

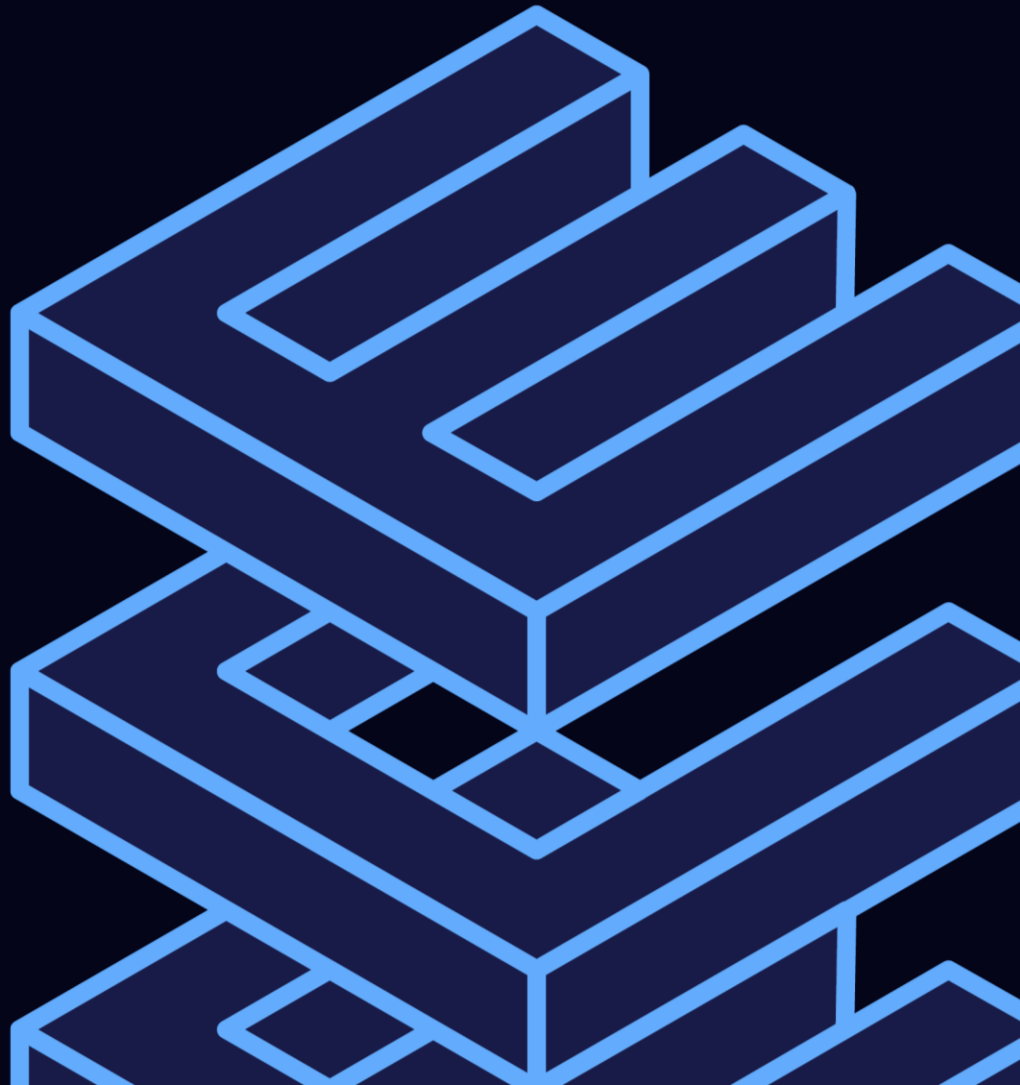


ECE Planning

Planning and Heritage Statement

College Lane, Hurstpierpoint

September 2026



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Project Name: College Lane, Hurstpierpoint

Location Land between No. 149 and No. 161, College
Lane, Hurstpierpoint, Hassocks, West
Sussex, BN6 9AF

