facility or open space facility. In addition, the site is recognised as being capable of providing access to the public right of way network and / or cycle path network, also having minor positive effects on health.
- 3.7. Despite this – and the fact that none of the sub categories are assessed as negative by MSDC, the overall health and wellbeing score for the site is minor negative. This is incorrect and fails to correspond with the assessment.
- 3.8. Subsequently, the health and wellbeing score for the site must be changed to minor positive as part of the pre mitigation assessment. Post mitigation, at the very least, should also be minor positive but could arguably be changed to major positive owing to the additional open space and footpath links provided within the proposal which would correspond with aspirations in the Draft District Plan.

Education

- 3.9. The site is assessed as having a minor negligible impact on access to a primary school (para C.4.1.3) owing to it being a 20-minute walk away. Again, this distance should be regarded as positive (the school is less than a 20-minute walk from the site), as it reflects the aspiration of the emerging District Plan to create 20-minute neighbourhoods. This should therefore be changed. Furthermore, table C.4.1 concludes that this access to primary education is a minor negative impact. This does not correspond with the conclusion at C.4.1.3. It is also of concern that a less than 20 minute walking distance is regarded as negative, bearing in mind many areas within the District are highly rural and may not have walkable access to any form of education.

Flooding

- 3.10. With regards to surface water flooding, the site is scored as having potentially major negative impacts, as parts of the site are subject to high surface water flooding. However, the masterplan and Promotion Document previously submitted to MSDC clearly demonstrated how this was taken into account in the design of the scheme, and that the development would be at no risk of surface water flooding. Subsequently, even without the application of policies in the Draft District Plan it is clear that the masterplan is able to be delivered on the site with areas at higher risk of surface water being kept free of development. MSDC is referred back to the masterplan and Promotion Document in relation to this.

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Biodiversity

- 3.11. With regards to priority habitat, the SA states that the site coincides with an area of priority and its development could cause minor negative impacts. Again, the masterplan and Promotion Document have been informed by technical studies, include ecology, and ensure that biodiversity and areas of priority habitat are appropriately incorporated into the development.

Cultural Heritage

- 3.12. With regards to archaeology, Danworth are concerned that the findings of the SA do not correspond with the findings of the site assessment contained at Appendix 3 (site selection proformas) of the Site Selection Conclusions Paper October 2022. This concludes that both land west of Kemps (draft allocated) and land at Cuckfield Road would have a negligible impact, and moreover that an assessment and mitigation is required for the land west of Kemps, but not for the land at Cuckfield Road.
- 3.13. Conversely, the SA advises that site 1075 (Cuckfield Road) and others *“have been identified as having the potential to have moderate impacts on archaeological assets, and therefore, for the purposes of this assessment a minor negative impact is recorded”* (para c.10.5.1) but that all other sites are *“deemed unlikely to have a significant impact on archaeological sites and have therefore been assessed as negligible. However, archaeological impact assessments and other desk studies would provide further information regarding potential archaeological assets on a site-by-site basis.”* Surely, if the case is that a survey and mitigation is required on this draft allocated site, a negative impact would be scored; and land at Cuckfield Road, requiring no assessment or mitigation as per the site selection proforma (See Site Selection Conclusions Paper October 2022 and associated Appendices), should score, at the very least, a neutral impact score. This needs to be corrected.

Climate Change and Transport

- 3.14. It is correct that the site has good access to local services via public transport and Danworth Farm Ltd agrees with the minor positive impact score that has been given.
- 3.15. With regards to pedestrian access to local services and a convenience store, the site may be more than a 15 minute walk from these facilities, but it remains the case that it is within a walking distance and therefore does provide an opportunity to access these facilities by more sustainable transport modes such as walking or cycling. A neutral rather than minor negative score would be considered more appropriate.

Overall Conclusion

- 3.16. Overall, there appear to be some errors in the SA for the site, which have resulted in poor and incorrect scoring on a number of matters. Furthermore, there is an evident inconsistency in the assessment of the site through various evidence base documents, meaning that the findings of the SA – particularly where the site scores poorly – are contradictory to other more positive findings in alternative site assessments.

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- 3.17. This inconsistency needs to be rectified and the positive aspects of the proposal and site must be fully considered. It is evident when all these positive matters are considered fully, and in the round, the site is a sustainable development option for the plan, that it is suitable, available and achievable within the early stages of the plan period, and importantly, is able to make an important and positive contribution to the long term sustainability and growth of the village, in accordance with the overall aims and strategic objectives of the emerging District Plan.

4. The Draft District Plan

- 4.1. For the avoidance of doubt, comments are only provided on relevant policies proposed to form part of the Emerging District Plan, and then only on those which relate specifically to Hurstpierpoint and the proposed allocations therein, and the site.
- 4.2. As a general comment on the plan, and from a practical perspective, it would be useful if the paragraphs and bullet point requirements in each policy are numbered and given letters (a,b,c etc) for ease of identification and reference for both applicants and planning officers when assessing planning applications. This may also assist the Inspector during the examination process.

Chapter 6 - District Plan Strategy

Potential for Growth at Settlements

- 4.3. **Danworth Farm Ltd Objects to this element of the Draft District Plan.** Hurstpierpoint is identified as a tier 2 settlement in the settlement hierarchy (page 40 of the Draft District Plan). It is one of six tier 2 settlements noted as being “*Larger villages acting as Local Service Centres providing key services in the rural area of Mid Sussex. These settlements serve the wider hinterland and benefit from a good range of services and facilities, including employment opportunities and access to public transport.*”
- 4.4. Despite being recognised as one of the main villages in the District which serves the surrounding community as well as itself and bearing in mind its location outside of the AONB which covers a considerable part of the District, MSDC has concluded that it is an area with limited further growth potential (page 32 of the Draft District Plan).
- 4.5. Surely, if MSDC is to achieve all four of its District Plan objectives, the key principles (page 32) should be sought for all settlements, notably seeking “Opportunities for extensions, to improve sustainability of existing settlements that are currently less sustainable”.
- 4.6. It is accepted that MSDC as proposing allocations in Hurstpierpoint, but as set out in this representation, these sites are not the most suitable for allocation in the village and would not help to improve the sustainability of the settlement. Whereas the site at Cuckfield Road can achieve this. As set out in the Promotion Document and earlier representations, the site can deliver the following all within a 20 minute neighbourhood:
- 153 new homes, of which 46 homes will be affordable housing
 - A new public riverside walk (linking 2 existing footpaths whilst also acting as a potential wildlife corridor)
 - A new road connection to Chalkers Lane which will relieve traffic pressure at peak periods in the centre of the village
 - A new village green
 - A footbridge connection from the western parcel directly to the village Recreation Ground.

Key Diagram

- 4.7. **The objection to this map** is on the basis that The Site should be included as an allocation and therefore shown on the map as an allocation.

Chapter 9: Natural Environment and Green Infrastructure

DPN1: Biodiversity, Geodiversity and Nature Recovery

- 4.8. The policy has been updated since the adopted version (major updates). It seeks to protect biodiversity and geodiversity, including (but not limited to) ensuring developments take the opportunity to improve, enhance, manage and restore biodiversity and green infrastructure. It goes on to seek to avoid damage to, protect, and enhance the special characteristics of designated sites and landscapes.
- 4.9. Importantly, the site does not lie within or adjacent to any of these designated landscapes. The proposals as shown in the masterplan and previously submitted Promotion Document do take the opportunity to provide green infrastructure and Biodiversity Net Gain (GNB), helping to deliver the objectives of this policy. Its allocation for a residential development of 153 dwellings will therefore support this policy and the overall objectives of MSDC in respect of the natural environment.

DPN2: Biodiversity Net Gain

- 4.10. It is right for the legislative requirement of 10% biodiversity net gain (BNG) to be sought for all developments. No comments are provided in relation to the 20% requirement for strategic sites, simply because this would not affect the site should it be allocated in the Draft District Plan by MSDC.
- 4.11. For the avoidance of doubt, 10% BNG can be delivered on the site.

DPN3: Green Infrastructure

- 4.12. This is another new policy of the Draft District Plan and reflects the aims and aspirations of DPN1 and 2 above, albeit it appears to relate specifically to sites and areas as defined on the proposals maps, including around Burgess Hill. Although the site is not listed, nor is it adjacent to Burgess Hill, it is important to highlight that the proposals will reflect the objectives of the draft policy; having the design and layout taking landscape improvements into account from the very early stages and seeking to deliver new green infrastructure that is integrated into the entire scheme (as shown on the masterplan).

Chapter 10: Countryside

DPC5: Setting of the South Downs National Park

- 4.13. The aim of this policy is to protect the South Downs National Park (SDNP) and its setting. It is important to recognise that the site is located around 1.3km north of the SDNP, which lies to the south of Hurstpierpoint. Views between the site and the SDNP are intersected by the entire village. MSDC is proposing to allocate land west of Kemps, Hurstpierpoint that is around 800-850m north west of the SDNP, lying to the lower west of the village and therefore in closer proximity to the SDNP. Whilst that site is still adjacent to the settlement and views may also be distorted to a degree, it is assumed that MSDC has received extensive evidence to demonstrate that the allocation and development of that site will not contradict the aims of this policy or cause any harm to the park or its setting.

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- 4.14. Such evidence was submitted to MSDC in respect of land at Cuckfield Road as part of the call for sites submission and was used to inform the Promotion Document and Masterplan. It is demonstrated within those documents that no harm will be caused.

Chapter 15: Housing

Policy DPH1 and quantum of housing

- 4.15. Danworth Farm Ltd has concerns and objections over the proposed housing strategy in the Draft District Plan.**
- 4.16. Firstly, MSDC has correctly applied the Standard Method Figure over the plan period but has not included a meaningful buffer. At present only 302 homes are included as a buffer. Over an 18 year plan period this amounts to only 1.49% of the housing figure, or less than 17 homes per year. This is clearly insufficient.
- 4.17. A considerable number of homes (4,750) are proposed to be delivered through 3 strategic site allocations, not taking into account any existing allocations and commitments (10,986 homes) which are noted in policy DPH1. There has been no account taken of potential delayed planning permissions and resultant delivery or non-implementation from these three strategic allocations but given the significant proportion of homes that they are meant to deliver, it is essential that an allowance is made to account for potential delay, otherwise MSDC risks the Draft District Plan failing to meet identified needs over the plan period.
- 4.18. This is also the case for non-implementation or delayed delivery from existing commitments – details of which are not included in the plan and so there is no clear indication of where these commitments are from, when they are expected to delivery, or indeed if they will deliver. Further information is required.
- 4.19. It is also noted that there is no reference to housing needs of neighbouring authorities, including Crawley and Brighton. It is assumed that MSDC has not accounted for this in the Emerging District Plan but this too should be addressed to avoid issues of supply, demand and affordability over the plan period.
- 4.20. Furthermore, MSDC has included a windfall allowance of 1,714 homes, which it states from year 6 of the plan will amount to an average of 143 dwellings per annum (dpa). Windfall delivery is knowingly uncertain, and this quantum is unusually high. MSDC needs to demonstrate that this allowance is sufficient and can be achieved, based on factors including historic windfall rates, which must also take into account external circumstances and influences that may have affected those rates. Whilst the Urban Capacity Study does cover past delivery, it is questionable whether the discount applied to accommodate historic low delivery rates is reasonable, and whether in reality this considerably high windfall allowance is achievable. Further comments on the UCS are provided below. However, at this time, Danworth Farm Ltd are concerned that MSDC has not met the requirements of paragraph 71 of the NPPF, by failing to provide sufficient, and compelling evidence to demonstrate a reliable supply from the proposed windfall allowance.

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4.21. Danworth Farm Ltd has not explored the required buffer or the commitments and allocations proposed in the Draft District Plan. This is for MSDC to consider and provide evidence to support the position as part of the next iteration of the plan. It is however important for all evidence to be made public for scrutiny as part of the plan making process. Danworth Farm Ltd will provide comments at a later date on this matter, should it be considered necessary.

4.22. With regards to the buffer, Danworth Farm Ltd takes the view that additional homes are required and must be allocated in the Emerging District Plan. The site at Cuckfield Road provides an excellent opportunity to secure the delivery of a further 153 homes early in the plan period. This will include a range of dwelling types, sizes and tenures to meet local needs and help to ensure access to homes for the community.

DPH4: General Principles for Housing Allocations

4.23. Whilst there are no immediate comments on this policy, Danworth Farm Ltd would highlight that the proposal for the site would be capable of complying with the relevant aspects of this policy. MSDC is referred back to the Promotion Document, Masterplan and Technical Reports that have been provided previously. Should further copies be required, these can be issued via a file share link.

DPH16: Land west of Kemps, Hurstpierpoint

4.24. **Danworth Farm Ltd challenges this allocation.** There are a number of reasons for this. Firstly, the SHELAA conclusions for the two sites, which indicate that the site at Cuckfield Road (SHELAA reference 1075) outperforms Land West of Kemps. This is best shown on the table below which copies all text and scoring from the SHELAA documents and shows a comparison of the two.

4.25. Simply based on the below, it is clear that the draft allocated site to the west of Kemps has the potential to cause more harm, notably to heritage assets, than land at Cuckfield Road.

Table 4.1: MSDC's SHELAA Assessment – site comparison

SHELAA criteria	Site 1075 Land at Cuckfield Road	Site 13 Land West of Kemps
Flood zone 2 or 3	X	X
SSSI	X	X
Ancient woodland	X	X
AONB	X	X
Local Nature Reserve	X	X
Conservation Area	Development would not have a negative impact on Conservation area and/or Area of Townscape Character	Development would have a potential negative impact upon Conservation Area
Scheduled Monument	x	x
Listed Buildings	Development will not affect listed building/s	Development may potentially affect listed building/s - mitigation may be necessary
Access	Safe access is not available but <u>potential exists to easily gain access</u>	Safe access to site already exists

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Suitability	Relatively unconstrained - assessed as Suitable at Stage 1, progress to Stage 2 assessment	Relatively unconstrained - assessed as Suitable at Stage 1, progress to Stage 2 assessment
Availability	Site submitted by site proponent to the SHELAA for assessment – considered available	Site submitted by site proponent to the SHELAA for assessment – considered available
Achievability	There is a reasonable prospect that site could be developed within the Plan period	There is a reasonable prospect that site could be developed within the Plan period
Timescales	Medium-Long Term	Medium-Long Term

All text and scoring in this table are taken directly from the SHELAA.

- 4.26. An important point to mention here is that there is currently no known safe access to the land west of Kemps. It may be that the Council expects access to be obtained via an existing narrow cul-de-sac (Orchard Way), or via another, yet to be determined, route. Either way, it is factually incorrect that there is an existing safe access to the draft allocated site.
- 4.27. Notwithstanding this, both sites were taken to Stage 2 assessments. Appendix 3 of the Site Selection Conclusions Paper October 2022, titled “site selection proformas”, sets out a summary of the different sites and an overall scoring. The following comments are made in relation to this and the proposed allocation at land west of Kemps.
- 4.28. Landscape: MSDC has assessed the land west of Kemps, which is proposed to be allocated, as having a negative effect whereby “substantial landscape sensitivity and substantial landscape value” exists. It goes on to state that the site “could be visible from the surrounding countryside and potentially the South Downs National Park.” concerns are also raised regarding the potential loss of trees and hedgerows.
- 4.29. In comparison, MSDC’s assessment on landscape for the site at Cuckfield Road (1075) is also “negative” but identifies only a “low to low/medium potential for change in landscape terms”. This is a far more positive assessment and demonstrates an understanding that the development of the site will not affect sensitive landscape or indeed have any likely impacts on the SDNP. Given policies explored earlier in this representation, it is surprising that MSDC is seeking to allocate the site at Kemps, over the land at Cuckfield Road, when there is a clear policy direction to protect the SDNP. Arguably the allocation at Kemps would not achieve this.
- 4.30. Listed Buildings and conservation Areas: in relation to these two matters, MSDC has assessed land west of Kemps as having a “Negative” impact on listed buildings, noting that the following:
- “There is a listed building adjacent to the site, Langton Grange. The site directly abuts the grounds of Langton Grange to the south and south east. Development on the site would have a fundamental impact on the character of this part of the setting of the listed building and historic farmstead, which would become suburbanised. It would also affect the character of the approach to the Grange from the south along Langton Lane, and would significantly diminish the existing sense of separation and rural isolation of the farmstead from the village of Hurstpierpoint. This would be detrimental to the manner in which the special interest of the listed building and historic farmstead is appreciated. NPPF: Less than Substantial Harm, high. Masterplanning work submitted by proponent seeks to address concerns concentrating development to the east away from listed building.”*

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- 4.31. Equally, in respect of Conservation Areas, the site has a neutral impact but abuts the Langton Lane Conservation Area. The site assessment states that “*The currently open and rural nature of the site makes a strong positive contribution to the setting of the Conservation Area and provides an important degree of separation between the northern part of the Conservation Area, along Langton Lane, and the spread of residential development to the west of Hurstpierpoint. Development on the site would have a fundamental impact on its character and would be harmful to the setting of the Conservation Area and the manner in which its special interest is appreciated. NPPF: Less than Substantial Harm.*” In comparison, the site at Cuckfield Road has a “very positive” score for both listed buildings and conservation areas, owing to “no impact” and no presence of either heritage feature.
- 4.32. With regards to archaeology, whilst both sites score “neutral” it is recognised that this score for land west of Kemps is only subject to an archaeological assessment and mitigation, with certain surveys also required before a planning application. No such requirement exists for site 1075 at Cuckfield Road.
- 4.33. Land west of Kemps does score better in respect of distance to access a primary school health and retail – being within a 15 minute walk, whereas the site at Cuckfield Road is within a 20 minute walk. However, the distance of the site from these services still reflects the 20 minute neighbourhood principle that underpins the Draft District Plan and so arguably these should have both scored the same for these criteria.
- 4.34. Both of the sites were taken forward to the final assessment stage – stage 3*. The conclusions for the two sites are comparable (as shown below by underlined text below) yet the only difference is that land at Cuckfield Road also raises a concern regarding coalescence.

Figure 4.2: MSDC’s Site assessment comparison taken from Appendix 4 settlement conclusions – of the Site Selection Conclusions Paper October 2022

Site 1075 Land at Cuckfield Road	Site 13 Land west of Kemps
<p><u>The Sustainability Appraisal concludes that, overall, the site represents a sustainable option for allocation. The transport modelling undertaken to date for the District Plan Review does not indicate that there will be any showstoppers, associated with this site. The HRA does not identify any likely significant effect on the Ashdown Forest SPA and SAC, subject to appropriate mitigation. In terms of air quality, there are currently no anticipated significant effects on the Stonepound Crossroads AQMA, or adverse impacts on the Ashdown Forest.</u></p> <p>However, there is the potential for this site to contribute to the coalescence of settlements which is in conflict with the strategic objectives of the Plan.</p>	<p><u>The Sustainability Appraisal concludes that, overall, the site represents a sustainable option for allocation. The transport modelling undertaken to date for the District Plan Review does not indicate that there will be any showstoppers, associated with this site. The HRA does not identify any likely significant effect on the Ashdown Forest SPA and SAC, subject to appropriate mitigation. In terms of air quality, there are currently no anticipated significant effects on the Stonepound Crossroads AQMA, or adverse impacts on the Ashdown Forest.</u></p> <p>In light of the above, it is considered that the site represents a suitable option for allocation. Therefore this site is allocated in the District Plan 2021 – 2039 Consultation Draft (DPH16).</p>

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- 4.35. As is evident from the draft Proposals Map, there is a significant distance between the site and Burgess Hill, and whilst this gap would be reduced if policy DPSC1 is adopted, which allocates “land to the west of Burgess Hill” for a development of 1,400 homes, there remains a gap of at least 1100 metres between these sites. This is significantly greater than the gap between Haywards Heath and Burgess Hill, for example, which is only 800 metres, or indeed Haywards Heath and Cuckfield which is only 400 metres. It is also a gap which is reinforced by key landscape features with a ridgeline well positioned north of the Cuckfield Road site which screens the site from the north and will provide natural visual separation in any event. Notwithstanding this MSDC could choose to allocate an area of green space adjacent to the strategic allocation, and forming part of policy DPSC1, preventing any risk of outward sprawl from that site in the longer term, and ensuring there remains a gap between Hurstpierpoint and Burgess Hill.
- 4.36. Further to this, it is also worth noting that only the eastern part of the site falls within a 'local gap prevention of coalescence' as defined by the Hurstpierpoint and Sayers Common Neighbourhood Plan. In comparison, the entire area of the Land west of Kemps is situated within the 'local gap prevention of coalescence'. Evidently, the allocated site is considered more important from a coalescence perspective, yet this has not been considered by MSDC.
- 4.37. Therefore, on the basis of the above, it is clear that the two sites have been assessed comparably, yet land at Cuckfield Road does score more positively in a number of fundamental criteria. Consequently, the allocation of land west of Kemps in draft policy DPH16 cannot be supported, as it is abundantly clear that land at Cuckfield Road is sequentially preferable. The allocation should therefore be removed from the Plan and land at Cuckfield Road allocated in its place.

DPH30: Self and Custom Build Housing

- 4.38. Danworth Farm Ltd has concerns regarding the requirement for 5% self-build plots on all developments over 100 dwellings. MSDC needs to provide sufficient supporting evidence to show that this is necessary and that there will be no surplus.
- 4.39. In this regard, the self-build register does show a local need for the District; albeit there are only 54 people currently on the list (at October 2021). Therefore, MSDC should ensure flexibility in the policy to allow unused plots where there is no demand for a specified period, to be developed by the landowner or developer, thus ensuring that there is no net loss of dwellings compared to those which have been permitted / allocated.

DPH36: Accessibility

- 4.40. The policy repeats parts of policy DPH32 on affordable housing. This should be changed to ensure the plan is concise.

Chapter 16: Infrastructure

DPI2: Planning Obligations

- 4.41. This policy must require only the “reasonable” costs of MSDC and West Sussex County Council (WSCC) in preparing and monitoring a planning obligation. Such costs should be agreed at the outset and reimbursements made where this is not spent.

Representations on the Regulation 18 Draft District Plan

Land at Cuckfield Road, Hurstpierpoint



DP17: Viability

- 4.42. A minor point, but policy DP17 is not listed on the table of contents and this needs to be added. At the same time, MSDC should check to make sure that all other policies and their corresponding page numbers are correct.
- 4.43. There are some concerns regarding the requirement for a second viability review later in the planning process, and any implications this could have. MSDC must be sure that this requirement does not hinder delivery or prevent sites from coming forward.

5. Other Evidence Base Documents

Duty to Cooperate

- 5.1. MSDC does not appear to have published a draft Statement of Common Ground or a Duty to Cooperate Statement as part of this consultation. However, it is important for the Council to demonstrate how they are seeking to address, or help to address, the significant unmet housing needs of adjacent authorities, notably Crawley and Brighton.
- 5.2. Comments will be made on this at future stages of the Emerging District Plan, as information is published for consultation.

6. Conclusion

- 6.1. This representation has been prepared by Savills on behalf of Danworth Farm Limited and responds to the Regulation 18 Consultation on the Draft District Plan for Mid Sussex.
- 6.2. This representation is submitted in relation to the promotion of Land at Cuckfield Road, Hurstpierpoint which has not been included in the Draft District Plan as an allocation, despite the very positive assessment of the site and its suitability for development.
- 6.3. The site was submitted to MSDC as part of the call for sites process. It was assessed under its SHELAA Reference 1075 as being “relatively unconstrained”. It was not until the stage 3 assessment that the site was rejected on the basis that it could cause coalescence. However, it is evident from the draft Proposals Map that this would not happen, and that the distance between this site and DPSC1 West of Burgess Hill would still be some 1100m which is far greater than the distance between Haywards Heath and Burgess Hill of 800m, for example.
- 6.4. Even if draft policy DPSC1 is adopted, which allocates “land to the west of Burgess Hill” for a development of 1,400 homes, there remains a gap between these areas. Furthermore, MSDC could identify an area of green space around the proposed allocation at West of Burgess Hill and as part of policy DPSC1, similar to those shown on the proposals map around other parts of Burgess Hill. This would prevent outward sprawl from Burgess Hill and the significant allocation, whilst also protecting the gap between Hurstpierpoint and Burgess Hill. For the avoidance of doubt the site at Cuckfield road should not form a green gap and should be allocated for 153 dwellings.
- 6.5. This representation has examined various elements of the emerging District Plan, raising comments, concerns and objections to it. comments are not made on all elements of the plan, but further comments may be made, if considered necessary, on all elements of the District Plan at later consultation stages.
- 6.6. Within this representation there is a strong objection raised to the proposed allocation of Land West of Kemps in Hurstpierpoint. As examined in this representation, the site is not as suitable or sustainable for development. It would also have a greater potential impact on heritage assets and landscape, including the SDNP which is significant given the proposed policies in the Draft District Plan which seek to protect these key features. In comparison the site at Cuckfield Road would not have these impacts – acknowledged by MSDC in the site assessments.
- 6.7. A concern is raised regarding the consistency of the various site assessment documents and the SA findings for the site. this needs to be rectified.
- 6.8. Overall, it is clear that there is a considerable amount of work to be undertaken to the draft plan and its evidence base before it can be submitted for examination. Thus further comments will be made at the future consultation stages to ensure that a sound Plan can be adopted for the District.

Representations on the Regulation 18 Draft District Plan

Land at Cuckfield Road, Hurstpierpoint



- 6.9. Savills and Danworth Farm Ltd reserve the right to comment further on all aspects of the Draft District Plan and its future iterations, including associated evidence base at any future consultation stages or Examination.

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Appendix B – Regulation 19 Representations prepared by Savills

Representations on the Regulation 19 Draft District Plan

Submitted to Mid Sussex District Council

Land at Cuckfield Road, Hurstpierpoint

Representations on the Regulation 19 Draft District Plan

Land at Cuckfield Road, Hurstpierpoint



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Appendix 1.0 Site Promotion Document

Appendix 2.0 Landscape & Visual Appraisal Update

Annexes

(as previously submitted to the Regulation 18 Consultation)

1. Landscape and Visual Baseline – produced by ES Landscape Planning
2. Transport Technical Note – produced by Paul Basham Associates
3. Flooding & Drainage Technical Note – produced by Paul Basham Associates
4. Ecological Constraints Assessment – produced by Urban Edge Environmental Consulting
5. Arboricultural technical Note – produced by SJA Trees

1. Executive Summary

- 1.1. Savills has been instructed by Danworth Farm Limited (“**Danworth Farm**”), to prepare and submit this representation to Mid Sussex District Council (**MSDC**) in response to the Regulation 19 Consultation on the District Plan (“**Reg 19 District Plan**”). Upon adoption, the District Plan is intended to cover the period 2021 to 2039.
- 1.2. This representation is submitted in relation to the promotion of Land at Cuckfield Road, Hurstpierpoint (“**the Site**”) and therefore focuses on policies and proposed allocations that affect the site and its immediate surroundings.
- 1.3. This submission follows representations made by Savills on behalf of Danworth Farm upon the draft Regulation 18 District Plan in December 2022.
- 1.4. The Site was submitted to MSDC as part of the call for sites process. It was subsequently assessed under its Strategic Housing and Economic Land Availability Assessment (2023) (“**SHELAA**”) under reference 1075 as being “relatively unconstrained” (thus being “suitable” at the stage 1 assessment and moving onto a stage 2 and 3 assessment). It was also concluded to be available and achievable within the plan period.
- 1.5. The site itself is a 10.44-hectare parcel located to the north of Willow Way and Talbot Mead, Hurstpierpoint. It forms two parcels of arable land located to the east and west of Cuckfield Road, which are adjacent to the village settlement boundary.
- 1.6. Despite the provision of a substantial base of evidence demonstrating its suitability for allocation via the call for sites and Regulation 18 representation, the Site is not included as an allocation within the Reg 19 Draft District Plan. It remains the case that there are insufficient sites allocated to deliver the number of homes required within MSDC over the plan period, including an appropriate buffer to ensure needs are fully met. As such, the case is made in this representation that the site should be allocated for much needed housing. It is also demonstrated in any event that the site provides greater benefits and is more sustainable compared to the other sites which are proposed for allocation in Hurstpierpoint and Sayers Common.
- 1.7. Savills and Danworth Farm reserve the right to comment further on all aspects of the Reg19 District Plan and any future iterations, including associated evidence base at any future consultation stages or Examination.

2. Introduction

- 2.1. Savills has been instructed by Danworth Farm Limited (“**Danworth Farm**”), to prepare and submit this representation to Mid Sussex District Council (“**MSDC**”) in response to the Regulation 19 Consultation on the Submission Draft (Regulation 19) District Plan (“**Reg 19 District Plan**”). Upon adoption, the District Plan will cover the period 2021 to 2039.
- 2.2. The purpose of these representations is to assess the Draft Plan against the tests of soundness set out in paragraph 35 of the National Planning Policy Framework September 2023 (NPPF), namely:
- a) Positively prepared** – providing a strategy which, as a minimum, seeks to meet the areas objectively assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;
- b) Justified** – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;
- c) Effective** – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and
- d) Consistent with national policy** – enabling the delivery of sustainable development in accordance with the policies in this Framework and other statements of national planning policy, where relevant.
- 2.3. At examination, the plan will need to meet all of these requirements if it is to be found “sound” and suitable for adoption.
- 2.4. Whilst the NPPF was updated in December 2023, this version only applies to emerging local plans which reach R19 stage after 19 March 2024 (see paragraph 230). Thus, the relevant NPPF version for assessing MSDC’s draft Plan is the earlier NPPF – dated September 2023.