Client: Remmus

File Reference: P2355

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1. Introduction

- 1.1. This Planning and Heritage Statement has been produced by ECE Planning on behalf of our client, **Remmus**, in support of a Full Planning Application at the Land between No. 149 and No. 161, College Lane, Hurstpierpoint, Hassocks, West Sussex. The description of development reads:

"Erection 6no. dwellings with associated access, landscaping, parking and areas of open space"

- 1.2. The application has previously undergone pre-application discussions with Mid Sussex District Council which culminated in a response dated 26 May 2026 (reference DM/26/0648). Following the feedback from the meeting and written response, minor amendments have been made to address the comments received. This is explored in detail within this Statement and the Pre-Application response can be found at **Appendix A**.
- 1.3. This Statement sets out the relevant background for the determination of the planning application, including a description of the site and its surroundings, the relevant planning history, planning policy, key details of the proposed development and assessment of the relevant planning considerations.
- 1.4. In support of this application, the Statement will examine relevant planning policy and guidance. The proposals have been informed by the Development Plan comprising the National Planning Policy Framework, the Planning Practice Guidance, the Mid Sussex District Planning Framework and Hurstpierpoint and Sayers Common Neighbourhood Plan.
- 1.5. The application for Full Planning Permission is supported by the following documents and drawings:

Planning Application Forms and Notices

Planning and Heritage Statement

Architectural Drawing Pack inc. Design and Access Statement

Transport Statement

Ecology Information inc. BNG metric, HMMP and PEA

Tree Survey, Arboricultural Impact Assessment, Tree Protection Plan and Arboricultural Method Statement

Energy and Sustainability Statement

Flood Risk Assessment and Drainage Strategy

Water Supply Note

Draft Heads of Terms

2. The Site

- 2.1. The application site extends to approximately 0.48 hectares and is located on the northern side of College Lane in Hurstpierpoint, West Sussex. It sits within a well-established residential context, with built development lining much of College Lane (Figure 1).
- 2.2. The site lies immediately adjacent to the defined settlement boundary for Hurstpierpoint and is not subject to any statutory landscape, ecological or heritage designations. Hurstpierpoint is identified as a Category 2 'Larger Village' within the Mid Sussex settlement hierarchy, providing a good range of day-to-day services and facilities.