Structure of this Representation

- 2.5. The representation is structured as follows:
- **Chapter 3** sets out a summary of the Site and its suitability for allocation.
 - **Chapter 4: Evidence Base:** Makes observations on select evidence base documents.
 - **Chapter 5:** Provides comments upon the emerging policy and site allocations within the Regulation 19 District Plan.
 - **Chapter 6:** Summary and conclusions: Summarises the representations and concludes on the soundness of the draft plan.

Representations on the Regulation 19 Draft District Plan

Land at Cuckfield Road, Hurstpierpoint



Background

- 2.6. This representation has been prepared in relation to the promotion of Land at Cuckfield Road, Hurstpierpoint (“the Site”) as shown in figure 2.1 below.

Figure 2.1: Site location plan



- 2.7. The Site was subsequently assessed under its **SHELAA Reference 1075** as being “relatively unconstrained”, thus being “suitable” at the stage 1 assessment and moving onto stage 2. It was also concluded to be available and achievable within the plan period.
- 2.8. Further to this, Appendix 4 of the Site Selection Conclusions Paper October 2022 (settlement conclusions) confirms that the site was taken forward to a stage 3 assessment, passing the stage 2 review. The site was also subsequently promoted as part of the District Plan Regulation 18 process in December 2022.
- 2.9. Despite the substantial evidence base demonstrating its suitability for allocation, the site has not been allocated in the Reg19 District Plan. This representation therefore raises an objection to this, seeking to demonstrate that the site should be allocated.
- 2.10. This representation has therefore been prepared in the context of promoting land at Cuckfield Road for allocation in the Draft District Plan and seeks to provide comment on the Reg 19 District Plan, sustainability appraisal and other evidence base documents as applicable.

Representations on the Regulation 19 Draft District Plan

Land at Cuckfield Road, Hurstpierpoint



- 2.11. Savills and Danworth Farm reserve the right to comment further on all aspects of the plan and its evidence base during later stages of the plan making process.

3. Land at Cuckfield Road, Hurstpierpoint

- 3.1. The Site is formed of two parcels located either side of Cuckfield Road, to the north of Hurstpierpoint and immediately adjacent to the settlement edge. These combine to have a site area of 10.44 hectares. The western parcel is triangular in shape, extending west from Cuckfield Road. The eastern parcel is more rectangular, sited between and abutting both Cuckfield Road and Chalkers Lane.
- 3.2. The site's boundaries are predominantly defined by mature planting including maintained hedgerows, noting that the southern edge of both parcels is also defined by an existing waterway.
- 3.3. The site was submitted to MSDC as part of the call for sites process in February 2021. It has been promoted for a residential development of 153 homes alongside the following:
- A new public riverside walk (linking two existing footpaths whilst also acting as a potential wildlife corridor)
 - A new road connection to Chalkers Lane which will relieve traffic pressure at peak periods in the centre of the village by providing an improved access road leading to Hurstpierpoint College
 - A new village green
 - A footbridge connection from the western parcel directly south to the village Recreation Ground
- 3.4. As part of this process, a **Site Promotion Document (Appendix 1)** was submitted to MSDC, setting out various technical considerations, and providing a masterplan for the site considering both opportunities and constraints.
- 3.5. An extract of the masterplan is re-provided below. This shows that a development of 153 dwellings at an overage density of 30 dwellings per hectare (**dph**) is comfortably achievable within the context of the village. The Masterplan also demonstrates a new linear park, attenuation, and proposed landscape planting.

Representations on the Regulation 19 Draft District Plan

Land at Cuckfield Road, Hurstpierpoint



Figure 2.2: Masterplan of the site



Technical Evidence

3.6. The following additional Technical documents were provided to MSDC as part of the site promotion and are also provided as part of this representation, which further demonstrates the suitability of the site for allocation.

- **Landscape and Visual Baseline & Addendum (Feb 2024)** – produced by ES Landscape Planning (Annex 1)
- **Transport Technical Note** – produced by Paul Basham Associates (Annex 2)
- **Flooding & Drainage Technical Note** – produced by Paul Basham Associates (Annex 3)
- **Ecological Constraints Assessment** – produced by Urban Edge Environmental Consulting (Annex 4)
- **Arboricultural technical Note** – produced by SJA Trees (Annex 4)

Summary Assessment

3.7. The following relevant information is noted;

- **Deliverability** – The Site is within a single ownership and could be delivered early in the plan period, providing much-needed housing. Danworth Farm are keen to press on with development and as a private landowner have no intention to retain the land in a land bank for an extended period of time.
- **Sustainability of Location** – Hurstpierpoint as a Tier 2 settlement is home to a good range of local services and amenities, including Co-op food store alongside a number of independent food stores, health centre and state primary school. Hurstpierpoint College also provides independent education provision for ages 4-18.

Representations on the Regulation 19 Draft District Plan

Land at Cuckfield Road, Hurstpierpoint



A number of bus routes run through Hurstpierpoint, connecting the village with other local villages and towns. Most bus routes run along High Street (590, 331, 273) and travel to Albourne, Sayers Common, Hassocks, Crawley, and Brighton. The 33 Hurstpierpoint to Haywards Heath bus begins at Cuckfield Road and runs through Burgess Hill. The closest train station to Hurstpierpoint is Hassocks located on the Brighton Main Line, linking Brighton with Central London. The station is an 8min drive from the Site, and can also be accessed by the 33, 33a and 331 buses.

- *Access* – A main Class C road runs through the middle of the site with existing gateways into the site on each side. The development of the Site provides opportunities to encourage walking, cycling and access to local public transport facilities. The Site proposes new connections onto the existing PRow along the northern edge, a new leisure walk to the southern edge and a new pedestrian footpath along Cuckfield Road, leading towards the village centre..
- *Landscape* – A separate landscape appraisal has been prepared by ES Landscape Planning appraisal and a more recent addendum has also been provided (Appendix 2). The Site is not covered by any qualitative landscape designations. Given the more localised landscape constraints on settlement growth, such as the South Downs National Park to the South, Hassocks to the east and the presence of Conservation Areas associated with the historic core and to the west around Langton Lane, it is evident that growth to the north would be deemed most appropriate.
- *Infrastructure* – The site benefits from existing infrastructure provision including;
 1. A large main sewer pipe running through it which can be easily connected into.
 2. A large water main running through it which can be easily connected into.
 3. An electrical substation on it that can be easily connected into.
 4. A stream on the southern boundary that can accept an attenuated surface water run-off.
- *Ecology* – The Site offers substantial opportunity for Biodiversity Net Gain (BNG). The Site is currently considered as agricultural land, comprising of arable, poor semi-improved grassland, broadleaved plantations, scrub, trees, hedgerows, tall ruderal, ditches, and a watercourse. A stream also runs east to west along the southern boundary, providing a wildlife corridor. The watercourse and its adjoining habitats will be retained and protected as part of any future development.
- *Flood Risk and drainage* – The Site sits entirely within Flood Zone 1, and therefore has less than a 1:1000 annual probability of river flooding. A surface water flood risk assessment indicates the Site has a very low risk of flooding, however, some localised areas in alignment with the southern water course and northern ditch could be subject to potential flood risk from surface water. Surface water runoff from the Site can be attenuated and discharged at the appropriate rate into the existing watercourse. Suitable features would include attenuation ponds, swales, crates, and permeable paving.
- *Heritage* – The Hurstpierpoint Conservation Area is located over 700m to the south of the Site. The nearest listed building at Hurstpierpoint college (Grade II listed) is located around 600m to the east. Development upon the Site would not result in any harm occurring upon any heritage assets.

4. Evidence Base

4.1. MSDC has published a considerable evidence base to support the Reg 19 District Plan consultation. Of the documents that are published, the following are considered in this section.

- **Strategic Housing Market Assessment (Iceni, October 2021)**
- **Site Selections Criteria (Appendices 4 and 5)**
- **Sustainability Appraisal of the Mid Sussex Development Plan Review Regulation 19 Report (November 2023)**

4.2. Danworth Farm reserves the right to provide further commentary on these, should any further iterations be published, in addition to those evidence base documents that are not addressed below.

Strategic Housing Market Assessment (Iceni, October 2021)

4.3. The Strategic Housing Market Assessment (**SHMA**) identifies a minimum housing need of 1,093 homes per annum within MSDC.

4.4. In making this conclusion Iceni state “*There are no circumstances in Mid Sussex District relating to growth funding, strategic infrastructure improvements or affordable housing need which indicate that ‘actual’ housing need is higher than the standard method indicates.*”

4.5. Danworth Farm disagrees with this assumption in the event the proposed Gatwick Airport Northern Runway project be allowed by the Planning Inspectorate (**PINS**).

4.6. The SHMA details around 8.2% of Gatwick’s workforce live within MSDC [5.36]. Gatwick Airport submitted a Development Consent Order (**DCO**) to PINS to utilise its Northern Runway in July 2023 with examination scheduled to start in February 2024 lasting around 6 months, with construction expected to start in 2025. Gatwick Airport estimate the proposed scheme will create around 14,000 new jobs¹. On the basis of continuing to assume 8.2% Gatwick’s workforce live in MSDC, this would result in the housing need for around 1,148 jobs. This is higher than the estimates of between 482 and 765 new jobs, upon which the SHMA bases its conclusions [5.42]. These figures within the SHMA are themselves based upon dated job creation forecasts made via a 2013 Initial Technical Report prepared RPS and Optimal Economics on behalf of Gatwick Airport Limited.

4.7. In the event the DCO is allowed, and the certainty upon which the decision will bring, Danworth Farm urge MSDC to revisit the SHMA conclusions to ensure the expected growth of the airport is picked up within the housing figures. It is likely that based upon direct airport growth alone, the standard method figure currently underestimates the true local housing need.

¹ . <https://www.gatwickairport.com/company/future-plans/northern-runway.html>

Representations on the Regulation 19 Draft District Plan

Land at Cuckfield Road, Hurstpierpoint



Site Selections Criteria (Appendices 4 and 5)

- 4.8. Danworth Farm remain concerned about the lack of adequate justification as to why Land at Cuckfield Road has not been allocated within the Reg 19 District Plan despite the provision of a substantial base of technical evidence illustrating why this should be the case, and a Reg 19 Plan that aligns with aims achievable via the allocation of the Site, in particular relating to sustainability and the 20-minute neighbourhood principle.
- 4.9. Appendix 4 – Site Assessment Conclusions by Settlement details each submitted Site. Table 3.1 compares the conclusions of the Site with the nearby allocation DPA12, at Land West of Kemps. The conclusions for the two sites are comparable (as shown below by the underlined text) yet the only difference is that land at Cuckfield Road also raises a concern regarding coalescence.

Figure 4.2: MSDC's Site assessment comparison taken from Appendix 4 settlement conclusions – of the Site Selection Conclusions Paper October 2022

Site 1075 Land at Cuckfield Road	Site 13 Land west of Kemps
<p><u>The Sustainability Appraisal concludes that, overall, the site represents a sustainable option for allocation. The transport modelling undertaken to date for the District Plan Review does not indicate that there will be any showstoppers, associated with this site. The HRA does not identify any likely significant effect on the Ashdown Forest SPA and SAC, subject to appropriate mitigation. In terms of air quality, there are currently no anticipated significant effects on the Stonepound Crossroads AQMA, or adverse impacts on the Ashdown Forest.</u></p> <p>However, there is the potential for this site to contribute to the coalescence of settlements which is in conflict with the strategic objectives of the Plan.</p>	<p><u>The Sustainability Appraisal concludes that, overall, the site represents a sustainable option for allocation. The transport modelling undertaken to date for the District Plan Review does not indicate that there will be any showstoppers, associated with this site. The HRA does not identify any likely significant effect on the Ashdown Forest SPA and SAC, subject to appropriate mitigation. In terms of air quality, there are currently no anticipated significant effects on the Stonepound Crossroads AQMA, or adverse impacts on the Ashdown Forest.</u></p> <p>In light of the above, it is considered that the site represents a suitable option for allocation. Therefore, this site is allocated in the District Plan 2021 – 2039 Consultation Draft (DPH16).</p>

Representations on the Regulation 19 Draft District Plan

Land at Cuckfield Road, Hurstpierpoint



- 4.10. There is a significant distance between the site and Burgess Hill, and whilst this gap would be reduced if policy DPSC1 is adopted, which allocates “land to the west of Burgess Hill” for a development of 1,350 homes, there remains a gap of at least 1100 metres between these sites. This is significantly greater than the gap between Haywards Heath and Burgess Hill, for example, which is only 800 metres, or indeed Haywards Heath and Cuckfield which is only 400 metres. It is also a gap which is reinforced by key landscape features with a ridgeline well positioned north of the Cuckfield Road site which screens the site from the north and will provide natural visual separation in any event.
- 4.11. The definition of coalescence as detailed within emerging policy DPC2: Preventing Coalescence is also noted ‘*When travelling between settlements people should have a sense that they have left one before arriving at the next*’. This would certainly be the case here due to the distance, the undulating landscape and passing through open countryside.
- 4.12. It is relevant to note that only the eastern part of the Cuckfield Road site falls within the historic ‘local gap prevention of coalescence’ as defined by the Hurstpierpoint and Sayers Common Neighbourhood Plan. In comparison, the entire area of the Land west of Kemps is also situated within the ‘local gap prevention of coalescence’. Evidently, the allocated site is considered less important from a coalescence perspective, despite being partly within a conservation area, but does not seem to have been considered by MSDC.
- 4.13. Appendix 5 sets out the MSDC response to the Omissions Sites, detailing the key representations by Savills on behalf of Danworth Farm relating to the Site, alongside a response from MSDC. The relevant text is copied in full below, alongside a further response, with reference to the Reg19 Local Plan.

Table 4.1: Appendix 5: Site Selections Conclusions and Response

Comments by Savills on behalf of Danworth Farms Ltd	Response from MSDC	Further comments by Savills on behalf of Danworth Farms Ltd
<p>Landscape</p> <ul style="list-style-type: none"> • Landscape and Visual Assessment, Vision Document and Masterplan submitted • “Low/medium potential to change in landscape terms” – a far more positive assessment than DPH16 • Development is contained within existing hedgerows • Does not agree that the development has the potential to contribute to coalescence. • Only the eastern part of the site falls within a local gap. While the entire area of DPH16 falls within a local gap 	<p>Both sites score ‘Negative’ reflecting conclusions of the LUC Study - sites fall within ‘Low’ landscape capacity.</p> <p>Noted. No change - Local Gap does not form part of assessment criteria.</p>	<p>Recognition of Lack of Landscape harm. Conflicts with Page 37 of the Reg 19 Local Plan which attempts to justify limited growth in some settlements capable of accommodating growth (such as Hurstpierpoint, as a Tier 2 settlement) as a result of significant constraints noted as including the wealth of landscape assets within the district.</p> <p>See Appendix 2 prepared by ES Landscape Planning Addendum for a more comprehensive assessment.</p>

Representations on the Regulation 19 Draft District Plan

Land at Cuckfield Road, Hurstpierpoint



<p>Heritage (Listed building/ Conservation Area/ Archaeology)</p> <ul style="list-style-type: none"> • Very positive score for LBs and CA – no impact – a higher score than DPH16 	<p>Noted. No change.</p>	<p>As per comments above the failure to allocate conflicts with justification outlined in the Reg 19 Plan which details cultural and heritage assets as a reason for limited growth in some of the district's more sustainable settlements (such as Hurstpierpoint) [page 37].</p>
<p>Other comment</p> <ul style="list-style-type: none"> • Objection raised to the site not being allocated despite scoring positive at stage 1 and 2. 	<p>Noted. However, assessment and further considerations concluded site not suitable for allocation.</p>	<p>Objection remains, particularly in the context of the ability of the Site to achieve the wider aims of the plan alongside the delivery of housing, as detailed within section 4.</p> <p>Overall, there remains a lack of detail as to why the conclusion has been made that the Site is not suitable for allocation</p>

Sustainability Appraisal of the Mid Sussex Development Plan Review Regulation 19 Report (November 2023) -

- 4.14. The Sustainability Appraisal (SA) is an important evidence-based document. It examines the extent to which the Draft Plan achieves relevant environmental, economic, and social objectives when assessed against reasonable alternatives. It is the most sustainable option that MSDC should be taking forward in the Draft Plan. It is alarming therefore that the SA was commissioned in early October 2023, and published as a final version in November 2023; this timeframe is not considered sufficient enough to allow for a thorough assessment of the Draft Plan that is required at this stage.
- 4.15. The SA includes two assessments, a pre and post mitigation assessment for all sites. The SA is made up of 14 categories with additional sub-categories. A traffic light scoring system is used by MSDC and is repeated here (dark red being a major negative impact and dark green being major positive impact; lighter colours between these two representing minor or neutral impacts). Both pre and post mitigation tables are summarised relating to the Site alongside the Land West of Kemps within Table 4.2

Representations on the Regulation 19 Draft District Plan

Land at Cuckfield Road, Hurstpierpoint



Table 4.2 Sustainability Appraisal comparison with Land West of Kemps (Pre and Post Mitigation)

SA Objective		Land at Cuckfield Road	Land West of Kemps (DPA12)
1. Housing	Pre-Mitigation	++	+
	Post Mitigation	++	+
2. Health and Wellbeing	Pre-Mitigation	+	+
	Post Mitigation	+	+
3. Education	Pre-Mitigation	-	-
	Post Mitigation	-	+
4. Community and Crime	Pre-Mitigation	0	0
	Post Mitigation	0	++
5. Flooding and Surface Water	Pre-Mitigation	-	-
	Post Mitigation	0	+
6. Natural Resources	Pre-Mitigation	-	-
	Post Mitigation	-	-
7. Biodiversity Geodiversity	Pre-Mitigation	0	0
	Post Mitigation	0	0
8. Landscape	Pre-Mitigation	0	-
	Post Mitigation	0	-
9. Cultural Heritage	Pre-Mitigation	0	0
	Post Mitigation	0	-
10. Climate change & transport	Pre-Mitigation	+	+
	Post Mitigation	+	++
11. Energy and Waste	Pre-Mitigation	--	-
	Post Mitigation	+/-	0
12. Water Resources	Pre-Mitigation	-	0
	Post Mitigation	0	0
13. Economic regeneration	Pre-Mitigation	-	+
	Post Mitigation	-	++
14. Economic Growth	Pre-Mitigation	0	0
	Post Mitigation	+	+

Impact significance key

Major negative	--	Uncertain	+/-
Minor negative	-	Minor Positive	+
Negligible	0	Major Positive	++

Representations on the Regulation 19 Draft District Plan

Land at Cuckfield Road, Hurstpierpoint



- 4.16. Whilst the Reg 19 report does not provide a new written assessment of each Site, nor does it make amendments to the Reg 18 Lepus SA (October 2022). It is noted that in the scores provided the Site has improved from those within the Reg 18 Lepus SA, in particular in aspects relating to Health and Wellbeing (- to +), Community and crime (- to 0), Biodiversity (- to 0), Landscape (- to 0), Cultural Heritage (- to 0), Climate Change and Transport (- to +). It is also noted that the Site performs very similar to the Land West of Kemps Site, with better scores on Landscape Impact, Housing and Cultural Heritage.
- 4.17. Our previous comments set out within our Reg 18 representation relating to Education remain valid.
- “Education: The site is assessed as having a minor negligible impact on access to a primary school (para-C.4.1.3) owing to it being a 20-minute walk away. Again, this distance should be regarded as positive (the school is less than a 20-minute walk from the site), as it reflects the aspiration of the emerging District Plan to create 20-minute neighbourhoods. This should therefore be changed. Furthermore, table C.4.1 concludes that this access to primary education is a minor negative impact. This does not correspond with the conclusion at C.4.1.3. It is also of concern that a less than 20-minute walking distance is regarded as negative, bearing in mind many areas within the District are highly rural and may not have walkable access to any form of education”.*
- 4.18. With regard to the perceived negative impact relating to Natural Resources, the Reg 18 Lepus SA appraisal details the Site to be “located either wholly or partially upon land classified as ALC Grade 1, 2 or 3. The proposed development at these 30 sites would be likely to have a minor negative impact on agricultural land through the potential irreversible loss of BMV soil resources” (c.7.2.2). The Site is located within land classified as Grade 3B, which the Reg 19 plan considers suitable for development (Policy DPC1, see paragraph 5.19)
- 4.19. With regard to Economic Regeneration, it is unclear why a negative score has been provided within the Reg 19 appraisal. The Reg 18 Lepus SA states the Site is “located within the sustainable target distance of a 30-minute journey on public transport and therefore the proposed development at these sites is expected to have a minor positive impact on transport and accessibility”.
- 4.20. The Lepus SA utilises a 15-minute target time for pedestrian access to local services. This conflicts with the aims of the Reg 19 Plan which is based around the 20-minute neighbourhood concept. The Site is located within this 20-minute walking distance.
- 4.21. It can be considered based upon the scoring set out within Table 4.2 and our responses that overall, the Site represents a sustainable option for allocation.

5. The Reg.19 District Plan

- 5.1. For the avoidance of doubt, comments are only provided on relevant policies proposed to form part of the Reg 19 District Plan, and then only on those which relate specifically to Hurstpierpoint and the proposed allocations therein, and the Site.

Chapter 4 – District Plan Supporting Evidence

Duty to Co-operate

- 5.2. The Reg 19 District Plan details (page 23) “*Duty to co-operate meetings have been held with Crawley and Horsham at officer level to discuss the unmet need position within the Northern West Sussex Housing Market Area and to seek solutions. In addition, meetings have been ongoing with neighbouring authorities where there are likely to be cross boundary impacts.*”
- 5.3. The NPPF (September and December 2023) details “*Local planning authorities and county councils (in two-tier areas) are under a duty to cooperate with each other, and with other prescribed bodies, on strategic matters that cross administrative boundaries*” [24]
- 5.4. The lack of land for new family housing within the borough of Crawley is well established, whilst Horsham and Crawley are both grappling with Water Neutrality issues, neighbouring authorities will therefore be expected to pick up some of the slack. With expected growth at Gatwick, the requirement for additional housing within the Northwest Sussex Housing Market Area becomes more critical.
- 5.5. Whilst Duty to Co-operate meetings are noted Danworth Farm are unable to find any evidence as to how the council has complied with the duty to co-operate, with no statements of common ground published, and the unmet housing need arising from neighbouring authorities does not appear to have been picked up within the proposed housing need figures (set out within Policy DPH1) which utilises the Standard method with no amendments.

Chapter 6 - District Plan Strategy

Potential for Growth at Settlements

- 5.6. **Danworth Farm Objects to this element of the Reg 19 District Plan.** Hurstpierpoint is identified as a tier 2 settlement in the settlement hierarchy (page 40 of the Reg 19 District Plan). It is one of six tier 2 settlements noted as being “*Larger villages acting as Local Service Centres providing key services in the rural area of Mid Sussex. These settlements serve the wider hinterland and benefit from a good range of services and facilities, including employment opportunities and access to public transport.*”

Representations on the Regulation 19 Draft District Plan

Land at Cuckfield Road, Hurstpierpoint



- 5.7. Despite being recognised as one of the main villages in the District and with reference to its location outside of the High Weald Area of Outstanding Beauty (**AONB**) which covers a considerable part of the District. MSDC has concluded that Hurstpierpoint is a settlement with limited further growth potential (page 33 of the Reg 19 District Plan). This is a similar designation as given to Haywards Heath and East Grinstead and means that the emerging plan fails to ensure growth is maximised within the most appropriate locations, particularly in the context of the “*20-minute neighbourhood*” concept upon which the overriding strategy of the Reg 19 District Plan is based upon.

Growth at existing sustainable settlements where it continues to be sustainable to do.

- 5.8. Page 37 of the Reg 19 District Plan provides the following justification of the proposed strategy “*In order to maintain and enhance existing sustainable settlements in the Plan, careful consideration has been given to the characteristics of settlements, their role and function and not simply their size, along with the infrastructure and services they support in order to determine the extent of new growth they can accommodate sustainably*”. Promoting growth in such existing suitable locations is noted as “*meeting the plans strategic objectives by ensuring development can be directed away from protected landscapes within the district towards locations which benefit from existing infrastructure and services*” (Page 37). The allocation of the Site would clearly align with this approach to growth.
- 5.9. The Reg 19 District Plan attempts to justify the failure to allocate sufficient housing within the most sustainable settlements, detailing “*the Plan can therefore only accommodate a proportion of housing need sustainably through expansion of existing settlements*” noting “*the availability of sites which continue to be capable of accommodating sustainable growth has become much more limited*” as a result of the district being “*formed of a wealth of landscape, cultural and heritage assets which contribute to the rich character, making it a desirable place to live and work*”.
- 5.10. Where it is acknowledged the availability of sites capable of accommodating sustainable growth has become limited, it makes little sense to not allocate a Site on the edge of a sustainable settlement that is capable of accommodating such growth that is not subject to landscape or heritage constraints that contribute to the rich character of the district. This is evidenced with Section 3 of this representation, the accompanying Site vision report (**Appendix 1**) and the Reg 19 Sustainability Appraisal, reviewed within Section 4 of this representation.

Opportunities for extensions, to improve sustainability of existing settlements.

- 5.11. This strategy which has been followed via the prospective allocation within the Reg 19 District Plan of *Land at Crabbett Park* (DPSC2) and *Land at Sayers Common* (DPSC3), will enable the delivery of significant housing on sites that currently lack facilities with the intention that they will be made sustainable prior to significant housing growth. Whilst larger strategic allocations will deliver significant housing (and facilities) in a holistic manner in the long run, the requirement and costs of delivering the additional infrastructure will mean that delivery of such sites will be limited to being towards the end of the plan period. There is therefore a need to ensure a sufficient supply of smaller sites within or on the edge of existing settlements to provide housing growth in the interim period.

Settlement Hierarchy

- 5.12. The identification of Hurstpierpoint as a Tier 2 - Larger Village is **supported**. It is noted in the context of the Site and the 20-minute neighbourhood concept that “*Larger villages acting as Local Service Centres providing key services in the rural area of Mid Sussex. These settlements serve the wider hinterland and benefit from a good range of services and facilities, including employment opportunities and access to public transport.*”
- 5.13. They therefore provide an appropriate location for housing growth particularly in the early years of the plan period without relying upon the development of additional infrastructure.

Key Diagram

- 5.14. **Danworth Farm objects to this** on the basis that Land at Cuckfield Road (The Site) should be included as an allocation and therefore shown on the proposals map as an allocation.

Chapter 8: Sustainability

DPS4: Flood Risk and Sustainable Drainage

- 5.15. The desire to direct development away from areas of the highest risk of flooding is **supported**. It is noted that the Site is located within Flood Zone 1 and has very low risk of flooding. not subject to any flood risk. Surface water runoff from the Site can be attenuated via the incorporation of SUDs ponds, swales, crates, and permeable paving.

Chapter 9: Natural Environment and Green Infrastructure

DPN1: Biodiversity, Geodiversity and Nature Recovery

- 5.16. The policy seeks to protect biodiversity and geodiversity, including (but not limited to) ensuring developments take the opportunity to improve, enhance, manage, and restore biodiversity and green infrastructure. It goes on to seek to avoid damage to, protect, and enhance the special characteristics of designated sites and landscapes.
- 5.17. Importantly, the site does not lie within or adjacent to any of these designated landscapes. The proposals as shown in the masterplan and previously submitted Promotion Document do take the opportunity to provide green infrastructure and BNG helping to deliver the objectives of this policy. Its allocation for a residential development of 153 dwellings will therefore support this policy and the overall objectives of MSDC in respect of the natural environment.

DPN2: Biodiversity Net Gain

- 5.18. It is right for the legislative requirement of 10% BNG to be sought for all developments as established by the Environment Act 2021. On-site BNG provision is preferred.

Representations on the Regulation 19 Draft District Plan

Land at Cuckfield Road, Hurstpierpoint



5.19. For the avoidance of doubt, 10% BNG can be delivered on the Site.

Chapter 10: Countryside

DPC1: Protection and Enhancement of the Countryside

- 5.20. Danworth Farm **object** to the requirement for development outside of the defined built-up area boundaries to be “1. *necessary for the purposes of agriculture; or 2. supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document, or relevant Neighbourhood Plan*”.
- 5.21. This policy requirement as currently worded is highly restrictive and will prevent the windfall development of more than 10 units on potentially sustainable sites on the edge of settlements, not subject to any other planning policy constraints, on the arbitrary basis that they do not benefit from an allocation,
- 5.22. The requirement to protect the best and most versatile agricultural land (Grades 1, 2 and 3a) and Grade 3b in the High Weald AONB from non-agricultural development proposals is supported.
- 5.23. For the avoidance of doubt the Site is located upon Grade 3b agricultural land.

DPC5: Setting of the South Downs National Park

- 5.24. The aim of this policy is to protect the SDNP and its setting. It is important to recognise that the site is located around 1.3km north of the SDNP, which lies to the south of Hurstpierpoint. Views between the site and the SDNP are intersected by the entire village. Land west of Kemps (DPA12), is around 800-850m northwest of the SDNP, lying to the lower west of the village and therefore in closer proximity to the SDNP.
- 5.25. It is demonstrated within the substantial evidence base submitted to MSDC in respect of the Site as part of the call for sites process that no harm will be caused.

Chapter 11 Built Environment

DPB1: Character and Design

- 5.26. Danworth Farm **supports** the desire to see the creation of 20-minute neighbourhoods, which will deliver the most sustainable form of development in the long term. The allocation of sites that ensure that this policy can be effectively delivered is supported.
- 5.27. The Site is ideally located on the edge of Hurstpierpoint to embed the 20-minute neighbourhood principles and local living, with a range of facilities and services a short 20 minute or less walk away including Community hub, St Lawrence School, and the wider village centre.

Chapter 15: Housing

Policy DPH1: Quantum of housing

- 5.28. Danworth Farm has **concerns and objections** over the proposed housing strategy in the Draft District Plan.
- 5.29. MSDC have an identified supply of 20,616 homes against a standard method calculated need of 19,620 homes (average of 1,090 dwellings). This has resulted in a buffer of 996 homes. Despite the plan period remaining the same, it is noted that this has slightly changed from an identified supply of 20,444 and identified need of 20,142, within the Reg 18 Plan.
- 5.30. The buffer of 996 (whilst higher than that set out within the Reg 18 plan) still represents c.5% (c.50dpa) of planned housing. A 5% buffer is the minimum acceptable buffer in respect of the 5-year housing land supply; but for a sound Local Plan it is generally accepted that a 10% buffer should be applied.
- 5.31. The Council state in the supporting text that it is fully cognisant of the housing need in Northern West Sussex Housing Market area (HMA) and that there is likely to be unmet need arising in the HMA overall. There is now greater certainty as to what those unmet needs are. The Crawley Local Plan has recently been found sound by inspectors and as such their unmet need of 352 dpa and the Horsham Local Plan that is currently out for its own Regulation 19 consultation has a shortfall of 134 dpa adding to combined shortfall of 486 homes across the HMA each year. There is additional established unmet need in Brighton, Lewes and the South Downs National Park. Given the scale of the unmet needs in more constrained neighbouring areas there is strong evidence that MSDC should be doing more to address these unmet needs.
- 5.32. A considerable number of homes (4,700) equating to 22% of the total proposed provision, are anticipated to be delivered through just 3 strategic site allocations (at Crabbet Park, Sayers Common and West of Burgess Hill). An additional 543 homes (DPSC4 – DPSC7) are dependent upon the delivery of the larger strategic allocation DPSC3 (Land to the South of Reeds, Sayers Common) for infrastructure provision and without this, as individual sites, they cannot be considered to constitute sustainable development or to follow the principles of the 20-minute.neighbourhood.
- 5.33. There has also been no account taken of potential delayed planning permissions and resultant delivery or non-implementation from these three strategic allocations but given the significant proportion of homes that they are meant to deliver, it is essential that an allowance is made to account for potential delay, otherwise MSDC risks the Draft District Plan failing to meet identified needs over the plan period.

Representations on the Regulation 19 Draft District Plan

Land at Cuckfield Road, Hurstpierpoint



- 5.34. Furthermore, MSDC has included a windfall allowance of 1,768 homes. Windfall delivery is knowingly uncertain, and this quantum is unusually high, particularly considering the restrictive policies for non-allocated sites reviewed above. As per paragraph 72 of the NPPF MSDC needs to demonstrate that this allowance is sufficient and can be achieved, based on factors including historic windfall rates, which must also consider external circumstances and influences that may have affected those rates. Whilst the Urban Capacity Study does cover past delivery, it is questionable whether the discount applied to accommodate historic low delivery rates is reasonable, and whether in reality this high windfall allowance is achievable. Danworth Farm are concerned that MSDC has not met the requirements of paragraph 72 of the NPPF, by failing to provide sufficient, and compelling evidence to demonstrate a reliable supply from the proposed windfall allowance.
- 5.35. Danworth Farm takes the view that additional homes are required to ensure a greater level of certainty of delivery and must be allocated in the District Plan. The site at Cuckfield Road provides an excellent opportunity to secure the delivery of a further 153 homes early in the plan period. This will include a range of dwelling types, sizes, and tenures to meet local needs and help to ensure access to homes for the community.

DPH2. Sustainable Development Outside the Built-up Area

- 5.36. Danworth Farm **Objects** to this policy. The high level of windfall provision will inevitably be dependent upon a number of larger (plus 10 units) unallocated sites being delivered over the plan period. The policy as currently set out allows the expansion of settlements outside of defined settlement boundaries on allocated sites or where the proposed development is for fewer than 10 units.
- 5.37. This policy implies that it will support new development; however, in reality it is doubtful whether this policy will in fact achieve it and whether any location can be made more sustainable with ad hoc small development (of less than 10 units) that would not provide sufficient S106 / CIL funding or affordable housing provision, to support larger community needs (including the need for affordable housing), and the aims of achieving sustainable development.
- 5.38. The policy as set out will prevent the delivery of large sustainable sites on the edges of settlements such as the Site, to be developed to their full potential.

DPH6: Self and Custom Build Housing

- 5.39. Danworth Farm had previous concerns set out within the Reg 18 representation regarding the requirement for 5% self-build plots on all developments over 100 dwellings. This has been reduced to 2% which is considered to be more realistic. Furthermore, the policy now includes flexibility should the self or custom build plots not be taken up.

DPA12: Land west of Kemps, Hurstpierpoint

- 5.40. The allocation of Land west of Kemps over Land at Cuckfield Road concerns **Danworth Farm and accordingly a formal objection to this allocation is raised.**

Representations on the Regulation 19 Draft District Plan

Land at Cuckfield Road, Hurstpierpoint



5.41. The SHELAA conclusions for the two sites, indicate that the site at Cuckfield Road (SHELAA reference 1075) outperforms Land West of Kemps. This is best shown on the table 5.1 which copies all text and scoring from the SHELAA documents and shows a comparison of the two.

Table 5.1: MSDC's SHELAA Assessment – site comparison

SHELAA criteria	Site 1075 Land at Cuckfield Road	Site 13 Land West of Kemps
Potential Housing Yield	313	90
Flood zone 2 or 3	X	X
SSSI	X	X
Ancient woodland	X	X
AONB	X	X
Local Nature Reserve	X	X
Conservation Area	Development would not have a negative impact on Conservation area and/or Area of Townscape Character	Development would have a potential negative impact upon Conservation Area
Scheduled Monument	x	x
Listed Buildings	Development will not affect listed building/s	Development may potentially affect listed building/s - mitigation may be necessary
Access	Safe access is not available, but <u>potential exists to easily gain access</u>	Safe access to site already exists
Suitability	Relatively unconstrained - assessed as Suitable at Stage 1, progress to Stage 2 assessment	Relatively unconstrained - assessed as Suitable at Stage 1, progress to Stage 2 assessment
Availability	Site submitted by site proponent to the SHELAA for assessment – considered available	Site submitted by site proponent to the SHELAA for assessment – considered available
Achievability	There is a reasonable prospect that site could be developed within the Plan period	There is a reasonable prospect that site could be developed within the Plan period
Timescales	Medium-Long Term	Medium-Long Term

All text and scoring in this table are taken directly from the SHELAA.

Representations on the Regulation 19 Draft District Plan

Land at Cuckfield Road, Hurstpierpoint



- 5.42. On the basis of table 4.1 which details the similarities and key differences between the sites, it is clear that the two sites have been assessed comparably, and Land at Cuckfield Road does score more positively in a number of fundamental criteria. It also details the betterment offered by Land at Cuckfield Road including a reduced heritage impact and greater housing provision.
- 5.43. Danworth Farm note and disagree with the assessment that “*safe access is not available*” with regard the Land at Cuckfield Road. Safe access does exist via the existing field gates providing access from either side directly onto the adopted highway – Cuckfield Road. Conversely it is noted that the SHELAA assessment considers that safe access is deemed to already exist to Land West of Kemps. This is an incorrect statement. Access to Land West of Kemps will be via the narrow residential street Orchard Way, which is already constrained with parked cars regularly blocking one side of the carriageway (see June 2023 Google Street View extract, figure 5.1). Access into Land West of Kemps will also be required to cross the small square of grass at the end of Orchard Way which is within private ownership. Thus, whilst access is physically in place at this time, there is no certainty that it can be used for the site.

Figure 5.1: Orchard Way (Google Streetview)



Representations on the Regulation 19 Draft District Plan

Land at Cuckfield Road, Hurstpierpoint



- 5.44. A further comparison between the 2 sites is provided within section 4 of this representation setting out the conclusions of the Reg 19 Sustainability Appraisal.
- 5.45. As a tier 2 “larger village” in the context of a positively prepared plan, there is certainly potential for Hurstpierpoint to accommodate a greater level of housing provision over the plan period that the 90 homes provided by Land West of Kemps.
- 5.46. The accompanying Landscape and Visual Appraisal prepared by ES Landscape Planning (**Appendix 2.0**), provides a further review of Land West of Kemps from a Landscape perspective. Appendix 2.0 concludes *“the same criteria used to assess the Cuckfield Road site does not seem to have been applied to the Kemps site which is arguably more sensitive from a heritage, landscape and infrastructure perspective.”*
- 5.47. In the context of a positively prepared plan, the settlement hierarchy, and a requirement for additional sites to be allocated to prepare more flexibility should delivery of the strategic sites be delayed. It is clear that the Site should also be allocated.

DPSC3 to DPSC7: Sayers Common Allocations

- 5.48. The allocation of 5 smaller sites with the provision for 543 homes at Sayers Common **concerns Danworth Farm.**
- 5.49. The allocation of Land at Cuckfield would reduce the reliance upon the delivery of other nearby allocations, DPSC4 – DPSC7 at nearby Sayers Common which are dependent upon the approval and delivery of infrastructure associated with the larger allocation DPSC3 and ensure that housing is delivered early on within the plan period.

Chapter 16: Infrastructure

DPI8: Viability

- 5.50. There are some concerns regarding the requirement for a second viability review later in the planning process, and any implications this could have. MSDC must be sure that this requirement does not hinder delivery or prevent sites from coming forward.

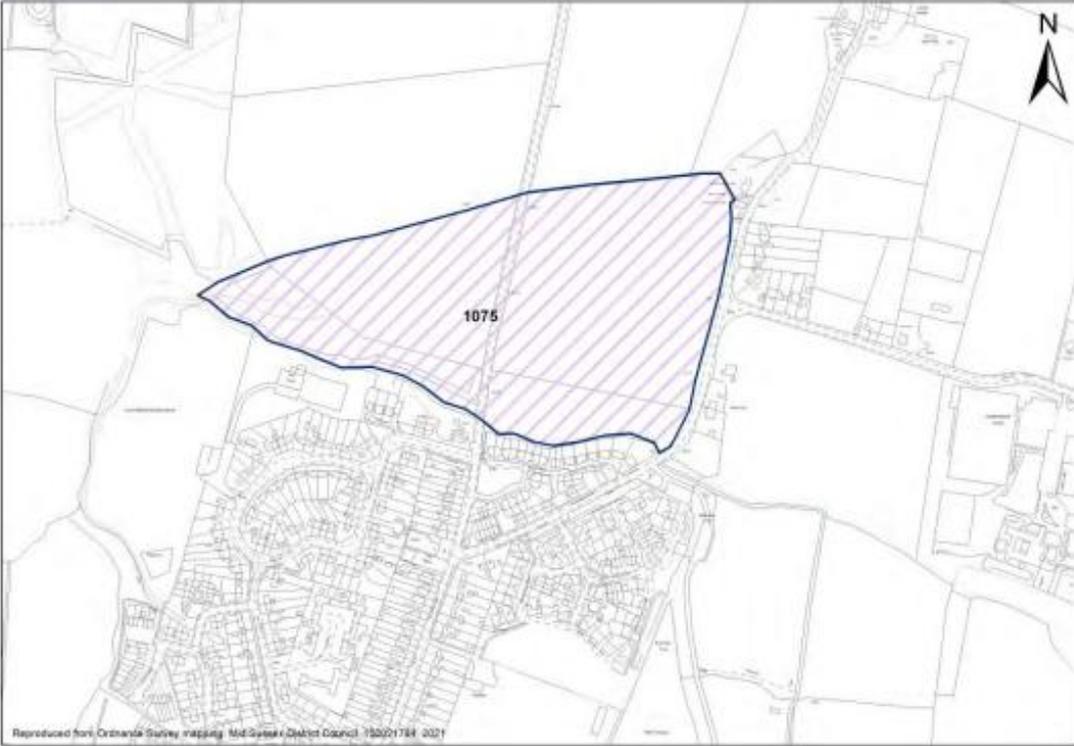
6. Conclusion

- 6.1. This representation has been prepared by Savills on behalf of Danworth Farm Limited and responds to the Regulation 19 Consultation on the Draft District Plan for Mid Sussex.
- 6.2. This representation has examined various elements of the emerging District Plan, raising comments, concerns, and objections to it. Comments are not made on all elements of the plan, but further comments may be made, if considered necessary, on all elements of the District Plan at later consultation stages.
- 6.3. This representation is submitted in relation to the promotion of Land at Cuckfield Road, Hurstpierpoint for 153 dwellings, which has not been included in the Reg 19 Draft District Plan as an allocation, despite the provision of a substantial evidence base and very positive assessment of the site and its suitability for development.
- 6.4. The site was submitted to MSDC as part of the call for sites process. It was assessed under its SHELAA Reference 1075 as being “relatively unconstrained”. It was not until the stage 3 assessment that the site was rejected on the basis that it could cause coalescence. However, it is evident from the draft Proposals Map that this would not happen, and that the distance between this site and DPSC1 West of Burgess Hill would still be some 1100m which is far greater than the distance between Haywards Heath and Burgess Hill of 800m, for example.
- 6.5. The reliance upon Strategic Sites to deliver 22% of the proposed housing growth will not deliver the required housing growth early within the plan period and will also be subject to a longer and more locally controversial planning process cumulating in the discharging or multiple reserved matters and condition discharge applications. The additional smaller allocations at Sayers Common are also reliant upon too many factors outside of these site control to be considered deliverable from a sustainability point of view.
- 6.6. The c.5% buffer between the allocated supply and expected need is also too low, particularly in light of the uncertainty surrounding a significant proportion of the proposed housing supply.
- 6.7. There is also a failure to consider the proposed growth at Gatwick airport and the duty to co-operate particularly with Crawley Borough Council, which will likely result in a higher housing need than identified within the Standard Method calculations used to inform the Reg 19 plan.
- 6.8. Comparison is made within these representations with Land West of Kemps also in Hurstpierpoint which benefits from an allocation (DPA12) despite having a greater potential impact on nearby heritage assets and landscape, including the SDNP which is significant given the proposed policies in the Draft District Plan which seek to protect these key features. In comparison the site at Cuckfield Road would not have these impacts – acknowledged by MSDC in the site assessments.
- 6.9. We trust that MSDC will find these comments useful and Danworth Farm thanks MSDC for the opportunity to provide comments on their Reg 19 District Plan. As detailed within these representations and the accompanying extensive technical evidence that Land at Cuckfield Road represents a suitable and deliverable location for housing and Danworth Farm would be pleased to work alongside MSDC to bring the site forward to help meet local housing need.

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Director

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Appendix C – SHELAA (2023) Pro-Forma

SHELAA Ref	1075	Parish	Hurstpierpoint and Sayers Common
Site Location	Land north of Willow way and Talbort Mead, Cuckfield Road Road Hurstpierpoint		
			
Site uses	Agriculture		
Gross Site Area (ha)	10.44		
Potential Yield	313		
Site History			
Absolute Constraint	Flood Zone 2 or 3	✘	
	Site of Special Scientific Interest	✘	
Other Constraints	Ancient Woodland	✘	
	Area of Outstanding Natural Beauty	✘	
	Local Nature Reserve	✘	
	Conservation Area	Development would not have a negative impact on Conservation area and/or Area of Townscape Character	
	Scheduled Monument	✘	
	Listed Buildings	Development will not affect listed building/s	
	Access	Safe access is not available but potential exists to easily gain access	
Suitable	Relatively unconstrained - assessed as Suitable at Stage 1, progress to Stage 2 assessment		
Availability	Site submitted by site proponent to the SHELAA for assessment - considered available		
Achievability	There is a reasonable prospect that site could be developed within the Plan period		
Timescale	Medium-Long Term		

Appendix D – Pre-Application Submission

5 December 2025

Planning Department
Mid Sussex District Council
Oaklands
Oaklands Road
Haywards Heath
West Sussex

MS/Let/P2316

Dear Sir / Madam,

Pre-Application Request for proposed development at Land at Cuckfield Road, Hurstpierpoint

We are writing on behalf of **Danworth Farm Ltd** to seek pre-application advice in relation to the proposed development of Land at Cuckfield Road, Hurstpierpoint.

The Site comprises two parcels of land adjoining the northern edge of the settlement and has previously been assessed within the Mid Sussex Strategic Housing and Economic Land Availability Assessment (2023) (SHELAA) as *suitable, available, and achievable* for development.

The landowner is now progressing an updated, landscape-led layout for residential development that responds positively to the village edge, local context, and technical constraints, while enhancing connectivity around Hurstpierpoint. We would welcome the Council's initial views on the emerging masterplan and the principle of development at this site.

This pre-application submission includes the following supporting documents:

- Vision Document
- Site Layout Plan

In parallel, Danworth Farm Ltd intends to continue promoting the Site through the emerging Mid Sussex District Plan Review and any subsequent updates to the Hurstpierpoint and Sayers Common Neighbourhood Plan, with the aim of securing the Site's recognition as a sustainable, deliverable option for planned growth helping to deliver much needed housing within the District.

As part of this ongoing engagement, we recently met with the Mid Sussex District Council Planning Policy Team. Policy Officers confirmed that they should attend any future pre-application meeting on the site. We would be grateful if their involvement could be arranged to support a coordinated discussion.

We look forward to working collaboratively with Officers to shape an approach that unlocks the Site's potential and delivers a high-quality, landscape-led scheme.

The Site

The Site is located immediately north of the defined Built-Up Area Boundary (BUAB) of Hurstpierpoint. Hurstpierpoint is identified as a Category 2 (Larger Village) settlement within the Mid Sussex District Plan, recognising its range of services, community facilities, public transport connections, and its role as one of the District's more sustainable villages. The Site is within walking distance of the village centre, local shops, and education provision, making the site a sustainable location for development.



Figure 1 - Site Location Plan

The site comprises 9.96 hectares of land across two greenfield parcels located on either side of Cuckfield Road, and has previously been used for agricultural use. The topography of the site slopes gently southwards, with a ridgeline beyond the north of the site screening views when looking south down Cuckfield Road.

At the southern end of the parcels, is a woodland buffer of varying width (70m at widest), with a watercourse running through the centre of the woodland. A large mature oak is located at the southern end of Cuckfield Road on the western parcel. Along the northern boundary of the site is an established hedgerow and eight mature trees, with a ditch running to the north of this. An overhead power cable runs along to northeast corner of the eastern parcel. A Public Right of Way runs to the north of the site boundary, connecting to a wider footpath network across Hurstpierpoint.

To the south of the site is residential development with Court Buses Recreation Ground and Fairfield Recreation Ground located within close proximity to the site. Agricultural land sits to the north of the site with further pockets of woodland to the west and rural lanes; Chalkers Lane and Danworth Lane to the east, comprising some residential properties.

It is noted that Grade II Listed Buildings Hurstpierpoint College and Star House are located to the east of the site approximately 500m from the eastern boundary. The tower of Hurstpierpoint College can be seen from the pre-application site.

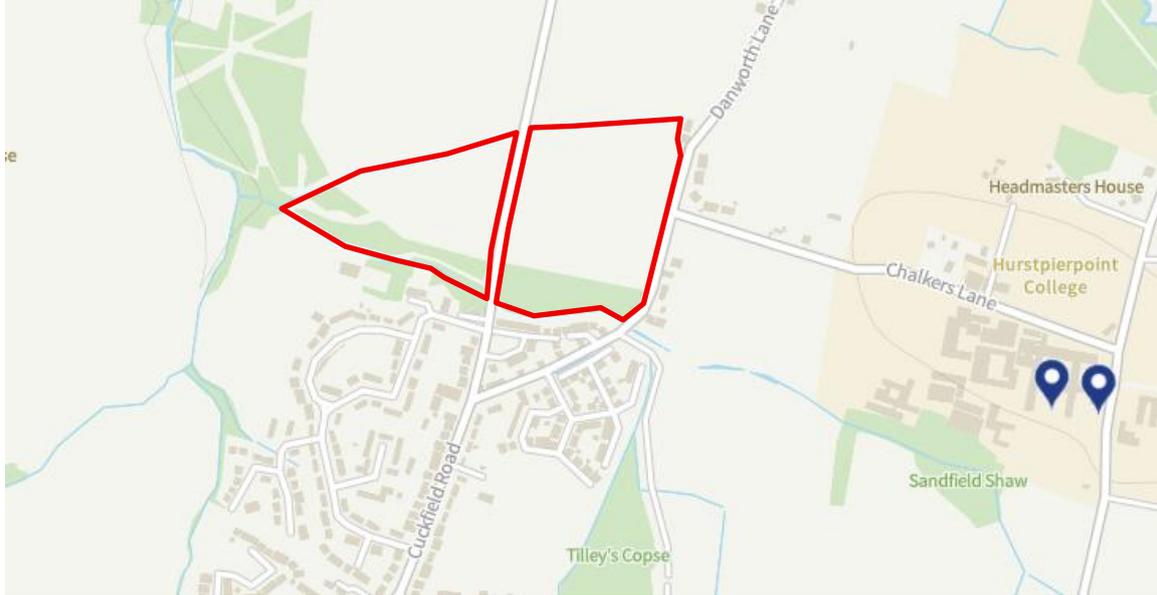


Figure 2 - Historic England Maps

In policy terms, the site lies outside the Built-Up Area Boundary and is therefore designated as Countryside under the Mid Sussex District Plan. It is located within the parish of Hurstpierpoint and Sayers Common. Within the made Neighbourhood Plan, the western part of the land is identified as Countryside (Policy C1), while the eastern part is included within the designated Local Gap, as defined by Policy C3 and illustrated on the accompanying map below.

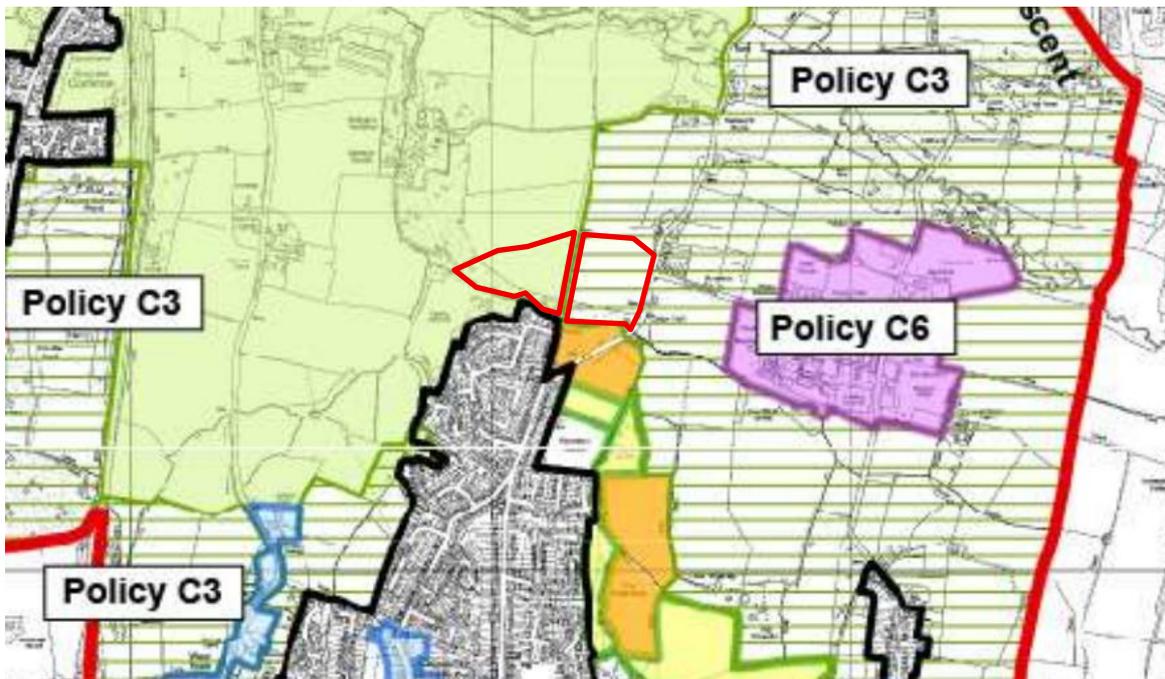


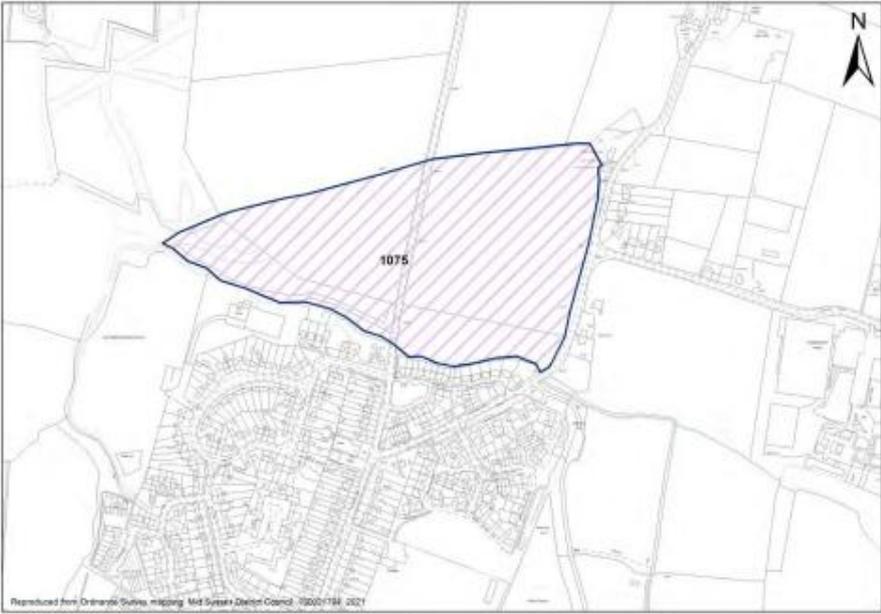
Figure 3 - Hurstpierpoint and Sayers Common Neighbourhood Plan Policy Map

Planning Background

A search of the Mid Sussex Planning Register has taken place and revealed no relevant planning applications at this site.

The site has been promoted through the Mid Sussex Strategic Housing and Economic Land Availability Assessment (2023) (SHELAA) and has been identified as ***suitable, available, and achievable*** for development. Please see the Pro-Forma Assessment below:

Stage 1 Site Pro-Forma – All Sites

SHELAA Ref	1075	Parish	Hurstpierpoint and Sayers Common
Site Location	Land north of Willow way and Talbot Mead, Cuckfield Road Road Hurstpierpoint		
			
Site uses	Agriculture		
Gross Site Area (ha)	10.44		
Potential Yield	313		
Site History			
Absolute Constraint	Flood Zone 2 or 3	✘	
	Site of Special Scientific Interest	✘	
Other Constraints	Ancient Woodland	✘	
	Area of Outstanding Natural Beauty	✘	
	Local Nature Reserve	✘	
	Conservation Area	Development would not have a negative impact on Conservation area and/or Area of Townscape Character	
	Scheduled Monument	✘	
	Listed Buildings	Development will not affect listed building/s	
	Access	Safe access is not available but potential exists to easily gain access	
Suitable	Relatively unconstrained - assessed as Suitable at Stage 1, progress to Stage 2 assessment		
Availability	Site submitted by site proponent to the SHELAA for assessment - considered available		
Achievability	There is a reasonable prospect that site could be developed within the Plan period		
Timescale	Medium-Long Term		

A meeting was held in October 2025 with the MSDC Planning Policy team. Meeting minutes are attached in Appendix A summarising these discussions.

Planning Policy

In this case the Development Plan for the area consists of the Mid Sussex District Council Site Allocations DPD 2022, the Mid Sussex District Plan 2014-2031, Hurstpierpoint and Sayers Common Neighbourhood Plan 2015, and saved policies from the Local Plan 2004.