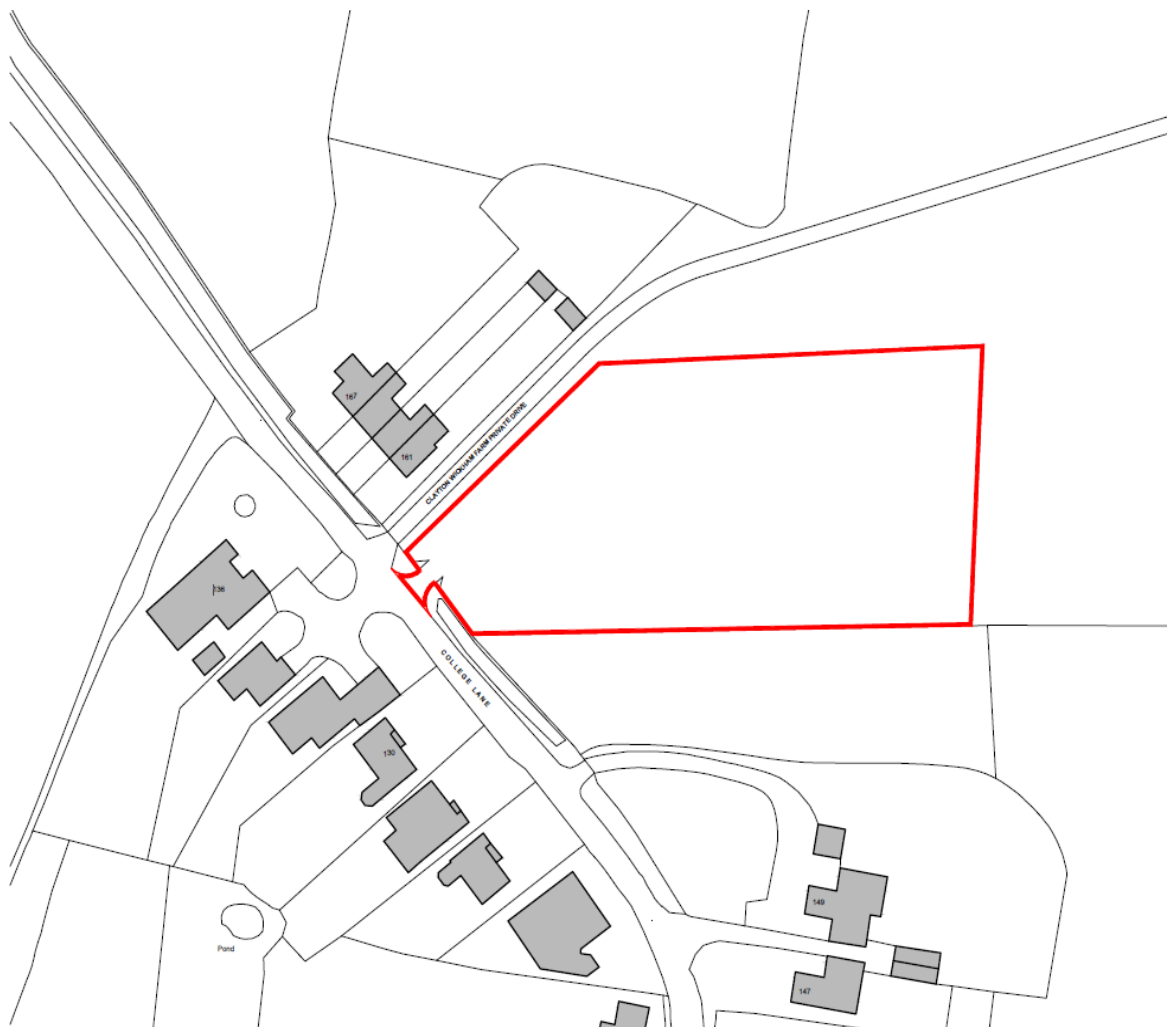


Figure 1- The Site

- 2.3. The land comprises two adjoining paddocks positioned between Nos. 149 and 161 College Lane. These paddocks are set at a marginally higher level than the carriageway, with intermittent vegetation and boundary planting along the frontage that provides a degree of natural screening from the street. The site is currently used for the grazing of sheep and is generally level, with its boundaries defined predominantly by post-and-rail fencing with stock netting. The open nature of the land, together with its contained relationship with surrounding residential plots, means that it is visually and physically read as part of the existing settlement edge.

- 2.4. To the north-west of the site lies an access track that serves agricultural buildings beyond and also provides access and parking to a short terrace of traditional two-storey brick dwellings. Beyond this terrace the landscape opens out into the wider countryside. To the south-east is a further paddock containing the residential properties at Nos. 149 and 147 College Lane, comprising a chalet-style dwelling and a bungalow respectively, reinforcing the varied residential character of development in the immediate vicinity.
- 2.5. Development on the opposite side of College Lane also extends further north than the application site, with a terrace of four properties such that the site does not project into open countryside beyond the established pattern of built form.
- 2.6. To the south-west, the site is bordered by detached residential dwellings set within the built-up area of Hurstpierpoint. Whilst these properties mark the edge of the defined settlement, they form part of the established built form along College Lane, with countryside extending beyond. The site therefore occupies a transitional position at the edge of the village but remains closely associated with existing residential development to the north, south and west.
- 2.7. The surrounding built form along this stretch of College Lane is varied in scale, form and architectural style, comprising bungalows, chalet dwellings and two-storey houses set within generous plots with soft landscaped frontages. The grain and building line along the eastern side of College Lane are notably varied, providing a flexible contextual framework for sensitively designed infill development.
- 2.8. In addition, to the south of the site (demonstrated in Figure 2 below) is the Grade II listed Grove Cottage located along College Lane. The site lies outside any designated Conservation Area.