The National Planning Practice Guide (NPPG), the National Planning Policy Framework (the Framework), and the Council's adopted Supplementary Planning Guidance are material considerations.

Mid Sussex District Plan (2014-2031)

The MSDP 2014-2031 was adopted in 2018. The Plan sets out a vision for Mid Sussex and a delivery strategy for how that will be achieved. Relevant policies are set out below:

- Policy DP4 - Housing**
- Policy DP5 - Planning to Meet Future Housing Need**
- Policy DP6 - Settlement Hierarchy**
- Policy DP18 - Setting of the South Downs National Park**
- Policy DP20 - Securing Infrastructure**
- Policy DP21 - Transport**
- Policy DP24 - Leisure and Cultural Facilities and Activities**
- Policy DP25 - Community Facilities and Local Services**
- Policy DP2 - Character and Design**
- Policy DP27 - Dwelling Space Standards**
- Policy DP28 - Accessibility**
- Policy DP30 - Housing Mix**
- Policy DP31 - Affordable Housing**
- Policy DP34 - Listed Buildings and Other Heritage Assets**
- Policy DP37 - Trees, Woodland and Hedgerows**
- Policy DP38 - Biodiversity**
- Policy DP39 - Sustainable Design and Construction**
- Policy DP41 - Flood Risk and Drainage**
- Policy DP42 - Water Infrastructure and the Water Environment**

Draft District Plan 2021-2039

The District Council is in the process of reviewing and updating the Plan where necessary. The new District Plan 2021 – 2039 will replace the current adopted District Plan.

The District Plan Review 2021–2039 was submitted for examination on 8 July 2024, with Stage 1 hearings held in October 2024. The Inspector's initial findings in June 2025 raised concerns regarding the Council's compliance with the Duty to Cooperate, and the Council has since sought to challenge this position.

On 3 November 2025, the Inspector issued a further letter acknowledging the Council's request for another opportunity to present its Duty to Cooperate evidence. The examination has been reopened in light of new Government direction (set out in the Minister of State's letter of 9 October), which expects Inspectors to take a more flexible approach and allow additional clarification where necessary. Further to these changes, on 27 November 2025 the government announced changes to the plan-making system including the removal of the Duty to Cooperate, which was a key factor delaying the Draft Local Plan. Hearings will be scheduled for early in the new year to allow the Local Plan to continue its progression.

Given these ongoing matters and the unresolved objections to key policies, the emerging Plan continues to attract only limited weight in decision-making, with the adopted District Plan 2014–2031 and the Site Allocations DPD remaining the primary policy framework.

Hurstpierpoint and Sayers Common Neighbourhood Plan (2014-2031)

The Hurstpierpoint and Sayers Common Neighbourhood Plan 2014-2031 was adopted in 2015. The Neighbourhood Plan is now more than five years old, however sets out a vision for Hurstpierpoint and Sayers Commons. Relevant policies are set out below:

Policy C1 Countryside – Conserving and Enhancing Character

Policy C3 Countryside – Local Gaps and Preventing Coalescence

Policy C4 Countryside – Conservations Areas

Policy C5 Countryside – Hurstpierpoint College

Policy H1 Housing – Hurstpierpoint and Sayers Common New Housing Development

Policy H5 Housing – Development Principles

Policy H6 Housing – Housing Sites Infrastructure and Environmental Impact Assessment

Policy H7 Housing - Affordable Housing

Proposed Development

The proposed development seeks to erect 129 residential dwellings across the two parcels of land with associated access, parking and landscaping. The proposal comprises a series of detached, semi-detached and terraced maisonette dwellings of which 30% will be affordable housing.

The proposed layout has been designed to provide an appropriate offset from the woodland to the south and a buffer to the hedgerow and mature trees to the north. Access from Cuckfield Road will facilitate the two parcels, with pedestrian access rerouted to within the site to protect the rural lane character of Cuckfield Road on the approach into Hurstpierpoint. Built form will be setback off Cuckfield Road to further retain the character of the lane.

The proposed density of the layout will be 19 dwellings per hectare, with parcels of open space within the developable area and bounding the site. Key views have been maintained looking south towards the South Downs National Park and looking eastwards towards Hurstpierpoint College, with a central view through the eastern parcel creating a sense of place.

Several footpaths and cycle paths are proposed within the layout, allowing connection through the woodland, south towards Court Bushes Recreation Ground and eastwards towards Chalkers Lane to connect with the existing cycle route through Hurstpierpoint.

Attenuation basins are proposed on the layout providing an on-site drainage solution while offering opportunities for on-site biodiversity.

26 visitor parking spaces are proposed across the site layout, and all dwellings will have allocating parking spaces in accordance with West Sussex parking standards.



Planning Appraisal

Principle of Development

The site is located in a highly sustainable location, immediately adjacent to the Built-up-Area-Boundary of Hurstpierpoint in Mid Sussex. As set out in the Mid Sussex District Plan (2018), Hurstpierpoint is classified as a Category 2 settlement within the Mid Sussex Settlement Hierarchy. Hurstpierpoint contains a range of local shops, services, community facilities, and access to public transport.

By virtue of the site's location immediately adjacent to the settlement boundary, the site benefits from these sustainable services, with a range of local amenities within walking distance of the site.

The site is highly accessible, located on Cuckfield Road with direct access into the village centre and links towards Burgess Hill and Hassocks (with train links to London), and within walking distance of local bus services providing connections to nearby settlements, including Burgess Hill and Brighton.

While DP12 of the Mid Sussex District Plan restricts development outside the settlement boundary, the site has been assessed positively within the Mid Sussex Strategic Housing and Economic Land Availability Assessment (SHELAA, 2023), which identifies both parcels as suitable, available and achievable for development with no major constraints. This confirms the Council's acknowledgement that the land has development potential in principle.

Furthermore, Mid Sussex District Council cannot currently demonstrate a five-year supply of deliverable housing sites. This was most recently reaffirmed in October 2025 in Appeal Reference APP/D3830/W/25/3367543, where the Council, the appellant, and the Inspector agreed that the authority lacks a five-year supply. Evidence at the Scamps Hill inquiry (APP/D3830/W/24/3350075) suggested a supply position between 3.38 years (LPA) and 2.41 years (Appellant).

As a result, paragraph 11(d)(ii) of the NPPF is engaged, activating the presumption in favour of sustainable development. In such circumstances, planning permission should be granted unless adverse impacts would significantly and demonstrably outweigh the benefits.

Furthermore, paragraph 14 of the NPPF is not engaged in this case. The Hurstpierpoint and Sayers Common Neighbourhood Plan was made more than five years ago and has not been reviewed and found up to date against the current strategic policies of the Mid Sussex District Plan. As such, it does not benefit from the protections afforded by paragraph 14, and cannot disapply the presumption in favour of sustainable development. Consequently, the tilted balance under paragraph 11(d)(ii) remains fully operative.

In this regard, the provision of 129 new homes, including 30% affordable housing, would make a meaningful and much-needed contribution to addressing the District's housing shortfall and boosting supply in the short term.

In addition, alongside its immediate supply deficit, Mid Sussex faces longer-term strategic pressures. At Regulation 19 Stage, the Draft District Plan identified a minimum Local Housing Need of 19,620 dwellings (1,090 dpa) under the former standard method. However, the updated NPPF and PPG introduced by the Labour Government now require use of the revised 'Standard Method', which has increased the District's objectively assessed need to 1,276 dwellings per annum. This further elevates the scale of future housing provision required within Mid Sussex.

In this context, the Draft District Plan remains in preparation, and following the Inspector's initial findings on the Duty to Cooperate, its weight is limited. However the Inspector has since reopened the examination to allow the Council to present further evidence, recognising the need for a flexible and collaborative approach.

The outcome of these hearings will have significant implications for how Mid Sussex responds to its enhanced housing requirements and unmet needs arising from adjacent authorities, and therefore will be looking at sustainably located sites that are already identified through the SHELAA as suitable, available, and achievable to play an important role in meeting both immediate and longer-term housing needs. Therefore, the site at Cuckfield Road would offer a deliverable opportunity to provide 129 much-needed dwellings immediately adjacent to an established settlement.

In summary, the site represents a highly sustainable location for growth, immediately adjoining a well-served Category 2 settlement. It has been assessed positively through the SHELAA and can deliver 129 homes, including affordable housing, in a landscape-led manner. Given the acknowledged housing land supply deficit, the operation of the presumption in favour of sustainable development, and the District's growing strategic housing pressures, the principle of development at this location is considered acceptable.

Other Matters

Coalescence / Local Gap

The site sits well outside the strategic separation between Hurstpierpoint and Burgess Hill, and its development would not compromise the objectives of Neighbourhood Plan Policy C3 (Local Gaps). The intervening distance between the pre-application site and the draft site allocation within the draft Local Plan, Land West of Burgess Hill, is approximately 1.5km, which is a substantial and meaningful separation that prevents any risk of coalescence in both physical and perceptual terms.

While the concern of coalescence is acknowledged, the topography of the site and its surroundings significantly limits intervisibility between Hurstpierpoint and Burgess Hill. A prominent ridgeline to the north contains outward views, and substantial areas of mature intervening tree cover break up any visual connection between the settlements. The site itself has a strong sense of enclosure, framed by existing hedgerows and established woodland belts, reinforcing its role as part of the immediate settlement edge rather than the wider open countryside.

The emerging masterplan proposes a strengthened landscape buffer along the northern boundary, enhancing the existing mature vegetation to create a robust and enduring edge to Hurstpierpoint. As a result, the proposals would maintain clear visual and spatial separation between the settlements and would not erode the distinct identities of Hurstpierpoint and Burgess Hill.

Given Mid Sussex's acknowledged lack of a five-year supply of deliverable housing sites, paragraph 11(d) of the NPPF is fully engaged. Paragraph 14, which may allow a neighbourhood plan to disapply the presumption in favour of sustainable development, is also not engaged because the Hurstpierpoint and Sayers Common Neighbourhood Plan is more than five years old and has not been reviewed against up-to-date strategic policies. Consequently, Neighbourhood Plan Policy C3 (Local Gap) attracts only limited weight, and cannot outweigh the presumption in favour of sustainable development in this context.

Accordingly, in both landscape and policy terms, the site does not contribute to any perceived or actual coalescence between Hurstpierpoint and Burgess Hill, and its development would not conflict with the aims of Local Gap Policy C3.

Landscape-Led Design and Key Viewpoints

The emerging proposals are being shaped through a landscape-led design approach, ensuring that built form, open space, and movement routes respond positively to the site's topography, existing landscape structure, and wider visual context. Key viewpoint, particularly those looking south towards the South Downs National Park and east towards Hurstpierpoint College, have directly informed the development strategy, helping to maintain important visual connections and manage potential landscape effects. The scheme incorporates generous green infrastructure, including strengthened boundary planting and considered view corridors, to ensure a sensitive transition between the settlement edge and the surrounding countryside. A Landscape and Visual Impact Assessment (LVIA) will accompany any future planning application and will provide a proportionate assessment of the scheme's visual and landscape effects, together with avoidance, mitigation, and enhancement measures.

Pedestrian and Vehicular Access

A key priority in developing the emerging masterplan has been to ensure that pedestrian and vehicular access is safe, legible, and sensitively integrated into the existing rural context. The proposed access strategy has therefore been carefully shaped around the site's landscape features, existing movement patterns, and opportunities to enhance connectivity for both new and existing residents.

Vehicular access is proposed from Cuckfield Road, where visibility, alignment, and capacity have been assessed and found suitable for accommodating the development. The design maintains the rural lane character while ensuring compliance with highway safety standards. The access geometry has been refined to minimise hedgerow loss and to align with the landscape-led approach that underpins the wider masterplan.

The proposals include a number of significant improvements to pedestrian accessibility, extending beyond the site boundary and delivering tangible benefits for the wider community:

- **New on-site footpath along Cuckfield Road** - A dedicated pedestrian footpath is proposed within the site parallel to Cuckfield Road. By locating the footway internally, rather than requiring widening of the road itself, the scheme preserves the existing hedgerow and rural lane character while providing a safe, overlooked pedestrian route.
- **New pedestrian links to Court Bushes Recreation Ground** - The masterplan introduces new pedestrian connections towards the community facilities and open space to the west of Hurstpierpoint.
- **Off-site improvements along Chalkers Lane** - The proposals include the offer of upgraded pedestrian infrastructure along Chalkers Lane, addressing an existing issue that local residents have actively petitioned the Council to resolve. The current lack of safe pedestrian provision along this route limits north-south movement and raises amenity concerns. Improvements here would provide a high-quality connection to the established Chalkers Lane cycle and pedestrian path, significantly enhancing the safety, comfort, and accessibility of routes already used by the community.

Taken together, these measures represent a meaningful enhancement of the local movement network. The access strategy not only meets technical and policy requirements but actively improves the safety, legibility, and permeability of routes within and around Hurstpierpoint. The development would support sustainable travel habits, strengthen local connectivity, and deliver upgrades that respond to existing community priorities.

Open Space

The development delivers a generous and landscape-led package of public open space that responds directly to the ambitions set out in the Mid Sussex Infrastructure Delivery Plan (2024). The IDP highlights the parish's desire for open spaces that provide "nature on your doorstep" and connect meaningfully with existing woodland and wildlife habitats.

The scheme achieves this by retaining and enhancing the mature woodland within the site, integrating it into a high-quality network of green corridors and open spaces. This approach provides immediate ecological value, opportunities for informal recreation, and a natural, countryside-edge character for residents. The woodland and surrounding green spaces also strengthen the wider green infrastructure of Hurstpierpoint, offering accessible, nature-rich open space for both new and existing residents.

Overall, the proposals fully align with the IDP's expectations for sustainable, well-connected, and biodiversity-focused open space provision and will deliver a significant community and environmental benefit.

Summary

In summary, the site at Cuckfield Road represents a sustainable and deliverable opportunity for housing adjacent to Hurstpierpoint. It is well located in relation to local services, benefits from safe access, and has been positively identified within the SHELAA as suitable, available, and achievable for development. The District's ongoing housing land supply deficit, combined with the increased housing requirement arising from recent national policy changes, emphasises the need for sites that can make a meaningful contribution to both short-term delivery and longer-term strategic planning.

The emerging proposals demonstrate a clear commitment to high-quality place-making through a landscaped design approach, enhanced northern boundary treatments, and careful consideration of key viewpoints. Importantly, development of the site would maintain the separation between Hurstpierpoint and Burgess Hill.

Given the current status of the Draft District Plan and the Inspector's decision to reopen the examination, there is an opportunity for the Council to consider sustainably located, evidence-backed sites that can support the spatial strategy moving forward. We would welcome the Council's guidance on how best to progress the site through both the development management and plan-making processes.

We look forward to discussing the emerging masterplan and obtaining the Council's early advice to help unlock the site's potential in a way that aligns with local policy objectives and delivers much-needed housing for Mid Sussex.

If you have any further queries or require further information, please contact me on 01903 248777.

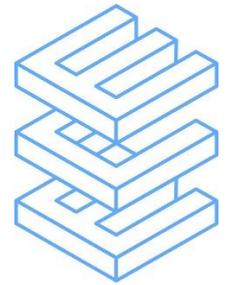
Yours sincerely

ECE Planning



Sam Sykes MRTPI
Director

Client	Danworth Farm Ltd		
Project	Land at Cuckfield Road, Hurstpierpoint		
Document	MDSC Planning Policy Meeting Notes	Revision	A
Date	07 October 2025		
Author	S Sykes	Checked	S Sykes



Attendees

Mid Sussex District Council (MSDC):

- Alice Headstock – Principal Planning Policy Officer
- Andrew Marsh – Head of Planning Policy

ECE Planning:

- Sam Sykes – Planning Director
- Landowners:
- Jeremy Ventham
 - Nick Ventham

Summary of Discussion

1. Introduction and Background

- Sam Sykes provided an overview of the work previously undertaken on the site, including:
 - Landscape and Visual Impact Assessment (LVIA)
 - Flood risk and drainage studies
 - Highways, ecology and arboricultural assessments
 - The original Vision Document
- ECE Planning are currently reviewing and updating this material in the context of the paused Local Plan and will be producing a refreshed Vision Document to support ongoing promotion of the site.
- The updated Vision Document will also inform a forthcoming pre-application submission to the Council’s Development Management team.

2. Local Plan Update

- Andrew Marsh provided a comprehensive update on the Local Plan position:
 - The Stage 1 Inspector’s findings concluded that the Mid Sussex Local Plan failed the Duty to Cooperate, particularly regarding the accommodation of unmet housing needs from neighbouring authorities.
 - MSDC had identified 1,000 additional homes beyond their local requirement, which they considered proportionate; however, the Inspector disagreed.
 - MSDC has notified the government of their intention to pursue a judicial review depending on the outcome of the Inspector’s decision.
 - MSDC expressed concerns regarding the conduct of the examination process.
 - The plan remains technically at examination, and a letter published on the Council’s website (7 October 2025) confirms MSDC’s hope that the District Plan can continue as submitted.
 - The Inspector has acknowledged receipt of MSDC’s correspondence and will review it in due course.
 - No further update is available regarding timing or next steps for the plan’s progression.
- Stage 2 of the examination relates to individual site assessments.
 - Officers consider it likely that the Inspector will request the Council to identify additional housing sites.

- Should the plan be found unsound, MSDC would need to restart the plan process, in which case a revised housing requirement of approximately 1,300 dwellings per annum would apply and a new plan would need to be produced within 13 months, in line with new plan-making regulations.

3. Site Discussion

- Alice Headstock provided a planning overview of the site from MSDC position:
 - There were no major technical constraints or ‘showstoppers’.
 - Key considerations relate to:
 - Accessibility, as the site is located slightly further from main services in Hurstpierpoint.
 - Coalescence with nearby settlements, identified as the principal concern
- ECE Planning’s initial observations included:
 - Opportunities to improve accessibility through enhanced pedestrian and cycle links via Hurstpierpoint, improving access to the primary school and village centre.
 - Potential for alternative access arrangements.
 - Potential for a wider landscape buffer along the northern site boundary to mitigate perceived coalescence.
 - Reduction in building heights towards the northern edge to lessen visual impact and settlement merging concerns.
- It was clarified that coalescence concerns relate primarily to the perceived merging between Hurstpierpoint and Burgess Hill, particularly between land at Cuckfield Road and land to the west of Burgess Hill. However, MSDC officers noted that the concern may be reduced in the context of needing to find additional housing, but this would need to be considered in the round alongside other sites that are being promoted within the district.

4. Other Council Updates

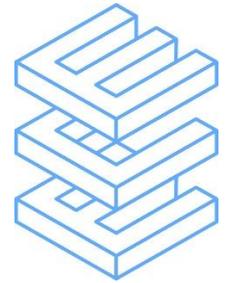
- MSDC confirmed they currently have no five-year housing land supply (around 3 years).
- Two position statements are in preparation:
 - One on facilitating development.
 - One on infrastructure provision.
- The intention is that should development meet the requirements of these documents, then planning applications should be looked on favourably.
- MSDC referred to several recent and forthcoming planning applications:
 - Crawley Down and Bolney – large-scale residential schemes, both draft allocations in the Local Plan, recently allowed by committee.
 - Fairfax scheme at Ansty – due to be reported to committee in the coming weeks.
 - Colwell Farm, Haywards Heath – not an allocation and refused by committee.
- Reference was made to a Local Community Infrastructure Fund being developed, which would allow schemes to contribute to local community improvements. Parish Councils are currently reviewing this mechanism.

5. Next Steps

Parties agreed that a site visit would be beneficial to consider the site in greater detail, once the applicant team had progressed their vision document further. This could be held as part of the pre application discussions.

Appendix E – Pre-Application Meeting Minutes / Summary Note

Client	Danworth Farms Ltd		
Project	P2316 – Cuckfield Road, Hurstpierpoint		
Document	Pre-App Summary Note	Revision	A
Date	23 January 2026		
Author	M Smith	Checked	S Sykes



Attendees:

- **Applicant Team:**
 - Sam Sykes (ECE Planning)
 - Megan Smith (ECE Planning)
 - Martin Gray (ECE Architecture)
 - Jeremy Ventham (Danworth Farms Ltd)
 - Nicholas Ventham (Danworth Farms Ltd)
- **Mid Sussex District Council (MSDC) Planning Team:**
 - Kathryn Banks
 - Steven King
 - Anna Kramarczyk

Key Discussion Points:

1. Planning Principle & Policy Context

- **Applicant's Presentation:** Presented a proposal for development adjacent to Hurstpierpoint settlement boundary. Set context of planning background including SHLAA submissions, meeting with MSDC policy officers and seeking inclusion in draft Local Plan.
- **LPA's Feedback:**
 - The site is located in the countryside, meaning the proposal is a **departure from the current development plan**.
 - MSDC's Local Plan Examination to start in early March. Updated topic papers (strategy, housing, employment focus). to be released early next week (W/C 26/01/26). Housing numbers are expected to be clearer following hearings on March 2nd, MSDC will understand if Inspector wants more sites included in Plan.
 - MSDC will be considering sites based on merit to include if additional housing numbers are required.
- **Applicant's Response:**
 - Acknowledged the proposal is a departure from development plan, however site represents contribution to local housing need if additional houses are required by Inspector during examination.

- If site submitted prior to adoption of local plan, MSDC cannot demonstrate 5YHLS so presumption in favour of sustainable development is triggered (Para 11d of NPPF).

2. Connectivity & Access

- **Applicant's Presentation:**

- Outlined sustainable location of site adjacent to settlement boundary and close to existing services and bus stops.
- Presented initial proposals for pedestrian access towards Hurstpierpoint, including links to recreation areas and improved pedestrian access along Cuckfield Road, Chalkers Lane.

- **LPA's Feedback:**

- Outlined the woodland belt separates site from Hurstpierpoint so connectivity is key for occupants of site to be part of Hurstpierpoint community.
- Requested more detail on how the site links to the existing settlement and encourages walking/cycling over driving.
- Encouraged applicant to liaise with owner of Court Bushes Recreation Ground and Community Hub to southwest of site to create pedestrian access across Herrings Stream (in meeting this was understood to be WSCC).
- Requested a plan showing proximity and access to services. Noted the lack of a new bus stop immediately adjacent to site and suggested "future-proofing" by incorporating an adequate bus loop/turning arrangement within the site.

- **Applicant's Response:**

- Transport Consultant drawings attached (**Appendix A**) showing pavement proposals along Cuckfield Road.
 - These plans are Engineered drawings to show the site access and pedestrian footpaths connected to existing footway in Hurstpierpoint (along Cuckfield Road) can be provided.
 - These engineered plans are indicative as we would propose pedestrian access within the site boundaries (behind existing hedgerows) on both parcels, with a link through the woodland on the western parcel.
 - A crossing point is proposed, with tactile paving at the south of the site, as indicated during our site visit. Following discussions on the highways speed, the applicant would be happy to agree to a reduced speed along this section of Cuckfield Road to allow crossing at this point and for the amenity of residents within the site, subject to WSCC comments.
- Transport Consultant drawings attached (**Appendix B**) showing pavement proposals along Chalkers Lane for pedestrian/cycle path connection.

- Table demonstrating distance and walking/cycle times to local services and amenities in relation to site (*Appendix C*)
- We confirm that we are now liaising with owner of Court Bushes Recreation Ground/Community Hub (confirmed as MSDC) to create pedestrian access/stream bridge to allow connectivity and use of this area for future occupiers.
- WSCC Highways pre-app is underway to address pedestrian access into Hurstpierpoint/along Cuckfield Road.
- Looking ahead, following acceptance of principle of site, layout to be reviewed to re-assess bus stop strategy, considering the suggestion for a future-proofed bus loop/turning arrangement within the site.

3. Coalescence

- **Applicant's Presentation:**
 - Set out distance and physical/geographic features and nature of site that demonstrates that site does not represent coalescence between Hurstpierpoint and Burgess Hill. Layout to include a proposed green buffer and landscape strategy to the north of the site to mimic existing approach to Hurstpierpoint.
 - Outlined that MDSC Policy Officers had previous state that coalescence is not a showstopper for the site.
- **LPA's Feedback:**
 - Suggested that reason for SHLAA submission not progressing was coalescence, and that this would be a key consideration in a future application. Did acknowledge that coalescence is subjective, based on historic appeal decisions in Mid Sussex.
 - Discussed Land west of Burgess Hill allocation, and that Burgess Hill has infrastructure to support future development so will keep expanding/ future issue of coalescence.
- **Applicant's Response:**
 - Map showing distance from Land West of Burgess Hill Allocation attached (*Appendix D*). This includes screenshots of street view moving south from Burgess Hill to Hurstpierpoint.
 - Clearly there is appropriate distance between both settlements and feeling of leaving one place, travelling through rural countryside and arriving in another.
 - It is also important to note that the western site of Cuckfield Road, including the moving north past Land West of Burgess Hill retains a rural countryside nature. Travelling south down this road you will only experience Burgess Hill on the eastern side and will not enter the settlement.
 - We have also reviewed the distances of existing local settlements in relation to coalescence. The measurements are approximate but give an indication of existing typical relationships:
 - Albourne to Hurstpierpoint - 0.65km
 - Burgess Hill to Hassocks - 1.13km

- Burgess Hill to Haywards Heath - 0.80km
 - Cuckfield to Haywards Heath - 0.65km
 - Ditchling to Keymer - 0.70km
 - Hassocks to Hurstpierpoint - 0.80km
 - Haywards Heath to Scaynes Hill - 1.05km
- Therefore the distance of the northern-most point of the application site from the south-western point of Land West of Burgess Hill allocation is a greater distance (1.2km) than existing relationships between settlements, and should be considered acceptable.
 - The ground between the two sites is also undulating, making a direct view between the two settlements impossible.
 - **For Application/Future Stages:**
 - Northern landscape buffer will be robust and clearly defined to screen site upon entry to Hurstpierpoint.

4. Design & Placemaking

- **Applicant's Presentation:**
 - Presented architectural concepts and opportunities and constraints which informed site layout. Emphasised a landscape-led design approach.
 - Provided visuals that reflected the layout plan. Presented initial proposals for a northern landscape/tree belt.
- **LPA's Feedback:**
 - Emphasised placemaking and learning from past design mistakes (avoiding "post-war design").
 - Specific comments on roof styles, advocating for low stone walls for front boundaries.
 - Advised ensuring visuals accurately reflect the layout plan.
 - Stressed the importance of a landscape-led plan and caution with rows of three and four dwellings.
 - Design Officer indicated the architectural direction is broadly heading in the right direction; visuals were helpful. Recommended a stronger/deeper northern landscape/tree belt.
- **Applicant's Response:**
 - **For Application/Future Stages:**
 - Refine architectural details and materials to align with placemaking principles, paying close attention to roofs, boundaries, and avoiding dated design styles.
 - Ensure all submitted visuals accurately represent the proposed layout.
 - Strengthen and detail the proposed northern landscape buffer.

- Clarify specific viewpoints requested for verified views and prepare these accordingly.
- Address concerns regarding house type clustering (rows of 3-4).
- Ensure the landscape-led approach is demonstrably integrated throughout the design.

5. Density

- **Applicant's Presentation:** Presented the scheme at its current density, 19.5 dwellings per hectare.
- **LPA's Feedback:**
 - Stated the density is very low and should mimic context of area.
- **Applicant's Response:**
 - Consider whether density can be increased in certain areas without compromising other key aspects (e.g., landscape, amenity, character), or if the low density strongly supports other objectives like open space or buffers.

6. Drainage & Flooding

- **Applicant's Presentation:**
 - Site largely Flood Zone 1, with area of Flood Zone 2 along Herrings Stream within boundary. Clarified that no building is proposed within the Flood Zone 2 area on the site, therefore pragmatism that sequential test should not be triggered.
- **LPA's Feedback:**
 - Flagged drainage as an item requiring attention and confirmed LLFA pre-app/liaison.
- **Applicant's Response:**
 - No built form will be within Flood Zone 2, likely only informal footpaths through woodland area to create sense of place, enhanced open/biodiverse space.
 - Will liaise with LLFA on this matter and if the consider sequential test required. Depending on outcome, red line of site may change.

7. Speed Limit

- **Applicant's Presentation:** Proposed access points have been designed to current speed limits along Cuckfield Road (60mph). Discussion of reducing speed limit along Cuckfield Road to 30mph.
- **LPA's Feedback:** Suggested preference for reducing the speed limit to 30mph on relevant access roads.
- **Applicant's Response:**
 - Will liaise with WSCC Highways on if this speed reduction is appropriate, but happy to agree to this subject to WSCC Highways comments.

Appendix A – Pedestrian connection to Cuckfield Road

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 - 4.2. OS MAPPING
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6. VISIBILITY SPLAYS DRAWN IN ACCORDANCE WITH DMRB AND 85TH PERCENTILE RECORDED VEHICLE SPEEDS OF 52.5MPH SOUTHBOUND AND 52.6MPH NORTHBOUND.

KEY

-  VISIBILITY SPLAYS
-  INDICATIVE HIGHWAY BOUNDARY BASED ON INFORMATION PROVIDED BY WEST SUSSEX COUNTY COUNCIL
-  SITE BOUNDARY



PRELIMINARY

DRAWING/DESIGN IS STILL 'IN DEVELOPMENT'
YOU ARE ADVISED TO MAKE DUE ALLOWANCE

P01	FIRST ISSUE	04.11.25	DMG	TAF
Rev	Description	Date	By	App'd



Paul Basham Associates Ltd
The Bothy, Cams Hall Estate, Fareham, PO16 8UT
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Date Created	Drawn By	Approved By	Suitability Code
04.11.25	DMG	TAF	-
PBA Project Number		Scale	(AT A3)
069.0009		1:1000	
PBA Drawing No:			Revision
069.0009-0001			P01



VISIBILITY SPLAYS AT THE SOUTHERN ACCESS		VISIBILITY SPLAYS AT THE NORTHERN ACCESS	
Project Name	Title	Date Created	Drawn By
LAND AT CUCKFIELD ROAD, HURSTPIERPOINT	VISIBILITY SPLAYS	04.11.25	DMG
Project Phase	Client	Approved By	Suitability Code
PRELIMINARY	ECE PLANNING	TAF	-

Appendix B – Pedestrian connection along Chalkers Lane

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2. ANY VARIATIONS OR DISCREPANCIES BETWEEN THESE DRAWINGS IN TERMS OF DIMENSIONS OR DETAILS SHOULD BE DRAWN TO THE ATTENTION OF THE ARCHITECT AND/OR THE ENGINEER FOR CLARIFICATION.
3. ALL FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS. DO NOT SCALE THIS DRAWING.
4. PAUL BASHAM ASSOCIATES ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF BACKGROUND INFORMATION PRODUCED BY THIRD PARTIES – THIS MUST BE TREATED AS INDICATIVE ONLY. THIRD PARTY PLANS ARE INCLUDED AS PER THE FOLLOWING:
 - 4.1. TOPOGRAPHICAL SURVEY
 - 4.2. OS MAPPING
5. THIS DRAWING SHOULD ONLY BE USED FOR CONSTRUCTION IF THE PROJECT PHASE IN THE TITLE FRAME BELOW IS SHOWN AS "CONSTRUCTION". PAUL BASHAM ASSOCIATES TAKE NO RESPONSIBILITY FOR CONSTRUCTION WORKS UNDERTAKEN TO DRAWINGS WHICH ARE NOT MARKED UNDER THIS PHASE.

KEY

- PEDESTRIAN VISIBILITY SPLAYS
- INDICATIVE HIGHWAY BOUNDARY BASED ON INFORMATION PROVIDED BY WEST SUSSEX COUNTY COUNCIL

VEHICLE PROFILE



4.6t Light Van
 Overall Length 5.885m
 Overall Width 2.000m
 Overall Body Height 2.726m
 Min Body Ground Clearance 0.299m
 Track Width 1.655m
 Lock to lock time 4.00s
 Kerb to Kerb Turning Radius 6.000m



Skoda Octavia
 Overall Length 4.572m
 Overall Width 1.781m
 Overall Body Height 1.488m
 Min Body Ground Clearance 0.249m
 Max Track Width 1.713m
 Lock to lock time 4.00s
 Kerb to Kerb Turning Radius 5.100m



PRELIMINARY

DRAWING/DESIGN IS STILL 'IN DEVELOPMENT'
 YOU ARE ADVISED TO MAKE DUE ALLOWANCE



P01	FIRST ISSUE	13.11.25	DMG	TAF
Rev	Description	Date	By	App'd
Date Created	Drawn By	Approved By	Suitability Code	
13.11.25	DMG	TAF	-	
PBA Project Number		Scale	(AT A3)	
069.0009		1:500		
PBA Drawing No:			Revision	
069.0009-0003			P01	



Project Name
 LAND AT CUCKFIELD ROAD,
 HURSTPIERPOINT

Project Phase
 PRELIMINARY

Title
 FOOTWAY LINK TO THE
 PEDESTRIAN/CYCLE ROUTE
 VISIBILITY SPLAYS AND
 TRACKING

Paul Basham Associates Ltd
 The Bothy, Cams Hall Estate, Fareham, PO16 8UT
 01329 711 000
 info@paulbashamassociates.com www.paulbashamassociates.com

Client

Appendix C - Table demonstrating distance and walking/cycle times to local services and amenities

Amenity	Walking Distance (from the centre of site)	Walking Time (80m per minute)	Cycle Time (250m per minute)
Willow Way Bus Stop	340m	4 minutes	1 minute
The Young Actors Group	340m	4 minutes	1 minute
Fairfield Recreation Ground	450m	6 minutes	2 minutes
Hurstpierpoint Cricket Club	450m	6 minutes	2 minutes
St Catherine's Church	1.1km	14 minutes	4 minutes
Hurst Butchers	1.3km	16 minutes	5 minutes
No.1 Coffee Shop	1.37km	17 minutes	5 minutes
Crossways Fish and Chips	1.37km	17 minutes	5 minutes
St Lawrence C of E Primary School	1.4km	18 minutes	5 minutes
Hurstpierpoint Library	1.4km	18 minutes	5 minutes
Morleys Bistro	1.4km	18 minutes	5 minutes
Co-op Food	1.58km	20 minutes	6 minutes
Post Office	1.6km	20 minutes	6 minutes
Hurstpierpoint Health Centre	1.6km	20 minutes	6 minutes
Hassocks Train Station	4.2km	-	17 minutes

Table 1: Local Facilities and Amenities

Appendix D – Context Map and View Points



-  The Application Site
-  Land West of Burgess Hill
-  View Points looking South (Streetview screenshots below starting at corner of Land West of Burgess Hill and moving southwards towards the site)



Appendix F – WSCC Highways Authority Pre-App Response

**WEST SUSSEX COUNTY COUNCIL
PRE APPLICATION CONSULTATION**

TO:	Organisation: Paul Basham Associates FAO: Tom Fisher
FROM:	WSCC - Highways Authority
DATE:	29 January 2026
LOCATION:	131, CUCKFIELD ROAD, HURSTPIERPOINT, WEST SUSSEX, BN6 9RS
SUBJECT:	Internal Reference: PRE-004-26 Pre-application scoping note for up to 140 units. We are looking for advice on the proposed vehicle access and sustainable credentials of the site.

Comments are made in respects of

- Pre-application Scoping Note, document number 069.0009/PSN/1, dated January 2026

Unless stated otherwise comments are made against the specific numbered points in the Scoping Note.

2.17, 2.18, 2.19 – The potential use of rights of way are acknowledged. Realistically, some of these are not going to present all year round usable routes for all future residents due to the likely surfacing, lack of lighting, and surveillance. This needs to be acknowledged within any future Transport Assessment.

2.20 - The exception to the above is the existing shared use route from Chalkers Lane southwards to Marchants Close. This appears to be hard-surfaced and is overlooked for at least part of its length. This evidently could be used by future residents providing a safe means of accessing it can be achieved from Chalkers Lane.

2.21 – Cycling on-carriageway may be an option for some but not necessarily all; the speed limit may be 30mph but traffic flows may not be perceived as being safe by some. As per the point above, existing bridleways may not present realistic options all year round.

2.22 – The list of services is noted. Those services that may be considered more essential are at the upper end of acceptable walking distances but could be reached by cycle notwithstanding the potential issues above regarding on-carriageway routes.

2.26 – The existing bus service could be used for some journey purposes, but this is somewhat limited in terms of early mornings and late afternoons to make this an option for those travelling to and from work.

2.27 – As recognised elsewhere in this response, Hassocks railway station may be within acceptable cycling distance, but this may not be an option for some. Likewise, the existing bus service does not operate at such times to make this an option for those travelling to and from work.

2.30 – The potential use of the train for longer journey purposes is acknowledged. There remains the point about how residents will actually travel to the station.

2.33 – The extent of the personal injury collision data should be extended southwards to the existing mini-roundabout at the junction of the B2116 and B2117.

2.34, 2.35, 2.36 – Comments are made above regarding walking, cycling, and the use of passenger transport. Whilst the site offers some opportunities, it's whether these are going to be realistically used by residents given the distances (for walking), nature of routes (for cycling) and frequency (for bus travel).

2.37 – Comments on the data scope are within 2.33.

3.2 – There are no apparent issues with the proposed access arrangements. These along with any other proposed highway works will need to be the subject of a Stage One Road Safety Audit in accordance with the current WSCC Road Safety Audit Policy.

3.3 – The use of 85th percentile vehicle speeds for the visibility splays are noted and agreed. Details of the speed survey will need to be included in the TA (i.e. location of surveys, exact dates, weather conditions).

3.6 – The pedestrian access arrangements are noted and agreed.

With regard to the access works on Cuckfield Road, has any consideration been given to extending the existing 30mph speed limit northwards to reflect the new extent of the urban area? The access arrangements and overall planning proposals are not reliant upon changing the speed limit, but this could still form an obligation upon the development to fund the necessary process and thereafter implement an appropriate scheme of signing and lining for the extended speed limit. This could also include the re-siting of the existing gateway features.

3.7, 3.8, 3.9 – The footway works on Chalkers Lane are noted. The principle of these works is agreeable, and evidently a link would be required from the development to reach the existing shared use route that runs southwards into Hurstpierpoint.

With regards to the details shown,

- The use of 1.5 metre width where there are pinch points is considered acceptable.
- The highway boundary along the route of the footway is noted. Looking at imagery on Google, there appears to be planting and hedgerows very close to the back-edge of or within the proposed footway. The concern is whether there is adequate room to fit a 1.5 metre footway and what impact this would have upon the existing planting.
- Whilst the highway boundary information may be correct, this may have been drawn to the centreline of the hedgerow. If this is the case, constructing a 1.5 metre footway would be extremely challenging.
- Linked to the above, there is the further concern as to whether overhanging vegetation will further impinge upon and reduce the footway width.
- The intention to narrow Chalkers Lane is recognised. It would be helpful to understand what the existing width is.

3.10, 3.11, 3.12 – Parking requirements will be considered as part of any detailed planning application.

4.1, 4.2 – There are no in-principle issue with the use of TRICS. In reviewing the outputs provided, there seems to be a lack of filtering by population, which in turn raises the potential for sites to be included that aren't reflective of the proposed location. The TRICS parameters should be revisited.

It would be helpful also for a comparison to be made between the TRICS vehicular trip rate and an alternative arrangement using a TRICS person trip rate with trips then allocated to modes using Census method of journey to work data (which is included in 4.9).

4.5, 4.6 – The mode shares are noted. Based on the site's location, the indicated number of public transport movements is potentially not reflective for this location given the available service. Is there any reason why the multi-modal trip rate is not based upon 2011 Census Journey to Work data? Realistically, given the

measures proposed and scale of the development, it's unlikely that multi-modal trip rates for future residents would differ from existing.

4.10 – It's generally agreed that a vision led/decide and provide approach would be appropriate. Given the scale of development and local context, the approach applied should acknowledge these as limiting factors in terms of how walking, cycling, and passenger transport trips can be influenced.

4.18 – The suggested 15% is noted. Given the edge of village location this is considered ambitious. Nevertheless, if the target is not achieved the consequences of increased development vehicle trips is anticipated to be limited.

4.19 – The means of distributing trips is noted and agreed.

4.21 – The southbound distribution seems to make no account for potential trips into Hassocks, which has a greater range of facilities compared with Hurstpierpoint including secondary education.

4.25 – Based on the trip generation and distribution, the extent of the modelling area is noted and agreed.

4.27 and 4.28 – There are other allocations within the draft Mid Sussex District Plan that will influence traffic flows on the A2300. There is also the Brookleigh (Northern Arc) development that is committed and in the process of being built out. It's recommended that alternative growth rates are used for the different road types.

4.29 – The various assessment scenarios are agreed. These are agreed on the basis that a planning application will be submitted and approved this year and is expected to commence next year. If the approval and commencements assumptions are incorrect, it would be appropriate to have a later and more realistic future year date.

5.2 and 5.3 – A travel plan will be required as part of the development proposals. The suggested scope is agreed.

5.4 – WSCC has commented upon the suggested vehicle trip reduction in the comments above.

5.6 – Comments are made by WSCC on multi-modal trip rates, reduction targets and vision within the above.

I trust you appreciate that any advice given by council officers for pre-application enquiries does not constitute a formal response or decision of the council with

regard to the granting of planning permission in the future. Any views or opinions expressed are given in good faith, and to the best of ability, without prejudice to the formal consideration of any application, which will be the subject of public consultation and ultimately decided by the Local Planning Authority.

Ian Gledhill
Planning Services

Appendix G – Title Plans for DCA12 – Land West of Kemps, Hurstpierpoint

Use classes

Description	Old class	New class	# of Properties
Grazing Land	-	-	2
Electricity Sub-Station	-	-	1

Source: Ordnance Survey

Share this title [Redacted]

Title number WSX203307 (Freehold)

Owner DR PATRICIA JILL WILLIAMS, MISS JULIE MARGARET WILLIAMS (Private owner) +

Source: Title Register (document purchased 11/02/2026)

Expand All

Site area 9,842 acres +

Building footprints Area not covered by OS

Building heights Height not covered by OS

Commercial uses, sizes & rates assessments N/A

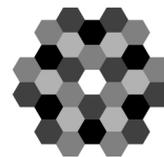
Price paid No saved data



Summary	
Title Number	SX21850
Address	Ritelands Property Company Limited, Land Lying To The West Of Western Road Hurstpierpoint, Hassocks, BN6 9UB
Tenure	Freehold
Site Size	0.333 acres (0.135 hectares)

The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.



Official copy of register of title

Title number SX21850

Edition date 26.07.2011

- This official copy shows the entries on the register of title on 11 FEB 2026 at 12:31:12.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 11 Feb 2026.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Durham Office.

A: Property Register

This register describes the land and estate comprised in the title.

WEST SUSSEX : MID SUSSEX

- 1 (09.08.1955) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Land lying to the west of Western Road, Hurstpierpoint, Hassocks.
- 2 The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.
- 3 Unless otherwise stated below transfers of the parts edged and numbered in green on the filed plan reserves rights to use for the passage of drainage sewage gas and electricity all pipes sewers wires cables and drains therein or thereunder and ancillary rights of entry.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (20.07.2011) PROPRIETOR: RITELANDS PROPERTY COMPANY LIMITED (Co. Regn. No. 4482848) care of 15 Prince Albert Street, Brighton BN1 1HY.
- 2 (09.08.1955) RESTRICTION: Except under an order of the registrar no charge by the proprietor of the land is to be registered unless a certificate signed by the secretary, the solicitor or a director thereof has been furnished that such charge does not contravene any of the provisions of the memorandum and articles of association of the said proprietor.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 Such part of the land as is affected thereby is subject to the rights granted by a Deed dated 22 June 1954 made between (1) Reginald Williams and (2) Patrick Alwen Wootten.

Title number SX21850

C: Charges Register continued

NOTE 1: The sewer or drains referred to in the above mentioned Deed is similarly shown on the filed plan

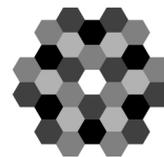
NOTE 2: Deed of Grant filed.

- 2 The land is subject to rights of free passage and running of water sewage soil gas and electricity through the pipes sewers wires cables and drains thereunder and ancillary rights of entry.
- 3 The road in this title is subject to rights of way.

End of register

The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.



Official copy of register of title

Title number WSX203307

Edition date 06.01.2023

- This official copy shows the entries on the register of title on 11 FEB 2026 at 12:31:07.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 11 Feb 2026.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Durham Office.

A: Property Register

This register describes the land and estate comprised in the title.

WEST SUSSEX : MID SUSSEX

- 1 (09.04.1996) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Land on the North West side of Western Road, Hurstpierpoint.

NOTE: The land tinted green on the title plan is excluded from this title.

- 2 (09.04.1996) The land has the benefit of the following rights granted by but is subject to the following rights reserved by a Conveyance of the land in this title and other land dated 26 August 1949 made between (1) Margaret Frances Hamlyn Orlebar (Vendor) and (2) Reginald Williams (Purchaser):-

"EXCEPT and reserving unto the Vendor in fee simple full and free right and liberty at all times hereafter and for all purposes connected with the use and occupation of the adjoining property of the Vendor to pass and repass along over and upon the said land coloured brown.

TOGETHER ALSO with a right of way for all purposes over the road coloured blue on the said plan the Purchaser paying a reasonable proportion of the cost of maintaining the same AND TOGETHER ALSO with the right at the Purchaser's own expense to join up any new buildings erected on the land hereby conveyed to any sewer constructed or to be constructed by the Rural District Council of Cuckfield on their adjoining land and at the like expense to connect any such new buildings to any new water main laid by the said Council on such adjoining land".

NOTE:-The land coloured brown and coloured blue referred to above is tinted blue and tinted brown respectively on the title plan.

- 3 (09.07.2003) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.
- 4 (03.09.2003) A Deed dated 23 July 2003 made between (1) Patricia Sybil Rebecca Williams and (2) Patricia Jill Williams and Julie Margaret Williams is expressed to grant a right of way over a strip of land being part of Kemps Farm adjoining the land in this title.

NOTE:-Copy filed.

Title number WSX203307

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (02.07.1999) PROPRIETOR: DR PATRICIA JILL WILLIAMS of Little Hoddern, Hoddern Farm, Peacehaven BN10 8AR and MISS JULIE MARGARET WILLIAMS of 3 Cedarwell Close, Piddinghoe, Nr Newhaven E Sussex BN9 9AU.
- 2 (02.07.1999) RESTRICTION:-No disposition by a sole proprietor of the land (not being a trust corporation) under which capital money arises is to be registered except under an order of the registrar or of the Court.
- 3 (06.01.2023) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate , or by the proprietor of any registered charge is to be registered without a certificate signed by a conveyancer that the provisions of clause 15 of an Agreement dated 23 August 2021 and made between (1) Patricia Jill Williams and Julia Margaret Williams and (2) Thakeham Homes Limited (Co. Regn. No. 07278594) have been complied with or that they do not apply to the disposition.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (09.04.1996) The land is subject to the rights granted by a Conveyance of adjoining land dated 12 August 1955 made between (1) Reginald Williams and (2) The South Eastern Electricity Board.

NOTE:-Duplicate filed.
- 2 (06.01.2023) UNILATERAL NOTICE in respect of an Option Agreement dated 23 August 2021 made between (1) Patricia Jill Williams and Julie Margaret Williams and (2) Thakeham Homes Limited (Co. Regn. No. 07278594).
- 3 (06.01.2023) BENEFICIARY: Thakeham Homes Limited (Co. Regn. No. 07278594) of Thakeham House, Summers Place, Stane Street, Billinghamurst, West Sussex RH14 9GN.

End of register

Appendix H – Land at Cuckfield Road, Hurstpierpoint Vision Document

DO.01 Rev A. Pre App - Vision Document

Land at Cuckfield Road, Hurstpierpoint



D05_5_P2

London
76 Great Suffolk Street
London, SE1 0BL
T 0207 928 2773

Sussex
64-68 Brighton Road, Worthing
West Sussex, BN11 2EN
T 01903 248 777

27.04.2023

Bristol
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Landscape Align Landscape and Planning
Trees SJA Trees
Flood/Drainage Paul Basham Associates
Planning ECE Planning
Ecology Urban Edge Environmental Consulting Ltd

Revisions

Revision	Notes	Issue Date	By	Checked By
-	DRAFT Pre App/Vision Document	28.11.25	EB	MG
A	Pre App/Vision Document	05.12.25	EB	MG
B	Pre App/Vision Document - Update	19.01.25	EB	MG/PF



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Introduction ^{1.0}



1.01 Introduction

This Pre-app/Vision Document sets out a landscape-led framework for a potential residential neighbourhood on land north of Hurstpierpoint, spanning both sides of Cuckfield Road. It summarises the design intent, site analysis, guiding principles and an illustrative concept shaped by the initial technical studies completed to date.

ECE Architecture has been appointed by Danworth Farm Ltd, the landowner, to reimagine and develop the earlier vision work into a more detailed pre-application document. This updated material establishes a clear direction of travel for the evolving proposals.

The document supports and informs the emerging design process, provides a basis for early discussions with the local authority, and helps to facilitate constructive engagement with stakeholders. Where assumptions have been made at this stage, these are identified so that the proposals can be refined as additional technical information and feedback become available.



Site Aerial View





1.02 The Vision

The vision is to create a neighbourhood that integrates with the northern edge of Hurstpierpoint, forming a clear and attractive settlement boundary while enriching the village's green infrastructure and avoiding coalescence with other settlements. The landscape will shape the structure and character of the scheme, with the southern stream corridor retained and enhanced. Existing hedgerows and mature trees will be preserved to organise streets and open spaces, supported by new native planting, wetland habitats and species-rich grassland to deliver measurable biodiversity gains.

A connected and walkable public realm will sit at the heart of the neighbourhood, providing direct routes to local facilities, footpaths and recreational areas. Homes will be arranged around a network of streets and green spaces, drawing on local materials, scale and architectural character. A balanced mix of housing will address community needs while responding to planning and technical parameters.





The Site 2.0

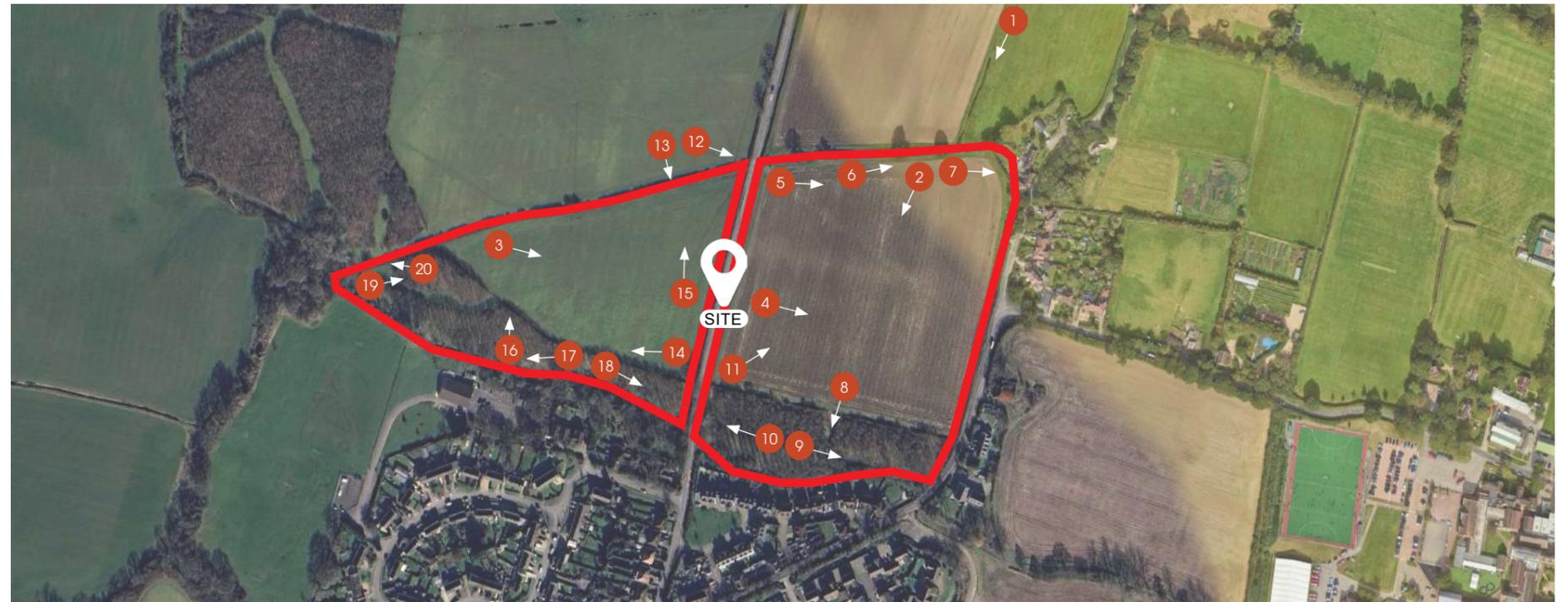


2.01 Site Photos

The site comprises two connected parcels of land on the northern edge of Hurstpierpoint, separated by Cuckfield Road, which runs north-south through the area. A small east-west watercourse defines the southern boundary of both parcels, while mature hedgerows and field trees enclose the northern, eastern and western edges. The land falls gently from north to south and is underlain by Weald Clay, meaning infiltration drainage is unlikely to be viable and a surface-water attenuation strategy based on SuDS principles will be required.

A foul trunk sewer crosses the north-eastern corner of the site, presenting a key technical constraint that will influence the layout and necessitate early engagement with the statutory water authority. Existing vegetation includes arable land and species-poor grassland, with more established tree belts and planting concentrated along the stream corridor. Several boundary hedgerows are of both ecological and visual value and will form integral elements of the site's green infrastructure.

The site lies within Flood Zone 1, indicating a low risk of fluvial flooding. However, localised overland flow routes and the riparian character of the southern edge will require careful attention in the drainage strategy and buffer design. The immediate surroundings include established residential areas to the south, Hurstpierpoint College to the east, and a network of public rights of way to the north. The site is well connected, with Hassocks station on the Brighton Main Line and local bus services accessible within a short journey.



Photograph Key



1. View of Holy Trinity Church From North of Site Boundary



2. View of Holy Trinity Church From Site



3. View of Hurstpierpoint College Tower From The West Parcel



4. View of Hurstpierpoint College Tower From The East Parcel



5. View Along Northern Boundary



6. View of Stream Along Northern Boundary



7. View Along Eastern Boundary



8. Path into Eastern Woodland



9. Path Through Eastern Woodland



10. Path Through Eastern Woodland



11. View of Eastern Parcel



12. North-East of West Parcel



13. Stream in Hedgerow on North Boundary



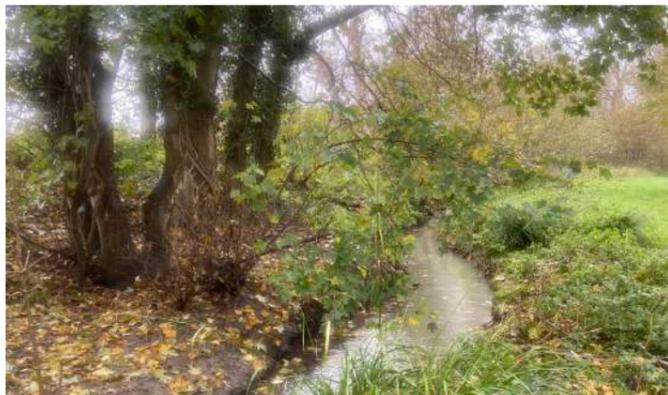
14. Edge of Western Woodland



15. View of Western Parcel



16. View of Western Plantation Planting



17. Stream on Southern Boundary



18. Path Through Western Woodland



19. West Corner of Site



20. View of Shallow Stream in the West Corner



2.02 Site Location and Facilities

Hurstpierpoint offers a wide range of day-to-day services, including convenience shopping, healthcare, primary education and community facilities. The site lies within comfortable walking and cycling distance of the village centre, while bus services on Willow Way and the wider public transport network provide links to Hassocks and Burgess Hill, where rail services connect to Brighton and London.

Established recreation grounds and community facilities in the southern part of the village ensure that new residents will have convenient access to open space and leisure opportunities. To the north, an existing network of public rights of way provides immediate opportunities for recreational walking and cycling, and the masterplan incorporates new connections to these routes to enhance local permeability.

Together, the availability of local services, public transport and active travel links underpins a sustainable, well-connected extension to the village that supports long-term resilience and promotes everyday walkability.



Aerial map - highlighting the location of the site

Key

- 1 Fire Station
- 2 Fairfield Recreation Ground
- 3 Court Bushes Recreation Ground
- 4 Kiddie Capers Childcare
- 5 Court Bushes Community Hub
- 6 Hurstpierpoint college
- 7 Hurstpierpoint Pre Prep
- 8 Tesco Superstore
- 9 Co-op Food
- 10 Mid Sussex Health Care
- 11 St Catherine's
- 12 St Lawrence C of E Primary School
- 13 Hurstpierpoint Pre-School
- 14 Willow Way Bus Stop
- 15 Skate Park
- 16 Court Bushes Play Area
- 17 Burgess Hill Train Station
- 18 Hassocks Train Station



2.03 Wider Location

Hurstpierpoint benefits from convenient access to larger centres while retaining a distinctive village character.

Burgess Hill lies approximately five miles to the north, with Brighton and Hove around eleven miles to the south beyond the South Downs.

Hassocks, offering mainline rail connections, is located close to the east, and local bus services link the village with neighbouring towns.

This accessibility enables new homes to be well connected to employment, education and wider services while remaining firmly rooted within a village setting.

The proposals enhance amenity and movement in the northern part of Hurstpierpoint by creating a woodland-lined recreational route along the existing watercourse, providing new play space, strengthening ecological networks, and improving pedestrian connections between Cuckfield Road and Chalkers Lane.

Together, these measures will deliver long-term social and economic benefits for the parish and district as new households contribute to the support of local businesses and community services.