Figure 2 - Heritage Maps for Planning (footpath location shown also)

- 2.9. The site benefits from good pedestrian connectivity to the village. Public Footpath 63Hu runs to the west of the site and provides a well surfaced, direct and convenient route into the centre of Hurstpierpoint. The route measures approximately 1.16 km in length and connects the site to the High Street and its range of services and facilities. These include

local shops, food and drink establishments, healthcare provision, recreational spaces and educational facilities, all of which are accessible within approximately a 15-minute walk.

- 2.10. As such, the site is well related to the day-to-day needs of future occupiers and can reasonably be regarded as being in a sustainable and accessible location. Bus stops are located within walking distance along College Lane and Wickham Hill, providing connections to nearby settlements including Hassocks, Burgess Hill and Haywards Heath. Hassocks railway station is also accessible by cycle, further supporting sustainable travel choices.
- 2.11. A review of the Environment Agency Flood Maps for Planning, together with available surface water flood risk mapping, confirms that the site is not located within an area at risk of fluvial or tidal flooding and is not identified as being affected by significant surface water flood risk. On this basis, flooding is not considered to be a constraint to the site.

3. Planning History - Applications

- 3.1. A search of the Councils online register of planning applications has been undertaken, and the following represents a summary of the most relevant planning history for the site.

Planning Applications on Site

- 3.2. Reference 14/03359/FUL - Land Between 149 And 161 College Lane Hurstpierpoint Hassocks West Sussex BN6 9AF. Erection of 3 detached houses and creation of paddock at rear. Refused on 14th November 2014.
- 3.3. Pertinent to application reference 14/03359/FUL it is noted that an appeal was made, referenced AP/15/0002 which was dismissed on 13th May 2015, when assessed against the previous development plan.
- 3.4. The main reasons for dismissal are as follows:

"first, the effect of the proposed development on the character and appearance of the surrounding area; second, whether the site is accessibly located in relation to local services; third, whether any third party concerns should stand against the proposal; and fourth, if harm arises in respect of these issues whether it would be outweighed by housing land supply or other considerations"

Neighbouring Site Approval

- 3.5. Since then, the neighbouring context has changes, recently a planning application for 7no. dwellings to the south of the site has been approved under DM/24/1139.
- 3.6. Reference DM/24/1139. Erection of 7 detached dwellings with new access from College Lane together with parking, landscaping and associated works. Approved 17 March 2025.
- 3.7. Key points of this decision include:

"The site lies within the countryside, as defined by the District Plan, where development is required to maintain or where possible enhance the quality of the rural landscape character; and is necessary for purposes of agriculture or supported by a specific policy reference elsewhere in the plan, a Development Plan Document or relevant Neighbourhood Plan. The proposed development is contiguous to the development boundary of Hurstpierpoint, is for less than 10 dwellings and is considered to be sustainable. The proposal thereby meets the criteria set out in Policy DP6 of the District Plan. In addition, due to the scale of the development and the landscaping retained and proposed it is considered that the proposal would maintain the quality of the rural character of the area in accordance with policy DP12 of the District Plan. Thus, the principle for the development of the site for 7 dwellings is considered to be acceptable.

Although the proposal is to be in a rearward position, the development would continue the pattern of the surrounding residential development with the vegetative boundaries of the site reinforced and retained which would soften the appearance of the development. The proposal is therefore considered to preserve the semi-rural character of the area and the surrounding landscape.

The provision of 7 new dwellings on the site on the edge of Hurstpierpoint which is a Category 2 settlement will make a minor but positive contribution to the district's housing supply. The proposal will provide minor but positive social and economic benefits through

the delivery of 7 additional dwellings on the edge of Hurstpierpoint within a sustainable location which reflects one of the key objectives of the NPPF.

The application is therefore considered to comply with policies DP4, DP6, DP12, DP13, DP15, DP17, DP20, DP21, DP26, DP27, DP28, DP30, DP37, DP38, DP39 and DP41 of the District Plan, policies Hurst C1, Hurst C3, Hurst H1 and Hurst H5 of the Neighbourhood Plan, the design principles of the Mid Sussex Design Guide, and the requirements of the NPPF. Whilst there is a conflict with policy DP34 it is considered that the proposal complies with the development plan when read as a whole, which is the proper basis for decision making. The application is therefore recommended for approval.