Wider Location



2.04 Local Architectural Context

The townscape of Hurstpierpoint is varied in age and character, combining historic clusters of flint and brick buildings with twentieth-century suburban development comprising terraced, semi-detached and detached homes. Rooflines are typically modest and domestic in scale, generally two storeys with occasional 2.5-storey elements in more recent schemes. The prevailing material palette includes red and brown brick, pale render, clay tiles and occasional tile-hanging, timber boarding or flint detailing.

The design strategy for the new neighbourhood draws on these established forms and materials without resorting to pastiche. Buildings will be arranged to reflect local street scale, frame views and respond to the surrounding landscape, using a restrained, locally informed palette that sits comfortably alongside existing development. Particular attention will be paid to the relationship between private gardens, public streets and retained landscape features to ensure a coherent and recognisably Hurstpierpoint character throughout the scheme.



1. Bookend Terrace - White Cladding



2. Farm House Vernacular- Contemporary Finish



3. Hurstpierpoint College Entrance - Flint and Stone Chequerwork



4. College Dance Studio- Flint and Stone Chequerwork



5. Central Gable - Tile Hanging, Red Brick



6. Double-height Bay - Buff Multi Brick, Red Quoining



7. Hipped Roof - Brown Brick, White Render



7. Gable and Bay - White Render



8. Terrace - White Painted Brick



9. Double Gable - Brown Brick, Red Quoining



10. Gothic Revival - Flint, Stone Quoining



11. Chalet Bungalow- White Cladding



Photograph Key

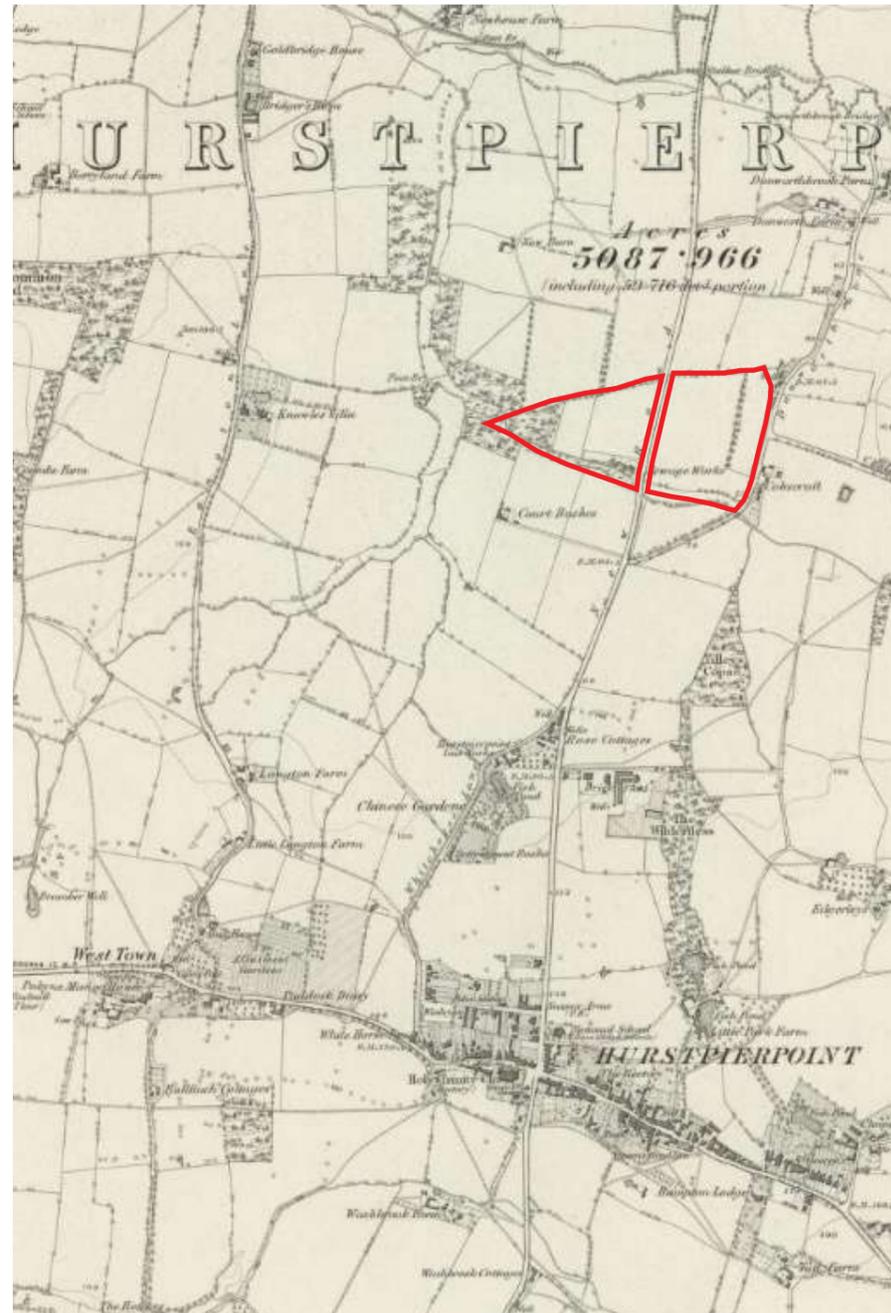


2.05 History

Historically, Hurstpierpoint developed primarily along the main east-west route linking the old London Road (now the A23) with Hassocks and the wider area. As a result, many of the village's historic buildings and heritage features are concentrated along Albourne Road and Hassocks Road. Growth during the twentieth century extended the settlement further, including some development around 'West Town', though the most significant expansion occurred along Cuckfield Road and Western Road, gradually drawing the village's focus northwards.

This pattern reflects the physical and environmental constraints that limit outward growth. The A23 restricts expansion to the west, Cutler's Brook provides a strong natural boundary to the south, and the proximity of Hassocks constrains development to the east. Consequently, land along Cuckfield Road remains one of the few viable areas for accommodating growth beyond small-scale infill.

To meet district-wide housing needs, Hurstpierpoint will need to support some level of sustainable expansion. The settlement is tightly contained: the South Downs National Park borders it to the south, Hassocks lies close to the east, and Conservation Areas frame the historic core to the west, including around Langton Lane. In this context, a carefully planned extension to the north represents the most appropriate and logical direction for future development. This approach is consistent with more recent growth at Talbot Mead, immediately south of the site, and the mid-to-late twentieth-century housing off Willow Way.



Historic Map - Hurstpierpoint 1897



Hurstpierpoint (Modern)





Technical Considerations ^{3.0}



3.01 Drainage

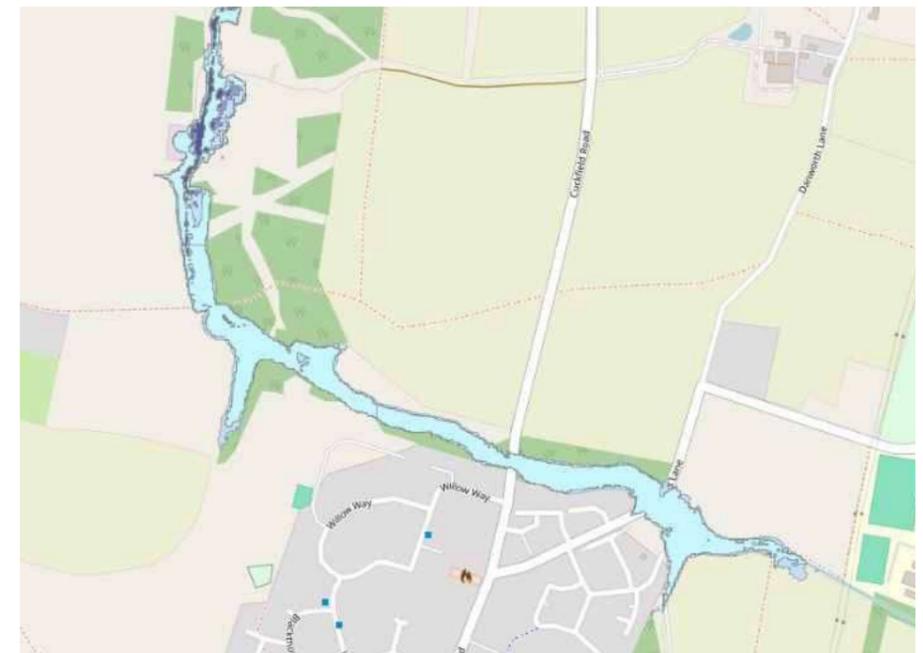
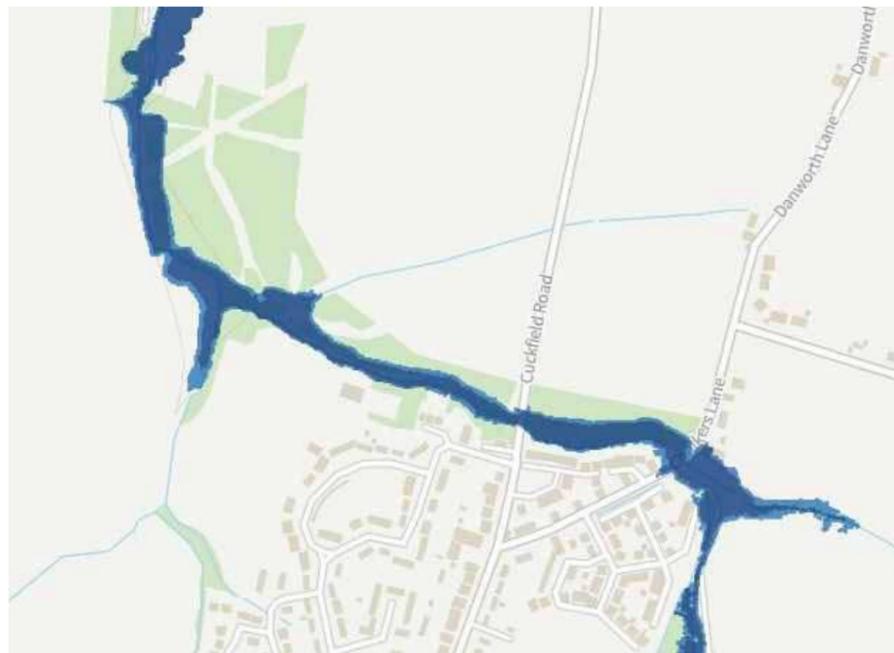
Drainage text and images provided by Paul Basham Associates

Flood Risk

The land at Cuckfield Road, Hurstpierpoint is located almost entirely within Flood Zone 1. A small portion of the site, along the southern end, is located within Flood Zone 2 and 3, however, these areas are not proposed to be developed and fall within an existing woodland.

There is small risk of long-term surface water flooding onsite; however, this is for a small area of the site, of which is either being undeveloped or is a proposed attenuation basin location.

There is small risk of long-term flooding from rivers and seas onsite; however, this is for a small area of the site, of which is being undeveloped





Drainage text and images provided by Paul Basham Associates

Groundwater monitoring was installed by Ground Condition Consultants (GCC) on November 20th. They concluded the following after installation and their first monitoring visit.

“Groundwater was encountered in WS101 at around 3.0mbgl and rose to 2.66mbgl during the drilling & installation of monitoring wells. No groundwater was encountered in WS102-WS104 during the drilling & installation of monitoring wells. Data from the 1st groundwater monitoring visit is also attached to the letter and recorded groundwater levels of between 1.62m and 4.00m bgl. Groundwater appears to be present and confined within the localised Mudstone bands, but is not considered to be present in the Clay. It is therefore likely that the water monitored in the wells is a combination of groundwater from the Mudstone bands and water that has bypassed the well seal and accumulated in the well as it cannot escape through the surrounding clay.”

This indicates that the risk of flooding from groundwater can be considered low, however monitoring will not conclude until March 2026. Until then, a final conclusion on flood risk from groundwater cannot be drawn.

Existing details

There is an existing named watercourse, Herrings Stream, that runs along the Southern boundary of the site, and an existing ditch that runs along the northern boundary of the site. Both of these flow from east-west, and discharge into the rest of the Herrings Stream watercourse.

There is an existing 600mm diameter foul gravity sewer network that runs diagonally through the north-east corner of the site.

The topography generally falls from east-west, with a highpoint/“brow” running through the centre of the site.

According to the BGS mapping, the underlying bedrock geology consists of Weald Clay Formation, Mudstone. Sedimentary bedrock formed between 133.9 and 126.3 million years ago during the Cretaceous period

Potential Surface Water Drainage Strategy

In line with the Building Regulations Part H3, surface water shall discharge to one of the following, listed in order of priority:

- An adequate infiltration system: or, where not reasonably practicable,
- A watercourse; or, where not reasonably practicable,
- A sewer.

Infiltration is not considered viable, as the site consists of a heavy clay formation – it is therefore proposed that the surface water drainage discharges into the on-site watercourses; the next preferred option in-line with Building Regulations Part H3.

Five attenuation basins have been proposed. All basins discharge at rates restricted to match the existing greenfield QBAR rate (6.05l/s/ha according to HR Wallingford’s Greenfield runoff rate estimation toolkit). Four of the basins are proposed to discharge into the northern ditch, and one is proposed to discharge into the Herrings Stream at the south. The basins will discharge into these watercourses via headwalls.

High level hydraulic modelling was completed, and all basins have been sized to fully accommodate the 1:100-year storm return period, with a 45% allowance for climate change.

To enhance treatment of surface water runoff prior to discharging into the watercourses, roadside swales could be implemented on the main spine roads.

Regarding the construction methodology for pipework within Route Protection Areas (RPA) at the edges of the development, the construction methodology will likely be traditional trenching and laying unless there is any Route Protection Zone (RPZ) requirements; if this is the case we may need to use a pipe-boring method instead.

Potential Foul Water Drainage Strategy

It is proposed to connect into the existing adopted southern water network within the site. As the topography falls from east-west, and the existing sewer is located at the eastern (higher) side of the site, it is likely the western side of the site will need to be pumped to the connection point. Within the current feasibility layout, this will equal approximately 46 units requiring a pumped connection to the proposed outfall.

Conclusion

The potential Foul and Surface Water drainage strategies indicate the proposed site is technically viable from a drainage perspective, subject to the various approvals (e.g., LLFA planning permission for the overall strategy, Southern Water S106 permission for Foul Water discharge into their sewer, and Ordinary Watercourse Consent for the discharge points into the existing watercourse system).



3.02 Arboriculture

Arboricultural text and images provided by SJA Trees

The site is bound by regularly managed hedgerows along the north, west and east boundaries with mature oaks present along the north boundary, along with an isolated specimen growing to the south along Cuckfield Road. These trees are consistent with the surrounding rural arboricultural character extending to the north. The southern section of both fields includes large swathes of young planted secondary woodland with established tree belts growing along the banks of the watercourse on the south boundary of the site.

The species composition of the site is entirely deciduous with predominantly native or semi-naturalised species, the most common species being English oak. The trees on site are comprised of a wide array of ages and sizes; the plantations in the southern sections of both fields are comprised of young, small trees, whereas the English oaks scattered along the north site boundary are mature and much larger in size.

None of the trees are covered by Tree Preservation Order, nor are they located within a conservation area. There are no ancient woodlands growing within or adjacent to the site and there are no trees recorded as ancient, veteran or notable in the ancient tree inventory. Our survey found no evidence of notable, veteran or ancient trees on the site, but there are three mature aged English oaks that could form veterans in the future.

The constraints and opportunities plan takes account of the existing arboricultural features with appropriate buffers from mature oaks, secondary woodland and hedgerows to ensure that development would not lead to future conflict between

the trees and the proposed development that would lead to loss or damage to the important arboricultural features within the site. In addition, a suitable management plan combined tree planting through a soft landscaping strategy presents the opportunity to improve the canopy cover of the site and to enhance the arboricultural character of the site.





3.03 Highways

Access - This development occupies two areas of land on either side of Cuckfield Road, toward the northern edge of Hurstpierpoint village. Existing access points onto Cuckfield Road currently serve the land, and as part of the proposals these will be repositioned and widened to create two new vehicular access points, each located to support the parcel it relates to. This will create a suitable and safe arrangement for future residents. These access points will be provided in line with Hurstpierpoint's existing road network and access points along Cuckfield Road. The vehicle access points are designed to maintain safe movement along the route. Their positioning supports ease of access for residents and visitors, helping to reinforce the development's role as an extension of the village.

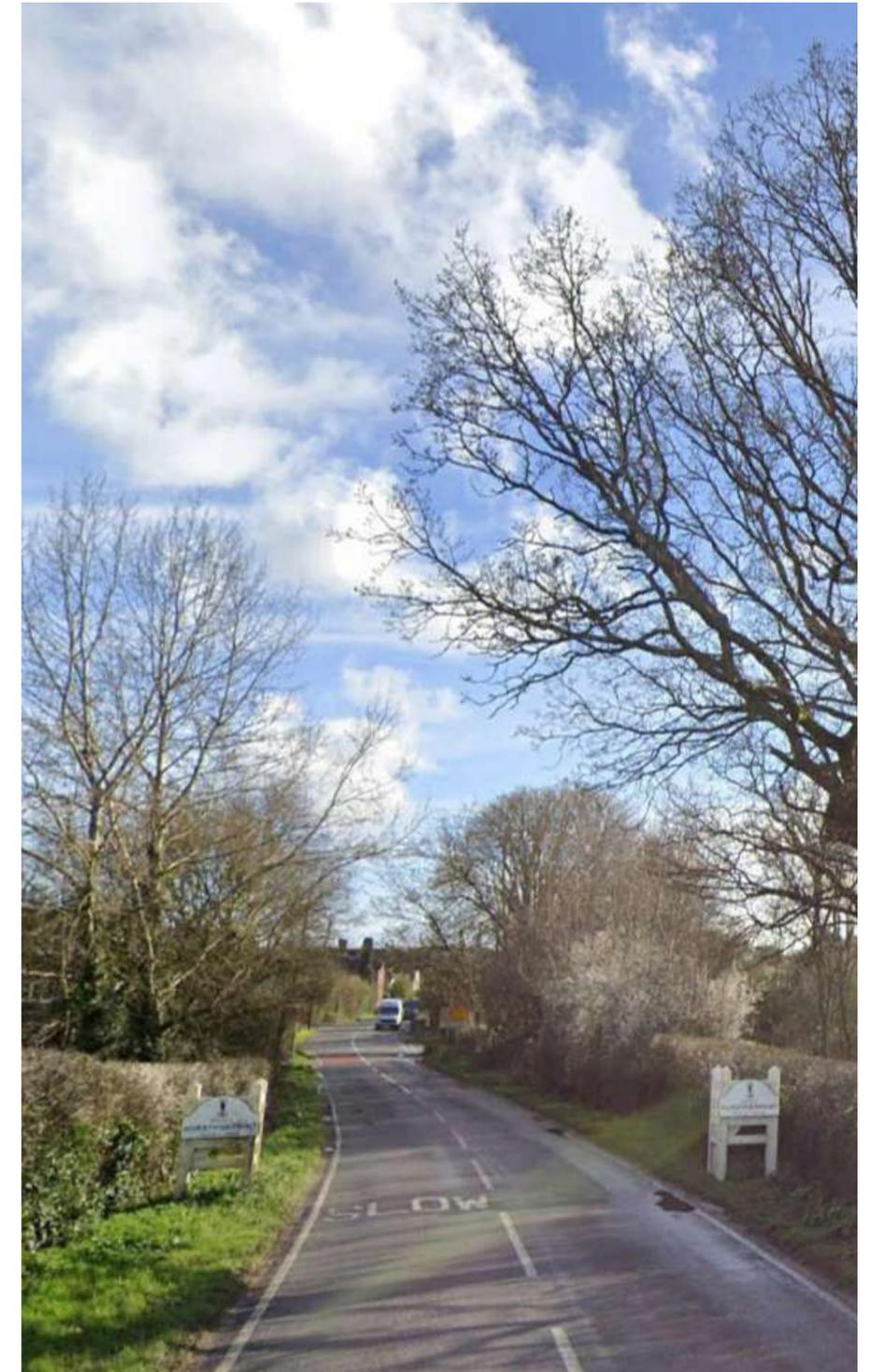
Sustainability - Located just an approximate 17-minute walk or 3-minute cycle from the High Street of Hurstpierpoint, the site benefits from a range of excellent village amenities. These include independent shops like the local butcher, greengrocer, and deli as well as cafés (Café Murano, No 7 Coffee Shop), a Co-operative supermarket, and a selection of pubs and restaurants such as Morley's Bistro and The Fig Tree. The proximity of these day-to-day services means that new residents have the opportunity to walk and cycle into the village centre and reduce external trips by private car use, meeting both local and national policy.

Pedestrian and Cycle Connections - Several new and enhanced walking and cycling links will ensure the development provides suitable infrastructure to support active travel.

Along Cuckfield Road, a new footway will run along the site frontage, albeit within the site behind the existing hedgerow for much of its length, supported by a crossing point that enables residents to walk into Hurstpierpoint and access its shops, cafés, schools, and other village facilities. On the western parcel, this crossing also provides a direct point of entry for pedestrians, creating a convenient route into the village centre and nearby recreational spaces.

On the eastern parcel, a dedicated pedestrian and cycle access is being investigated, that could connect onto Chalkers Lane, from which a new footway will extend southwards to a crossing that links directly into the existing shared pedestrian and cycle path. This route connects onto the Public Right of Way network (HSC-62-1HU), offering attractive green links north towards Chalkers Lane, College Lane, and wider countryside paths, as well as south-west through the recreation ground toward Cuckfield Road and the heart of Hurstpierpoint.

Highways text and images provided by Paul Basham Associates



Cuckfield Road



3.04 Ecology

Ecology text and images provided by Urban Edge Environmental Consulting Ltd

A preliminary Ecological Appraisal of the site was undertaken in May 2024. The north of the site is agricultural, comprising species poor grassland and arable fields, with boundary hedgerows, some of which include mature trees and associated ditches. The south of the site is dominated by broadleaved woodland, much of it plantation of relatively recent origin, but also including some more mature stands. Species poor grassland rides separate the woodland blocks and there are also areas of tall forb vegetation and mixed scrub. A small watercourse runs east to west along the southern boundary. The hedgerows are Priority Habitat and the more mature areas of woodland also approach Priority Habitat status.

Surveys for reptiles, breeding birds, otter and water vole, and bat activity were undertaken in 2025. No reptiles or signs of water vole or otter were recorded. Breeding bird activity was largely located in the woodland and associated habitats in the south of the site, as well as the hedgerows.

Development would be located in the less important and sensitive agricultural habitats in the north of the site, with the woodland and watercourse and associated habitats in the south retained. With the exception of access on Cuckfield Road and Chalkers Lane hedgerows would also be conserved.

Development offers opportunities for habitat creation, including wildflower grassland, native mixed scrub and trees and planting up of existing gaps in hedgerows, as well as for enhancement of the retained woodland, including diversifying structure and species composition.



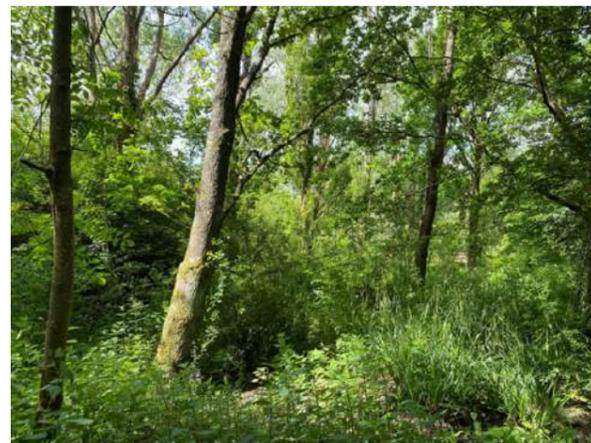
Hedgerow with Trees



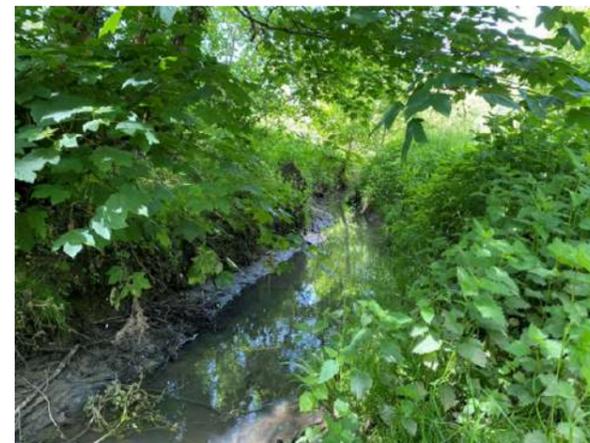
Arable Land



Young Native Broadleaved Plantation



More Mature Woodland



Stream South of Site



Watercourse North of Site



3.05 Landscape

Landscape text and images provided by Align Landscape Planning

The Site - The site comprises two areas of pasture immediately to the north of the established settlement of Hurstpierpoint, spanning either side of Cuckfield Road.

The site can be broken down into two parcels: east and west. The eastern parcel is broadly square and located between Cuckfield Road and Chalkers Lane / Danworth Lane, while the western parcel has a more triangular form and extends west from Cuckfield Road.

The northern boundaries of the parcels are defined by mature hedgerows, with the hedgerow associated with the western parcel having a denser character, while several scattered mature trees are present within the hedgerow of the eastern parcel.

The eastern boundary of the site is defined by Chalkers Lane and Danworth Lane which extend from the north eastern part of Hurstpierpoint. An established hedgerow defines the field boundary and creates a degree of separation between the streetscene and the site. Several properties lie to the east of the site comprising a mix of established cottages and 20th century semi-detached dwellings.

The site tapers to the west, with the northern field boundary dropping to the south west to meet the watercourse.

The southern part of both parcels is characterised by maturing plantations. These comprise a mix of native tree species, many of which are in reasonable health. However, there are clear opportunities here for some thinning which will enhance the retained tree stock.

Wider Context - The site lies immediately to the north of the established settlement edge of Hurstpierpoint which is made up of a mid-20th century housing estate, that follows Willow Way, and a more recent smaller residential development on Talbot Mead. The wider settlement extends to the south, with the more historic core of the village located in an elevated position on a localised ridgeline between Cutlers Brook, to the north, and the localised watercourse adjacent to the southern boundary of the site. Views of the properties on Talbot Mead are possible on approaches from the north, with the spire of The Church of the Holy Trinity also evident, highlighting the approaching settlement.

To the west, the site is separated from the wider rural setting and Sayers Common by the woodland associated with Bridger's Plantation. The A23 lies approximately 900m to the west of the site and forms a detracting feature within the wider landscape setting both visually and audibly. An area of pasture lies to the north of the western parcel, which has been subdivided by a post and wire fence that runs between Bridger's Plantation and Cuckfield Road. A large arable field extends to the north of the eastern parcel. The land gently rises to the north towards a localised ridgeline, that runs broadly east - west from Danworth Farm. This ridgeline creates a degree of enclosure to the site and its immediate setting, containing views from the north. An area of mature woodland around Pickhams Cottage and Old Mill House reinforces this visual containment.

While the site itself is not publicly accessible, Footpath 31Hu runs parallel to the northern boundary, extending west from Danworth Lane towards Langton Lane. Footpath 82Hu also

extends to the north of the site, towards the sewage works and Newhouse Farm beyond. The public rights of way within the setting of the site tend to follow field boundaries, running between the north - south aligned network of roads and typically adopt a geometric pattern either running east - west or north - south.

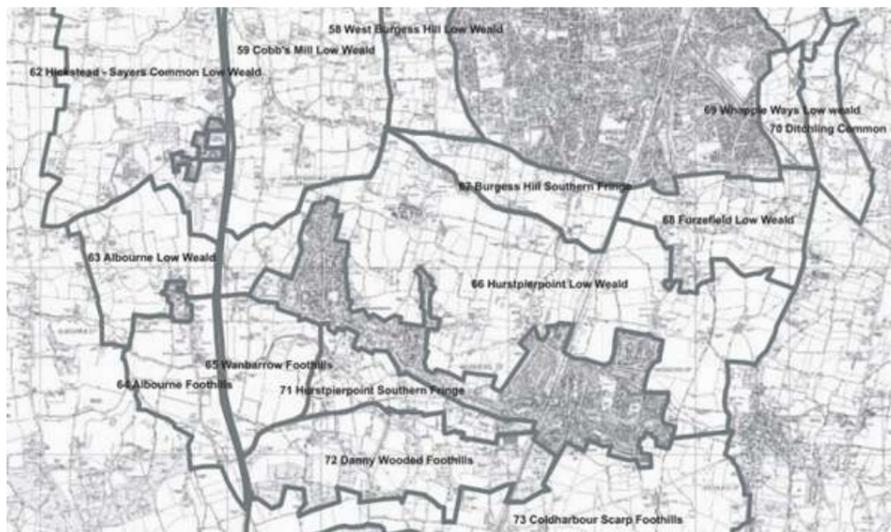
Hurstpierpoint College lies approximately 300m to the east of the site, beyond Chalkers Lane. The college comprises a collection of buildings with a prominent chapel and more recent accommodation blocks. Grass and all-weather sports pitches form the setting for the college with a dense tree belt defining the western boundary of the school that physically and visually separates the site from this feature.

Landscape Related Policy - The site and its immediate setting are not subject to any qualitative landscape designations.

The northern boundary of the South Downs National Park lies approximately 1.3km to the south of the site, on the other side of the settlement, abutting the southern edge of Hurstpierpoint and Hurst Wickham. The prominent escarpment lies approximately 5km to the south of the site. While the site is separated from this designated landscape, given the national status of the National Park, due regard will be given to the potential effects of development upon its setting.

Landscape Character - At a regional level, Natural England have prepared the Character Map of England which provides a broad assessment of landscape character at a regional level. The site lies within the "Low Weald" national character area (NCA 121).

At a more local level, Mid Sussex District Council undertook a Landscape Capacity Study in 2007 which builds on the findings of the 2005 “Landscape Character Assessment for Mid Sussex”. This study breaks the District down into broadly homogenous character areas, with the site being located within the “Hurstpierpoint Low Weald” landscape character area (LCA). This area lies predominantly to the east of Hurstpierpoint, north of Hurst Wickham and Hassocks. A thin finger of the LCA, in which the site is set, wraps around the northern and western edge of Hurstpierpoint, with the northern boundary of the site forming the edge of the LCA in this area, before extending west towards the A23.



The Capacity Study identifies a series of key characteristics associated with the LCA and these include:

- “Mainly small-medium size fields interspersed with larger fields.
- Includes large areas of recreation including golf course and Hurstpierpoint College playing fields.

- Varying period and blocks or varying boundary loss.
- Open views of South Downs, only minor views of settlements to the south set below South Downs.
- Low amount of woodland.
- Generally set in low land running E-W between minor finger of high ground to the north and beginning of South Downs foothills to the south.”

The Visual Environment - As part of the initial desk study a Zone of Theoretical Visibility (ZTV) analysis was undertaken to understand the potential visibility of the proposals within the wider landscape setting. This analysis is based on bare earth data, i.e. does not take into account above-ground features such as buildings, boundary enclosures or vegetation and, as such, represents a worst case scenario. However, it forms a useful tool to introduce the wider visual environment of the Site and informed the site visit.

The ZTV illustrates the undulating nature of the landscape in which the Site is set, with visibility towards the Site restricted by the localised ridgelines to the north and south which run parallel to the South Downs escarpment. Views are theoretically possible from the landscape to the north east, however, the public right of way network is sparse in this area, reducing opportunities for views back towards the Site. Furthermore, the well vegetated setting of Herrings Stream, to the north, further reduces intervisibility.

Landscape text and images provided by Align Landscape Planning



During the site visit, a number of key views were identified from publicly accessible locations which illustrate the Site in its localised and wider landscape context. The viewpoints seek to reflect the views of the Site by more sensitive receptors, such as walkers on the local Public Right of Way network, however, the viewpoints are considered representative and not exhaustive.

The visual assessment illustrates the immediate context of the Site characterised by the scattered properties along Chalkers Lane and Danworth Lane, as well as the contemporary residential development that defines the northern extent of the settlement. The spire of the Holy Trinity Church forms a focal point within the localised views, with the South Downs



escarpment forming a prominent backdrop. The views from the elevated landscapes to the south of the Site illustrate the well-vegetated setting of the Site and the separation between Hurstpierpoint and Burgess Hill. Within this broad views, the Site is not prominent but where perceived is seen within the context of the wider settlement of Hurstpierpoint.

Design Considerations - To ensure that the proposed development responds positively to its landscape setting and can be integrated without any notable adverse landscape or visual effects, the proposals have adopted an iterative approach, informed by the various technical assessments to ensure a coordinated, landscape-led approach to the emerging layout.

The emerging proposals seek to locate development sensitively within the site, setting the proposed built form back from the northern and eastern boundaries, providing opportunities to create a network of publicly accessible, landscaped green spaces around the site that would also ensure that a robust and defensible buffer between the development and the wider landscape to the north and east is achieved. The proposals would adopt a positive, outward-facing layout which ensures passive surveillance of the public open spaces and avoids the perception of the settlement turning its back on the wider setting. The landscaped buffers and positive layout would ensure that a sympathetic approach to Hurstpierpoint from the north, and an appropriate transition between the townscape and wider landscape setting is achieved.

To respect the local context and minimise visual impact, building heights will be limited to two storeys, with 1.5 storey

dropped eaves development located in more sensitive areas such as along the northern boundary. This will ensure that the development blends with the surrounding landscape, reducing any potential intrusion into the views from the north.

The localised townscape setting is characterised by a variety of materials, although red brick and pale render is common in both the more historic and newer parts of the built-up area. The proposals would adopt a simple palette of materials which draw on the existing settlement and complement the local vernacular.

The site benefits from being largely open, with the key landscape features being the boundary hedgerows and the plantations within the southern part of the site. This planting would be retained and reinforced as part of a comprehensive scheme of landscaping. It is acknowledged that there will be some removal to enable access into the site from the adjoining roads, however, such removals would be minimised to ensure a green, landscaped approach to Hurstpierpoint is maintained. Where hedges are removed for visibility splays, replacement hedgerows would be incorporated behind the sight lines to ensure that the perceived field pattern is conserved.

Elsewhere within the site, new planting would be established to conserve and enhance the well-vegetated character of the sites setting. New planting would incorporate an appropriate palette of species to ensure that it complements the local character of the area as well as contributing positively to local biodiversity. The proposed landscaping would include large canopy tree species, species-rich native understorey, neutral

Landscape text and images provided by Align Landscape Planning

grassland and wetland habitats.

The existing plantations represent a significant opportunity for the site as they create an immediate landscaped setting for the proposals and can form the foundation of a new linear park / green corridor, which follows the existing watercourse and forms a useable space between Chalkers Lane and the community centre and recreation ground off Willow Way, enhancing connectivity. Some selective thinning would benefit the treestock and open up the canopy to create a pleasant environment through which to walk or play. The ability to provide high quality open space, which is established from Day One, which is also naturalised for the benefit of local biodiversity, is a significant benefit.



See Appendix section for ZTV and Photo Record of key views



3.06 Sustainability

Energy Efficiency and Fabric-First Approach

New homes will be designed to achieve high thermal performance standards, with a focus on reducing heat loss and operational energy demand. Measures may include enhanced insulation, reduced thermal bridging, high-performance glazing, and air-tightness exceeding current regulations, all aimed at minimising reliance on mechanical heating.

Low-Carbon Heating and Building Services

The development will explore the use of low-carbon heating solutions, such as air-source heat pumps for individual dwellings, supported by efficient hot-water systems and mechanical ventilation with heat recovery where appropriate. These measures will aim to reduce carbon emissions and reliance on fossil fuels, subject to feasibility and specific requirements.

On-Site Renewable Energy Generation

Where appropriate, roof-mounted photovoltaic panels may be considered on suitable plots to reduce grid demand, lower energy costs, and support net-zero carbon goals, with due regard to landscape considerations.

Water Efficiency

Dwellings will aim to meet or exceed water efficiency standards, targeting 110 litres per person per day, with low-flow fittings, dual-flush WCs, and efficient appliances, alongside rainwater harvesting where appropriate.

Sustainable Drainage and Flood Management

Surface water will be managed using SuDS, including permeable paving, swales, and attenuation basins, positioned within landscape corridors to reduce runoff and provide ecological value.

Biodiversity and Landscape Integration

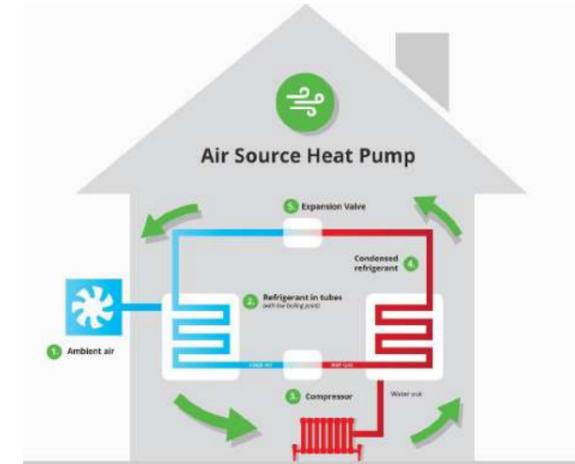
The project will seek to achieve on-site Biodiversity Net Gain through the use of native planting, creation of new habitats, and enhancement of green corridors that support local wildlife. If necessary, any residual shortfall in biodiversity net gain will be addressed through approved off-site measures in accordance with national guidance.

Transport and Active Travel

The development will encourage sustainable transport options by providing walking and cycling routes, secure cycle storage, and convenient access to local services. Electric vehicle charging points will be made available to homes, supporting the use of low-emission transport options.

Climate Resilience

Homes and public spaces will be designed with resilience to future climate conditions in mind. Proposed measures may include passive and active overheating mitigation, strategic shading, and landscape designs that contribute to urban cooling and long-term environmental stability, depending on specific requirements and climate projections.



Air Source heat pumps



Cycling



Electric-Vehicle Charging



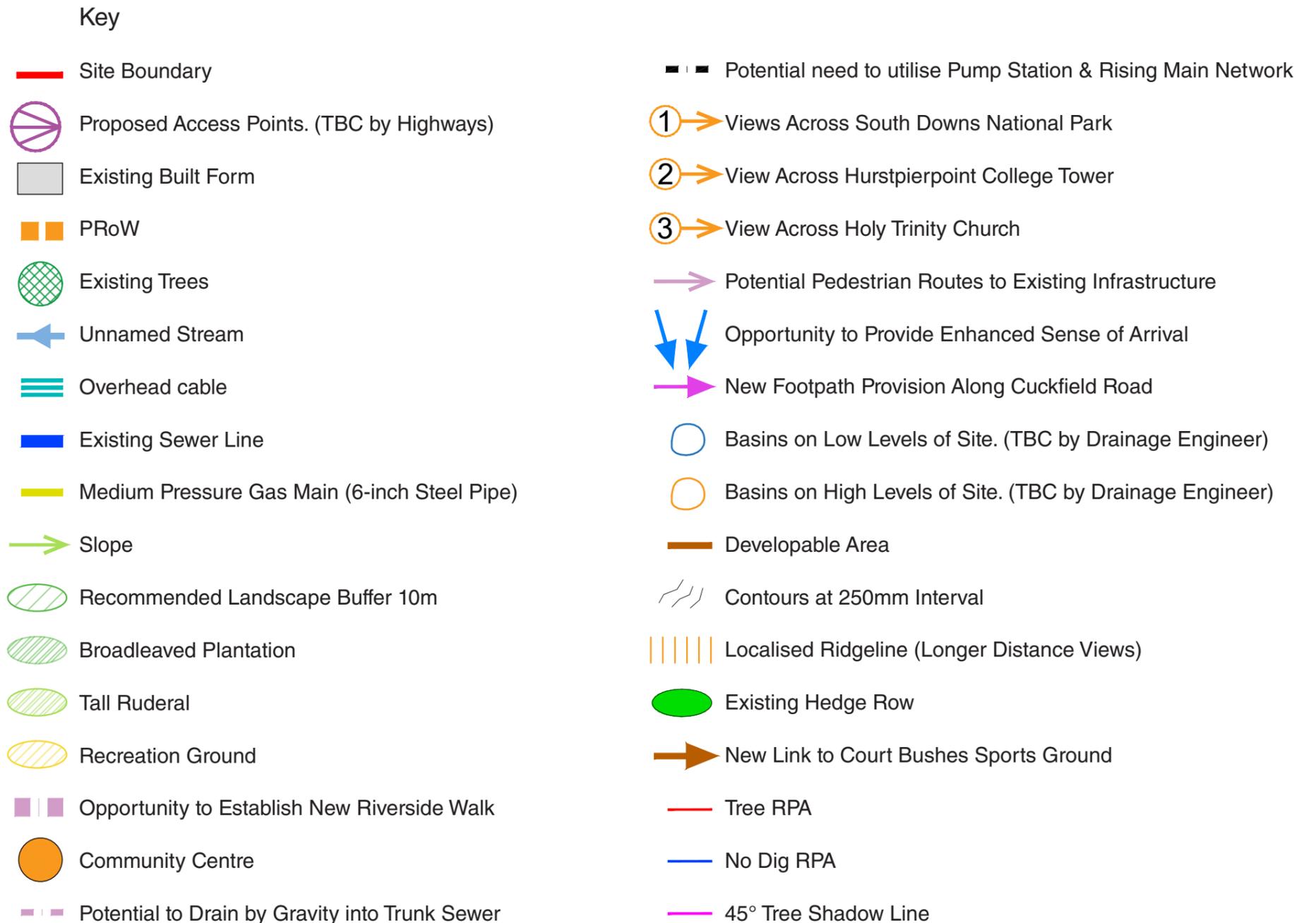
3.07 Opportunities & Constraints

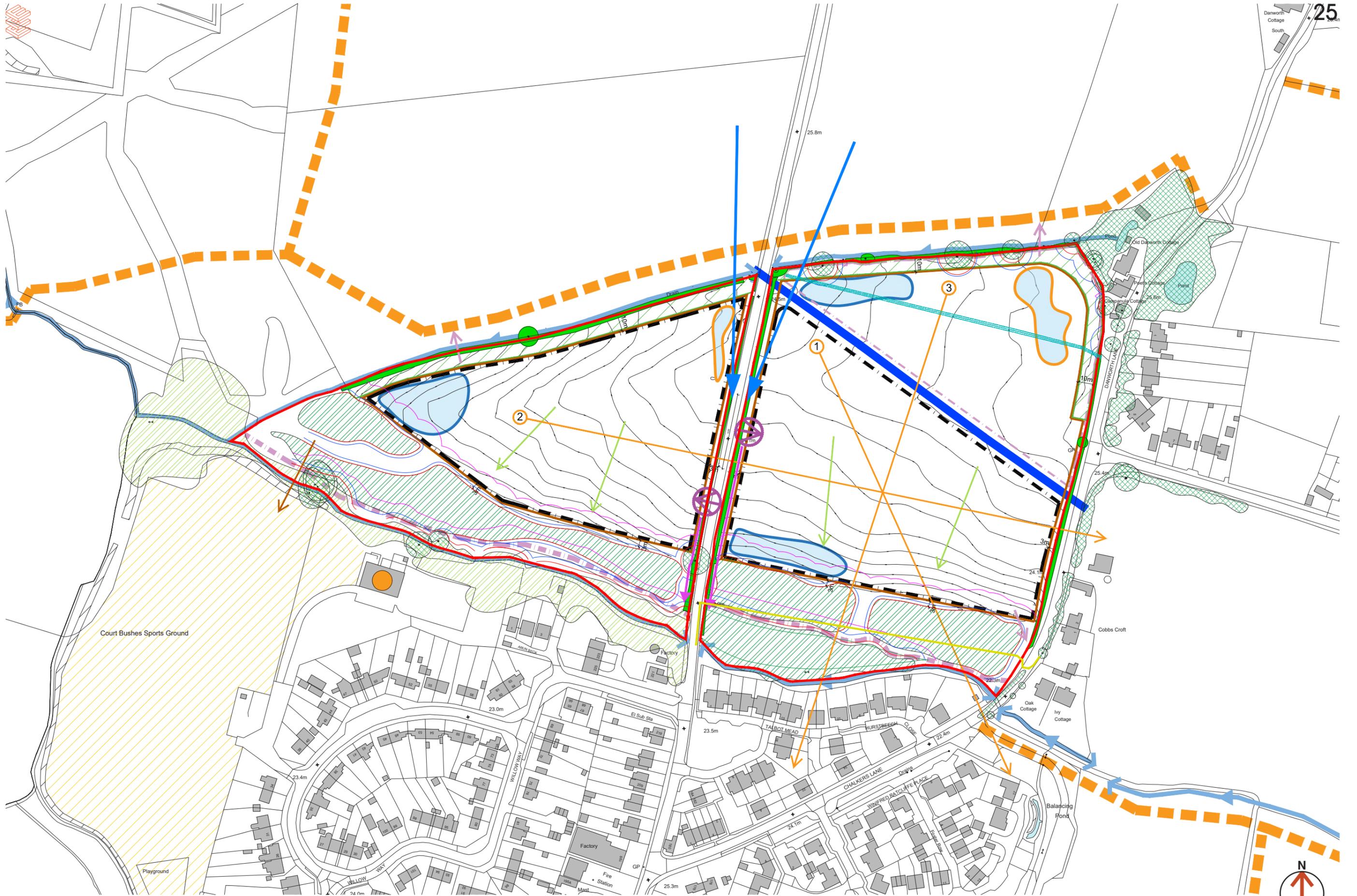
Initial technical assessments have identified a number of key constraints that shape the development potential of the site. In the north-east corner, the presence of an adopted foul trunk sewer and rising main, together with their associated easement, restricts where buildings and deeper excavations can be located and will require careful coordination of service routes. Along the southern boundary, the riparian corridor must remain free from development to protect water quality, support habitat, and provide space for SuDS features; when combined with root protection zones for mature hedgerow oaks, this establishes a clear limit to the developable area. The underlying Weald Clay further constrains infiltration, necessitating a surface-water strategy based on attenuation rather than soakaway systems.

Potential habitat for protected species will require phased ecological surveys, which may influence the programme for construction and site preparation.

The established hedgerow network provides a strong structural framework that can be enhanced to secure biodiversity gains, while the site's proximity to village services and public transport supports active and sustainable travel choices. Retaining and strengthening the existing landscape structure will also help create a well-defined and visually appropriate northern edge to Hurstpierpoint.

Taken together, these considerations inform a development approach that is rooted in green infrastructure, distributed SuDS, coordinated utility design, and phased ecological and archaeological mitigation.





Opportunities & Constraints



4.0 Layout

4.01 Green Infrastructure Design Principles

The site layout will be led by the landscape, starting with the retention of the site's key natural assets, hedgerows, mature oaks and the southern woodland, which help shape the structure of streets, open spaces and overall neighbourhood character. A connected network of green spaces includes linear landscape routes, central greens and smaller pocket parks within residential areas. Together, these spaces provide amenity, wildlife habitat and SuDS features, making surface-water management an integrated part of the landscape.

A substantial planted buffer along the northern and north-eastern edges forms a strong vegetated margin, screening the development from public rights of way and creating a clear green interface with existing homes. This also softens development when approaching from the north, maintaining a green entrance to Hurstpierpoint.

The new landscape framework supports habitat creation, offers privacy and establishes a gradual transition to the countryside. Street trees and planted verges link spaces throughout the site, contributing to traffic calming, microclimate benefits and a cohesive landscape character.

Collectively, the green infrastructure promotes recreation, enhances biodiversity and assists with flood attenuation, ensuring the neighbourhood becomes a sensitive and well-integrated extension to Hurstpierpoint.



Green Infrastructure Design Principles

- Key
- Retain Woodland Buffer
 - Central Green Open Space, with Links to Outer Green Areas
 - Open Space Areas inside site boundary
 - Recommended Landscape Buffer
 - Retain & Enhance Landscape Edge

4.02 Landscape & Visual Design Principles

the development fits comfortably within its wider landscape setting.

Cuckfield Road will form the principal approach to the neighbourhood. A clear and welcoming arrival sequence will be established through coordinated alignment, tree planting and considered public-realm treatments, giving the route legibility and a strong sense of place for residents and visitors. Development edges along Cuckfield Road will splay toward the northern part of the site before aligning more closely with the road to the south, while still retaining a green corridor that separates new homes from the existing hedgerow.

Where outward views allow, the masterplan will preserve and frame key sightlines towards local landmarks, including the College tower and Holy Trinity Church, helping to visually connect the new neighbourhood with the wider village. In the more tapered parts of the site, particularly the north-east and western corners, increased landscape separation, wider planting and generous set-backs will create softer, low-intensity edges. These transitions will help reduce visual impact on neighbouring properties and maintain a gentle progression from built form to open countryside.



Landscape & Visual Design Principles

- Key
- Residential Separation
 - Landscape Buffer acts as Screening from Long Distance views to the north
 - Opportunity to Provide Enhanced Sense of Arrival
 - Opportunity to Avail of Long Distance Views to Hurstpierpoint College Tower
 - Opportunity to Avail of Long Distance Views to Holy Trinity Church



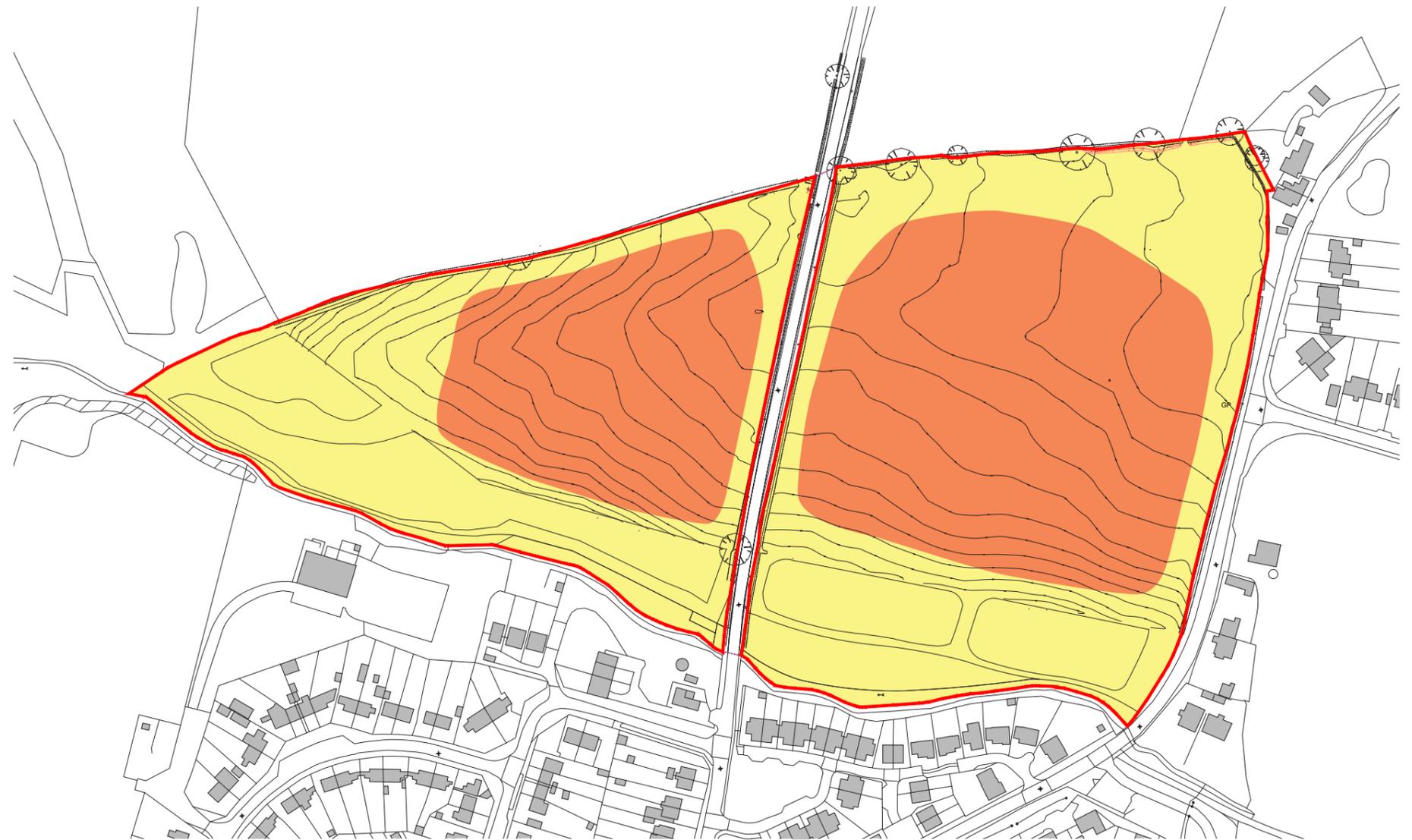
4.03 Land Use Principles

The extent and disposition of development will be guided by the site's landscape and visual sensitivities, ensuring building plots respond to key features rather than overwhelm them.

Development parcels will be shaped and arranged to respect important views, tree root protection areas and utility easements, allowing the layout to emerge naturally from the site's landscape structure.

Generous green corridors and appropriate set-backs will provide sufficient separation between built areas and sensitive edges.

Retained and newly created open spaces will offer opportunities for meaningful landscape interventions, including habitat planting, SuDS features and recreational areas. Together, these measures will ensure the overall composition remains balanced, environmentally robust and visually appropriate within its countryside setting.



Land Use Principles

Key

-  Potential Residential Developable Area
-  Green Amenity, Woodland & Enhanced Landscape



4.04 Scale Principles

The scheme will adopt a restrained and context-sensitive scale. Along the northern and road-facing edges of both parcels, 1.5-storey homes with rooms in the roof are proposed to ensure that street frontages and approach views present a familiar domestic form and establish a clearly defined settlement edge.

Within the interior of the site, two-storey houses are introduced to create traditionally scaled homes, form neighbourly clusters, and provide a subtle increase in height without overwhelming the surrounding landscape.

This combination of 1.5-storey perimeter buildings and predominantly two-storey neighbourhood clusters will generate a varied yet cohesive roofscape, maintaining a modest overall scale and preserving both local and long-distance views.



Land Use Principles

Key

-  2 Story Dwellings
-  1.5 Story Dwellings (rooms in roof)

4.05 Access & Movement Principles

Primary vehicle access will be taken from Cuckfield Road for each parcel, with entrances positioned to ensure safe visibility and minimise disruption to existing traffic flows along Cuckfield Road.

Along the southern boundary, there is potential for continuous woodland walk to connect Chalkers Lane with Court Bushes Recreation Ground, providing a direct, traffic-free route for pedestrians and cyclists.

The internal movement network will be organised around an east-west primary street, complemented by quieter secondary routes and shared-surface spaces serving individual neighbourhood clusters. The primary roads will incorporate a tree-lined verge on one side and landscaped swales on the other, creating an attractive, legible street environment while contributing to surface-water management and biodiversity. Roads along the perimeter of the site will be delivered as shared surfaces, encouraging a pedestrian-focused environment and supporting safe, low-speed movement for all users.

Streets and footpaths will be planned to maximise permeability, allowing residents to walk and cycle easily to local facilities and the wider public rights-of-way network. The alignment of roads and paths will also take account of the adopted foul sewer in the north-east corner, avoiding its easement and minimising engineering within constrained areas.



Access & Movement Principles

- | | |
|---|---|
| <ul style="list-style-type: none"> — Primary Roads - - - Secondary Roads - - - Shared Surfaces → Need to Accommodate New Footway within the site as far south as possible before meeting Cuckfield Road → Pedestrian Links to Open Space and PRoW Network | <ul style="list-style-type: none"> - - - Potential to Provide Woodland / Riverside Walk - - - Existing PRoW — Existing Sewer Line — Proposed Paths Through Open Space |
|---|---|

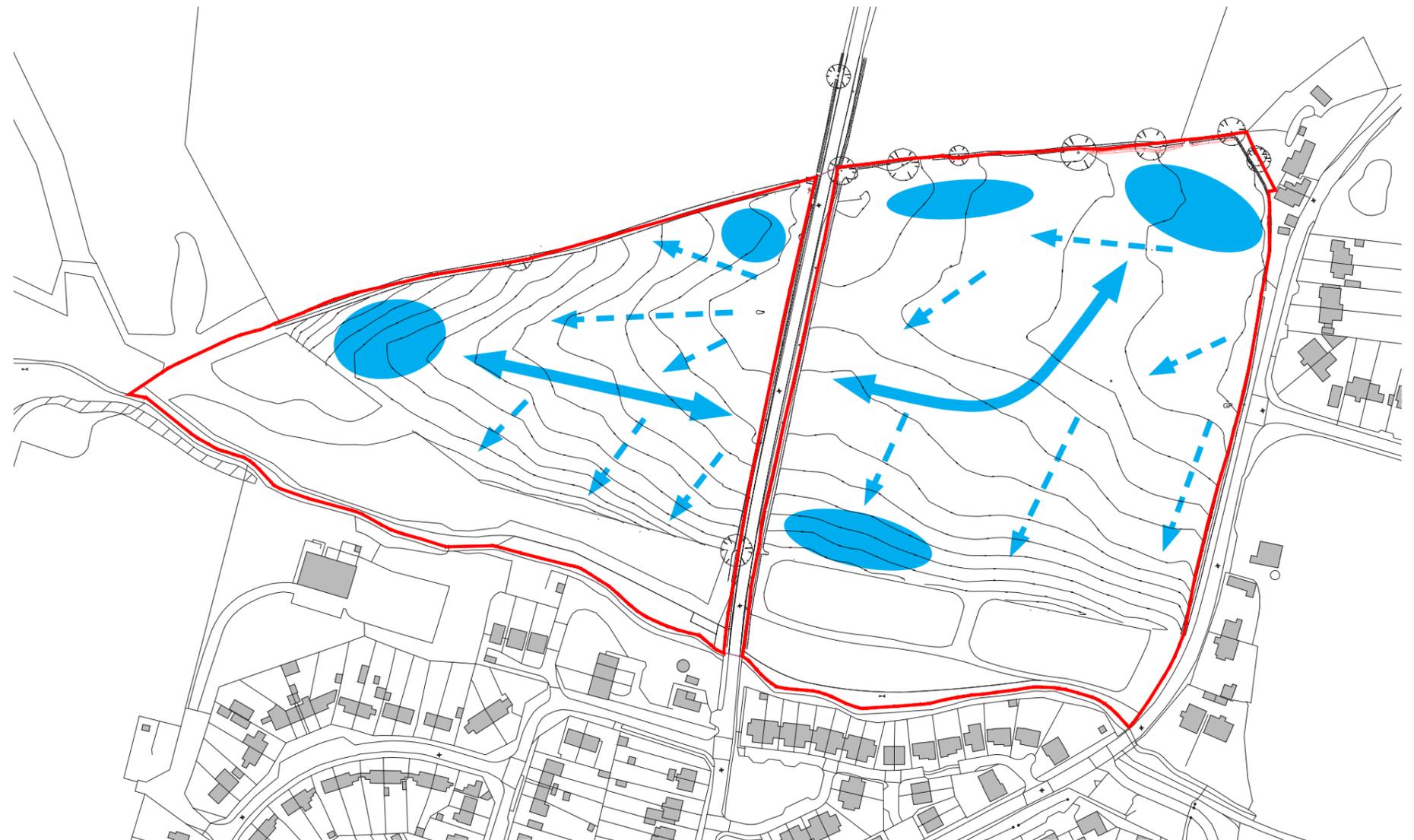
4.06 Drainage Principles

The drainage strategy responds to the site's Weald Clay geology, existing watercourses and the need for sustainable, landscape-integrated solutions. As infiltration is unlikely to be feasible, surface water will be managed through a coordinated network of SuDS features that capture, convey and attenuate runoff within the green infrastructure framework.