Figure 3 - Approved Site layout

4. Planning History – Pre Applications

Previous Pre Application on the Site – February 2023

- 4.1. A pre-application submission was previously made to Mid Sussex District Council in respect of residential development on the site under reference DM/23/0062, which sought views on a scheme for 8 dwellings with associated access and landscaping. Officer feedback was provided by the Council on 21 February 2023.

- 4.2. Since that time, the proposals have been reviewed and amended in response to the comments received and to reflect changes in the planning context. The current application has been reduced in scale to 7 dwellings, resulting in a lower density form of development with a layout and quantum that more closely reflects the prevailing character of College Lane and the settlement edge.
- 4.3. Circumstances have also evolved since the 2023 pre-application response was issued. In particular, the planning position in respect of neighbouring and nearby land has changed and the Council's housing land supply position has materially shifted.
- 4.4. Mid Sussex District Council is currently unable to demonstrate a five-year housing land supply, which is a significant material consideration in the determination of planning applications. In this context, proposals for small-scale housing adjoining existing settlements carry increased weight where they represent sustainable development and can be delivered without unacceptable harm.
- 4.5. The current scheme has therefore been prepared having regard to the earlier officer comments, subsequent changes in the planning context and the Council's current housing supply position. The reduction in dwelling numbers and refinement of the layout seek to respond positively to previous concerns regarding quantum, character and relationship with the surrounding area, whilst delivering a modest and logical extension to the established residential frontage along College Lane.

Pre Application - DM/26/0648 – 26 May 2026

- 4.6. A further Pre Application was submitted which sought advice on a 7 unit scheme. Following the meeting and subsequent amendments, the scheme was reduced from 7 units to 6 to respond to the Officers earlier comments.
- 4.7. In summary, the Officer stated in her concluding comments,

The application site lies in countryside, outside the built up area, and thus would be contrary to policies DP6 and DP12 of the District Plan as general housing development is not one of the permitted exceptions to the policy of restraint in the countryside set out in DP15. The aim of the policy is to protect the countryside in recognition of its intrinsic character and beauty. However, in this case it considered that an argument could be made that the site could be viewed as an infill development given the recent approval of 7 houses to the south of the site and the existing development to the north.

However, there are still concerns with the quantum of development proposed to the rear and this should be reviewed further as the reduction from 7 to 6 units has been achieved with little visual reduction in practice.

Given that the site adjacent was deemed to be sustainably located then it follows that the proposed site is also sustainable.

The views expressed in this letter are at officer level only and do not prejudice the Council from making whatever decision it considers appropriate on any application subsequently submitted.

- 4.8. For avoidance of doubt the update 6 unit scheme can be found in Figure 4 below.



Figure 4 - Pre Application Scheme

4.9. Full details of the Pre Application response can be found at **Appendix A** of the response.

Summary of Pre Applications

Stage	Date / Reference	Number of Dwellings	Key Amendments / Planning Response
Initial Pre-Application Submission	February 2023 – DM/23/0062	8 dwellings	Officer feedback was provided on 21 February 2023. The comments informed a subsequent review of the scale, layout and overall quantum of development.
Revised Proposals	Following February 2023 feedback	7 dwellings	The reduction sought to provide a lower-density form of development, with a layout that more closely reflected the character of College Lane and the settlement edge.
Further Pre-Application Submission	May 2026 – DM/26/0648	7 dwellings	Officers acknowledged that an argument could be made that the site may be viewed as infill development, having regard to the recent approval of 7 dwellings to the south and existing development to the north. However, concerns remained regarding the quantum of development, particularly to the rear of the site.

Amended Pre-Application Scheme	Following May 2026 feedback	6 dwellings	The reduction was made in direct response to officer concerns regarding the scale and quantum of development. The revised layout seeks to achieve a more appropriate form of development with a reduced visual and spatial impact.
Current Application Scheme	Current submission	6 dwellings	The submitted proposals reflect the cumulative amendments made in response to officer feedback, changes in the surrounding planning context, nearby residential approvals and the Council's current housing land supply position.

Strategic Housing and Economic Land Availability Assessment (2023)

- 4.10. The Hurstpierpoint SHEELA identifies the site as suitable for residential development of up to 14 dwellings, while Policy DP6 supports a significant contribution from windfall sites of up to 10 dwellings adjoining existing settlements, a factor that carries considerable weight in favour of sustainable development. The SHEELA further confirms that there are no known constraints and assesses the site as suitable for development.

SHELAA Ref	173	Parish	Hurstpierpoint and Sayers Common
Site Location	Land north of 149 College Lane, Hurstpierpoint		
			
Site uses	Unused Land	Agriculture	
Gross Site Area (ha)	0.49		
Potential Yield	14		
Site History	Planning Application - Refused		
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 Areas 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	No known constraints - assessed as Suitable at Stage 1, progress to Stage 2 assessment		
Availability	Recent relevant planning history shows the site is considered available		
Achievability	There is a reasonable prospect that site could be developed within the Plan period		
Timescale	Medium-Long Term		

Figure 5 - Strategic Housing and Economic Land Availability Assessment

5. The Proposal

- 5.1. The application seeks Full Planning Permission for the erection of six dwellings with associated access, parking, landscaping, drainage infrastructure, cycle storage and refuse storage.
- 5.2. The development comprises:
- two 2-bedroom dwellings with studies;
 - one 3-bedroom dwelling with a study; and
 - three 4-bedroom dwellings.



Figure 6 - Proposed Site Plan

- 5.3. Plots 1 and 2 are semi-detached, with the remaining four dwellings detached. Plots 1 and 2 are designed to meet Building Regulations Part M4(2) accessible and adaptable dwelling standards.
- 5.4. The dwellings are arranged around a single internal access road extending eastwards from College Lane. Plots 1 and 2 are positioned toward the western part of the site, with Plots 3 and 4 located around the central landscaped area and Plots 5 and 6 positioned toward the eastern part of the site.
- 5.5. A central area of landscaped open space is proposed within the development. Further landscaping is provided around the site boundaries and along the access road, including new tree, hedge and shrub planting. Existing boundary trees and hedgerows are retained where shown on the submitted plans.

- 5.6. The submitted Statutory Biodiversity Metric demonstrates that the development would deliver a Biodiversity Net Gain of 19.57% in area habitats and 30.59% in hedgerow habitats. The required Biodiversity Net Gain would therefore be delivered entirely on-site, with the proposed habitats managed and monitored for a minimum period of 30 years in accordance with the submitted Habitat Management and Monitoring Plan.
- 5.7. The existing gated field access from College Lane would be closed. A new vehicular access would be formed approximately 10 metres to the south-east. The access would comprise a bellmouth junction with 6-metre kerb radii and would connect to a 4.8-metre-wide shared-surface access road.
- 5.8. The scheme provides 18 car parking spaces, including two visitor spaces. Parking is provided through a combination of private driveways, garages and a car barn. Electric vehicle charging points are proposed within the parking areas.
- 5.9. A total of 12 secure cycle parking spaces would be provided, comprising two spaces for each dwelling. Cycle storage would be located within the curtilage of each property and would include provision for future electric cycle charging.
- 5.10. Each dwelling would be provided with private rear garden space. Refuse and recycling storage would also be provided within the curtilage of each dwelling.
- 5.11. The proposed dwellings would range between one-and-a-half and two storeys in height. The principal external materials would include brick, dark boarding, tile hanging and clay roof tiles. Architectural features would include pitched roofs, chimneys, bay windows, dormer windows and Juliet balconies.
- 5.12. Plots 3 and 4 would be lower in height than the dwellings elsewhere within the development. Plot 4 would incorporate a catslide roof. Plots 5 and 6 would form a pair of dwellings at the eastern end of the internal access road.
- 5.13. Surface water drainage would be managed through a Sustainable Drainage System. This would include a proposed pond and associated landscaped drainage features within the northern part of the site.
- 5.14. For further details, reference should be made to the submitted site layout, floor plans, elevations, landscape proposals, Highway Statement, drainage information and Design and Access Statement.