Attenuation basins will be located at natural low points across the site, sized to accommodate extreme rainfall events and climate-change allowances. Designed with wetland planting and gentle slopes, these features will provide water-quality benefits while contributing to local amenity and biodiversity. Swales along primary streets will support conveyance and treatment, reducing dependency on underground drainage.

Runoff will discharge at controlled rates to the northern ditch and the Southern Stream, with buffers maintained around the riparian corridor to protect habitat, water quality and future maintenance access. Foul drainage will connect to the existing Southern Water network, with the trunk sewer in the north-east corner influencing street and service alignments.

This approach delivers a resilient, maintainable and environmentally sensitive drainage system fully integrated with the site's landscape and layout.



Drainage Principles

- Key
-  Potential SuDS Location
 -  Potential Sustainable Drainage Connections (Swales)
 -  General Flow of Surface Water Run-off

4.07 Place-Making Principles

The placemaking approach aims to create a distinctive, well-integrated neighbourhood that reflects the character of Hurstpierpoint while establishing its own identity. Existing landscape features—including mature trees, hedgerows and the southern woodland corridor—will structure streets and open spaces, giving the development an immediate sense of place. Homes will front onto these spaces to provide active frontages, natural surveillance and a strong relationship between buildings and landscape.

A clear hierarchy of routes and spaces will be established. The primary street will form a legible spine with tree-lined verges and swales, while quieter shared-surface lanes on the edges of the site will create a pedestrian-focused, village-like environment and a gentle transition to the countryside. Pocket parks, village greens and the linear woodland walk will offer places for play, informal recreation and social interaction.

Views towards local landmarks, including the College tower, the Southdowns and Holy Trinity Church will be preserved to reinforce a sense of connection with the wider village. Materials and architectural detailing will draw from the local palette to ensure a coherent, familiar character. Together, these principles will deliver a walkable, landscape-led neighbourhood that feels rooted in its setting and contributes positively to the identity of Hurstpierpoint.



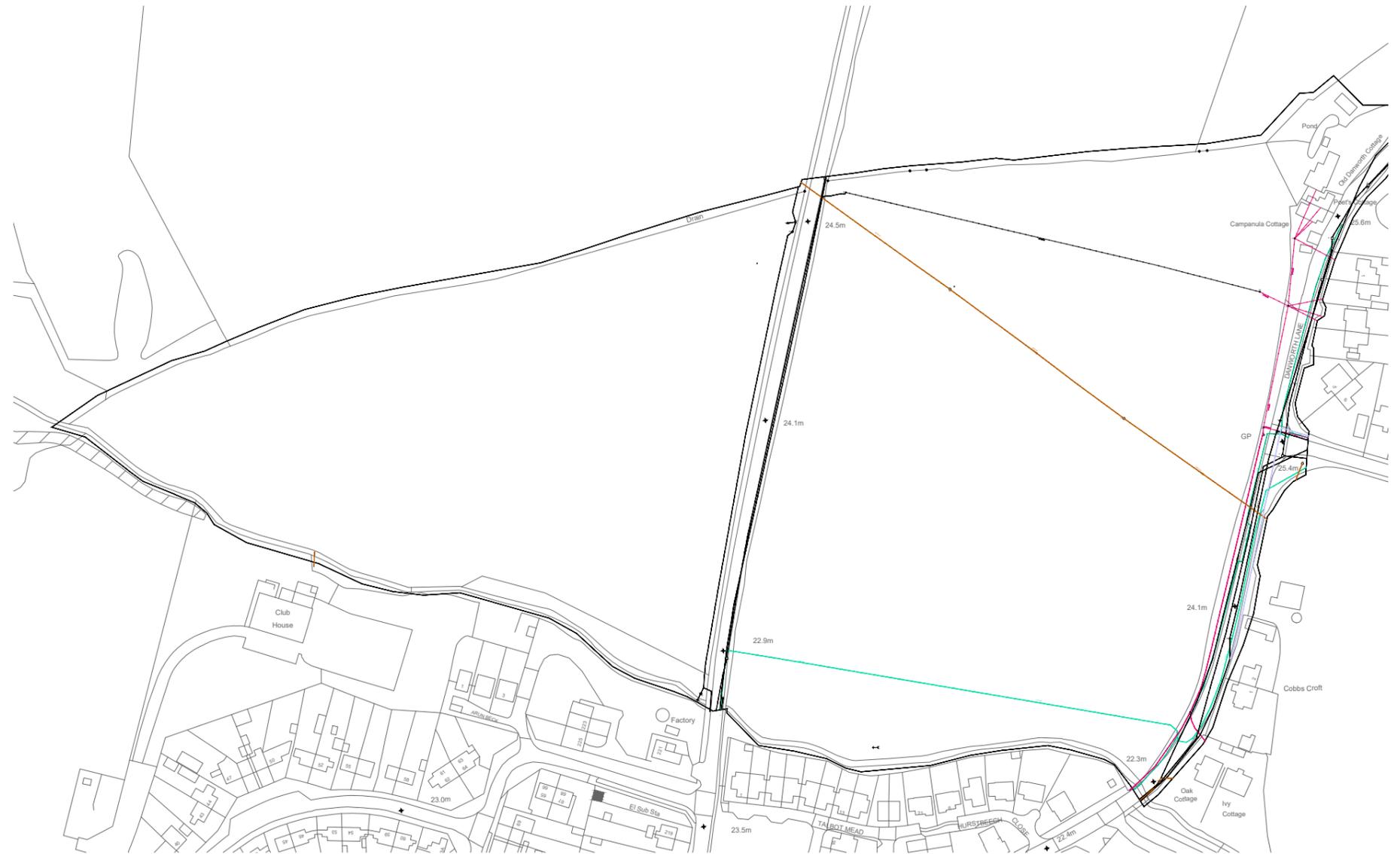
Place-Making Principles

Key

-  Rural Edge Frontage
-  Cuckfield Road Frontage
-  Woodland Edge Frontage
-  Internal Space & Primary Street Frontage
-  Key site access

4.08 Utility Plan

LEGEND	
	Mapped Area
	Electricity Cable
	Electricity Abandoned
	Extra High Voltage Electricity
	High Voltage Electricity
	Low Voltage Electricity
	Street Lighting Cable
	Water Main
	Gas Main
	Foul Water
	Surface Water
	Combined Sewer
	Abandoned Sewer
	Culvert
	Openreach Telecom
	Virgin Media
	Fibre Optics
	Duct
	Traffic Signalling
	CCTV
	Vodafone
	Colt
	Instalcom
	Telent
	Verizon
	Zayo
	Overhead Service (applies to any service)



A number of existing utilities pass through or adjoin the site, each contributing to the baseline constraints that need to be acknowledged in the development context.

In the north-east corner, an adopted foul trunk sewer and rising main run diagonally across the parcel, accompanied by a statutory easement that restricts deep excavation, building placement and the routing of new services in this localised area.

A medium-pressure gas main also crosses the site, but as it lies within the southern wooded section and does not influence the disposition of development or the layout of homes.

In the western parcel, an overhead electricity cable is carried on a series of existing poles, with an associated wayleave that will be respected through appropriate separation and landscape treatment. However this may be redirected and buried.

All other utility infrastructure such as potable water, low-voltage electricity, telecommunications and drainage connections are contained within the surrounding highway network and will connect into the site from adjoining roads, ensuring straightforward servicing without additional off-site works.

Utility drawing can be made available if required.



4.09 Proposed Site Layout

Illustrative Masterplan Description

The illustrative masterplan sets development back from the northern hedgerow to create a generous landscape buffer that forms a clear and attractive transition to the countryside. Homes are arranged in a series of small neighbourhood clusters, linked by a loose grid of streets that frame courts, squares and greens. Buildings front onto these spaces to provide active frontages, natural surveillance and a coherent village character.

Across both parcels, the southern edge is formed by a shared-surface access route that incorporates SuDS basins, meadow planting, wetland pockets and a continuous pedestrian and cycle path. Attenuation volumes identified in earlier technical studies are distributed along this corridor so that no single engineered feature becomes visually dominant; instead, a sequence of naturalised basins contributes to a parkland character. The north-east corner is retained as a safeguarded service corridor in line with statutory easement requirements, with soft landscaping used to maintain visual continuity while ensuring necessary access is preserved.

Parking for family housing is predominantly on-plot, with secure cycle storage integrated into the design. Visitor spaces are distributed throughout the site to align with the parking strategy. A balanced mix of house types and maisonettes is arranged to reflect local housing needs, add variety to the streetscape and reinforce strong relationships with adjoining green spaces.

Phasing and Delivery

Phasing will support efficient construction and the early establishment of key landscape and drainage elements. Initial works will include detailed surveys, enabling operations, and the creation of the principal access points and primary utility connections. Early phases will prioritise the delivery of the southern linear park and SuDS features, allowing planting and wetland habitats to establish while providing attenuation capacity during construction. Later stages will bring forward the residential clusters, completing internal streets, parking courts and associated public realm.

A Construction Environmental Management Plan will ensure retained trees and hedgerows are protected, manage sediment and pollutant control near the stream, and set out measures for responsible waste handling and materials reuse. Early engagement with Southern Water, the Lead Local Flood Authority and the local highway authority is recommended to coordinate adoption requirements, secure technical approvals and support effective programming.

Accommodation Schedule

- 10x1B2P (min 50m²) - (7.7%) - Maisonettes
 - 31x2B4P (min 79m²) - (23.8%) - House
 - 55x3B5P (min 93m²) - (42.3%) - House
 - 34x4B6P (min 106m²) - (26.2%) - House
- Total - 130 Units

Site Area

- Site - 9.69 HA
- Developable Area - 6.58HA
- Density - 19.76 dph

Car Parking

- 1 Bed Units - 1 Space
- 2 Bed Units - 2 Space
- 3 Bed Units - 2 Space
- 4 Bed Units - 3 Space
- VP - 26 Spaces TB

Key

- ① New Access
- ② P.O.S
- ③ Attenuation basin
- ④ Overhead Cable
- ⑤ Landscape Buffer TBH
- ⑥ Existing links to PRow
- ⑦ Opportunity for a Woodland Walk
- ⑧ Potential Link to Community Centre
- ⑨ Existing Sewer Line
- ⑩ Proposed Links to PRow
- ⑪ Existing PWow



4.10 Illustrative Views

Sketch 1 - woodland edge



Sketch 2 - Cuckfield Road looking north



Sketch 3 - Village Green





Sketch 4 - Aerial Site Plan





4.11 Summary

The emerging proposals for land at Cuckfield Road present a well-considered and environmentally responsible extension to the northern edge of Hurstpierpoint. The vision sets out a landscape-led neighbourhood that respects the site's natural features, enhances local green infrastructure, and delivers much-needed homes in a sustainable and connected location. The layout responds positively to key constraints such as the riparian corridor, mature hedgerows, and the foul sewer easement, while also providing opportunities to strengthen ecological networks, create new accessible open spaces, and support active travel.

The technical assessments undertaken to date indicate that the site is deliverable, with viable approaches established for drainage, highways access, utilities, and ecological mitigation. The development would bring wider benefits to the village and district, supporting local services, improving pedestrian connections, and forming a clear and attractive settlement edge. As work progresses, further survey work, refinement of parameter plans, and engagement with Mid Sussex District Council and statutory consultees will ensure the approach continues to evolve in line with policy expectations and local priorities.

Taken together, the proposals establish a robust and attractive framework for a sensitively designed new neighbourhood that can deliver high-quality homes alongside meaningful environmental and social value.

Planning Benefits Summary (NPPF Framework)

Environmental

- Landscape-led design strengthening green infrastructure.
- Enhanced habitats, native planting and ecological connectivity.
- Retained hedgerows and woodland forming a clear, attractive settlement edge.
- SuDS network with attenuation basins supporting sustainable drainage and climate resilience.
- Active travel routes and low-carbon measures reducing reliance on private vehicles.

Social

- A balanced mix of homes contributing to identified housing needs.
- New public open spaces, including a linear park and play opportunities.
- Safer, more direct pedestrian links to the village, PRow network and local facilities.
- Improved access to recreation, nature and everyday services.
- Streets and public realm designed to foster sociability and a strong sense of place

Economic

- Increased spending in local shops, services and community facilities.
- Construction-phase jobs and supply chain investment.
- Support for district housing delivery and long-term economic resilience.
- Strengthened public transport viability through improved connections and increased usage



5.0 Appendix



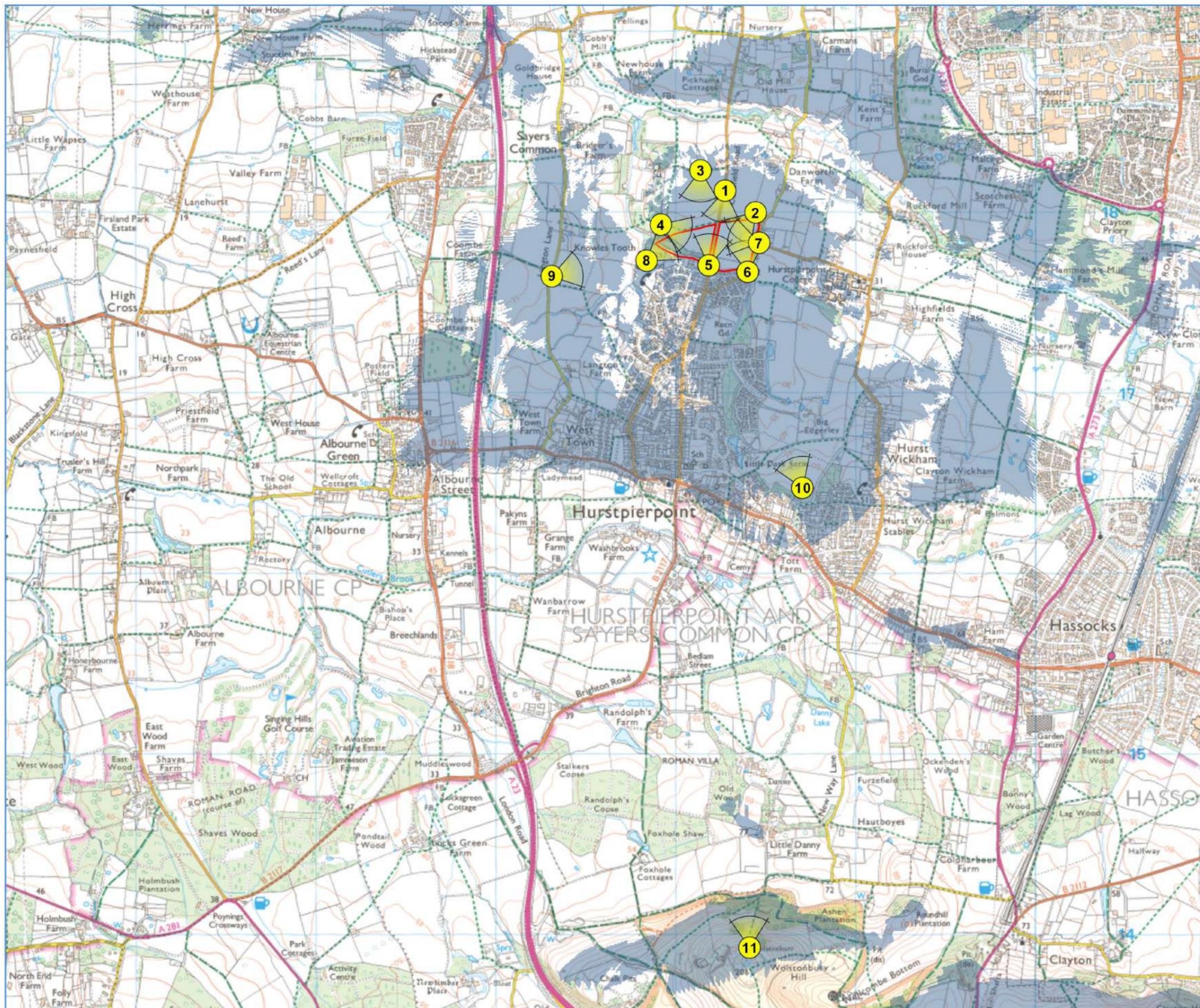
Drawing notes: Image supplied by Google Maps & Ordnance Survey
Accessed September 2025

Not to Scale



Key

-  Site Boundary
-  Zone of Theoretical Visibility - based on 10m tall building and bare earth data
-  Viewpoint Location



Land at Cuckfield Road, Hurstpierpoint

Viewpoint Location Plan

Drawing Ref: Pr-1185.VLP.004 Rev. -
Date: November 2025 Drawn: AM



Viewpoint 1a - View from Cuckfield Road to the north of the Site (looking south east)

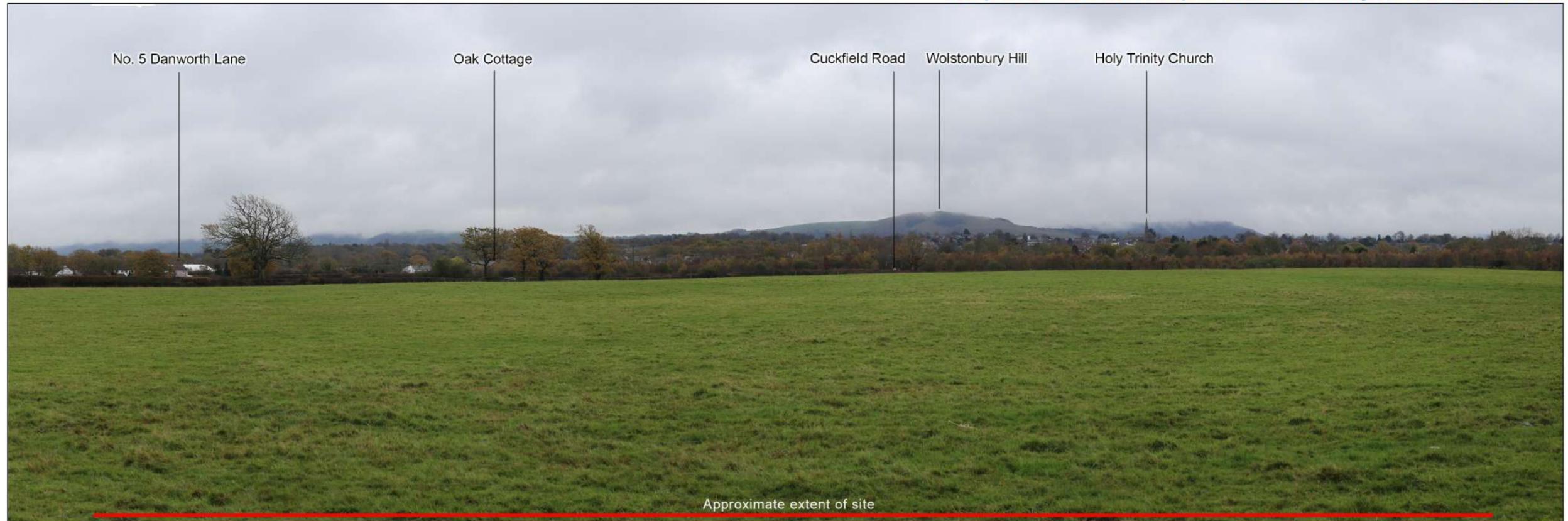


Viewpoint 1b - View from Cuckfield Road to the north of the Site (looking south west)

NOTE: PHOTOGRAPHS ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY AND SHOULD NOT REPLACE VISITING THE VIEWPOINTS IN PERSON TO ENSURE AN OBJECTIVE ASSESSMENT. Panoramas are created from multiple photographs which are stitched together in Adobe Photoshop. The photographs are taken using a digital equivalent of a 35mm camera in line with best practice and current guidance. The camera (Canon EOS 6D) is a full sensor DSLR model and, as such, the photographs are taken at a 50mm focal length using a fixed 50mm Canon lens. Images illustrate a horizontal field of view of 68° and, when printed at A3, should be viewed at a distance of 260mm curved through the same radius in order to most closely reflect the existing landscape context.



Viewpoint 2 - View from Footpath 31HU immediately to the north of the Site



Viewpoint 3 - View from Footpath 82HU to the north of the Site

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Viewpoint 4 - View from Footpath 31HU to the north west of the Site

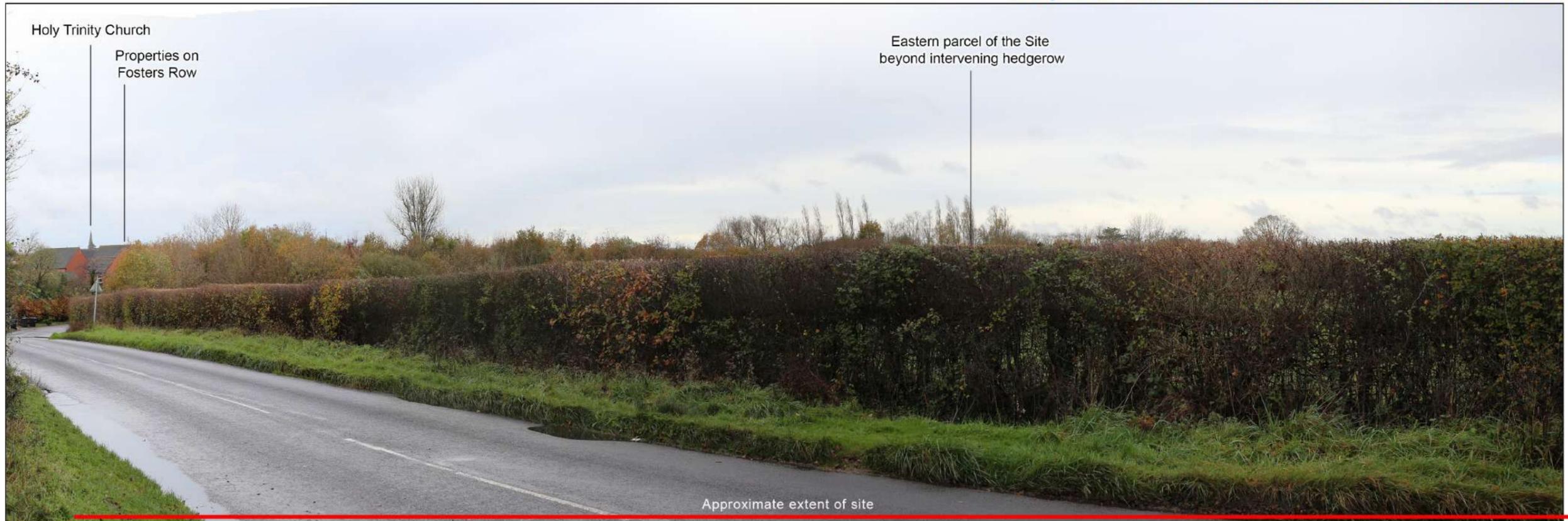


Viewpoint 5 - Cuckfield Road to the south of the Site

NOTE: PHOTOGRAPHS ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY AND SHOULD NOT REPLACE VISITING THE VIEWPOINTS IN PERSON TO ENSURE AN OBJECTIVE ASSESSMENT. Panoramas are created from multiple photographs which are stitched together in Adobe Photoshop. The photographs are taken using a digital equivalent of a 35mm camera in line with best practice and current guidance. The camera (Canon EOS 6D) is a full sensor DSLR model and, as such, the photographs are taken at a 50mm focal length using a fixed 50mm Canon lens. Images illustrate a horizontal field of view of 68° and, when printed at A3, should be viewed at a distance of 260mm curved through the same radius in order to most closely reflect the existing landscape context.



Viewpoint 6 - View from Chalkers Lane to the south east of the Site



Viewpoint 7 - View from junction of Danworth Lane and Chalkers Lane to the east of the Site

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Viewpoint 8 - View from Court Buses Football Field

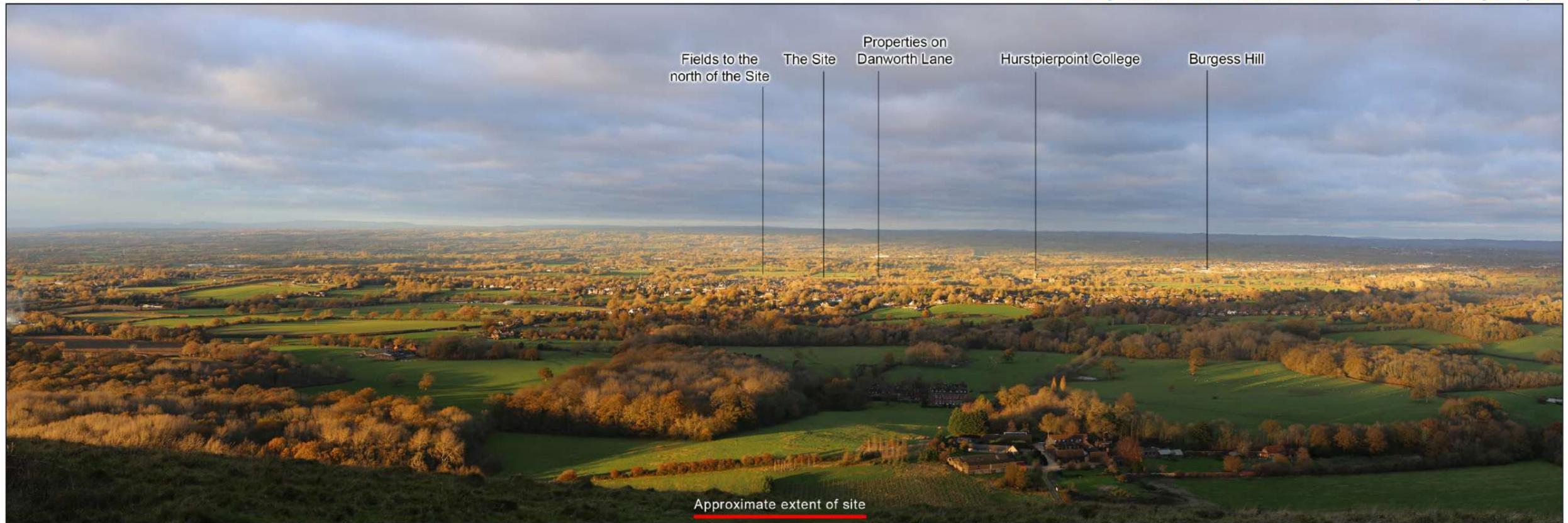


Viewpoint 9 - View from Langton Lane

NOTE: PHOTOGRAPHS ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY AND SHOULD NOT REPLACE VISITING THE VIEWPOINTS IN PERSON TO ENSURE AN OBJECTIVE ASSESSMENT. Panoramas are created from multiple photographs which are stitched together in Adobe Photoshop. The photographs are taken using a digital equivalent of a 35mm camera in line with best practice and current guidance. The camera (Canon EOS 6D) is a full sensor DSLR model and, as such, the photographs are taken at a 50mm focal length using a fixed 50mm Canon lens. Images illustrate a horizontal field of view of 68° and, when printed at A3, should be viewed at a distance of 260mm curved through the same radius in order to most closely reflect the existing landscape context.



Viewpoint 10 - View from Little Park Farm public open space



Viewpoint 11 - View from Wolstonbury Hill

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