6. Policy Overview

6.1. Introduction

6.1.1. Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that where the Development Plan contains relevant policies, an application for planning permission shall be determined in accordance with the Development Plan, unless material considerations indicate otherwise. In this case, the Development Plan consists of the following:

- Mid Sussex District Plan
- The Hurstpierpoint and Sayers Common Neighbourhood Plan

6.1.2. The National Planning Policy Framework (NPPF), National Planning Practice Guidance (NPPG) and supplementary planning guidance are all material considerations.

6.2. National Planning Policy Framework (NPPF)

6.2.1. The NPPF, most recently amended in August 2026, sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced.

6.2.2. The following are considered the most relevant sections of the Framework application to the proposed development:

Chapter 2 – Achieving Sustainable Development

Chapter 5 – Delivering a Sufficient Supply of Homes

Chapter 8 – Promoting Healthy and Safe Communities

Chapter 9 – Promoting Sustainable Transport

Chapter 11 – Making Efficient Use of Land

Chapter 12 – Achieving Well Designed Places

Chapter 14 – Meeting the Challenge of Climate Change, Flooding and Coastal Change

Chapter 15 – Conserving and Enhancing the Natural Environment

6.3. National Planning Practice Guidance (NPPG)

6.3.1. The PPG was published by the Government in March 2014 and is updated regularly. The PPG supplement those overarching objectives of The Framework. The guidance provided by the PPG has been fully considered with regards to the development of this site.

6.4. Mid Sussex District Plan

6.4.1. The District Plan was adopted at Full Council on 28th March 2018. The Relevant policies are as follows:

DP4 - Housing

DP6 – Settlement Hierarchy

DP12 – Protection and Enhancement of Countryside

DP13 – Preventing Coalescence

DP15 – New homes in the Countryside

DP17 -- Ashdown Forest Special Protection Area (SPA) and Special Area of Conservation (SAC)

DP20 – Securing Infrastructure

DP21 -- Transport

DP26 – Character and Design

DP27 – Dwelling Space Standards

DP28 - Accessibility

DP30 – Housing Mix

DP34 – Listed Buildings and Other Heritage Assets

DP37 – Trees, Woodland and Hedgerows

DP38 -- Biodiversity

DP39 – Sustainable Design and Construction

DP41 – Flood Risk and Drainage

DP42 – Water Infrastructure and the Water Environment

6.5. Hurstpierpoint and Sayers Common Neighbourhood Plan

6.5.1. The Hurstpierpoint and Sayers Common Neighbourhood Plan was made on the 19th March 2015. It forms part of the development plan with full weight. The Relevant policies are as follows:

Hurst C1 – Conserving and enhancing character

Hurst C3 – Local Gaps and Preventing Coalescence

Hurst H1 – Hurstpierpoint and Sayers Common new housing development

Hurst H5 – Development principles

Hurst H6 – Housing sites infrastructure and environmental impact

Hurst H7 – Affordable Homes

6.6. Mid Sussex District Plan 2021 - 2039 - Submission Draft (Regulation 19)

- 6.6.1. The draft District Plan 2021-2039 (Regulation 19) was published for public consultation on 12th January 2024 for six weeks and as a result of this consultation there are unresolved objections to the majority of Policies in the draft District Plan. As such, only minimal weight can be given to the Plan and this planning application has been assessed against the policies of the adopted District Plan. The Relevant policies are as follows:

DPS1 - Climate Change

DPS2 - Sustainable Design and Construction

DPS4 – Flood Risk and Drainage DPN2 – Biodiversity Net gain

DPN4 – Trees, Woodland and Hedgerows

DPC1 – Protection and Enhancement of the Countryside

DPC3 – New Homes in the Countryside

DPC6 – Ashdown Forest SPA and SAC

DB1 – Character and Design

DPB2 – Listed Buildings and Other Heritage Assets

DPT1 – Placemaking and Connectivity

DPT3 – Active and Sustainable Travel

DPT4 – Parking and Electric Vehicle Charging Infrastructure

DPH1 – Housing

DPH2 – Sustainable Development - Outside the Built-Up Area

DPH7 – Housing Mix

DPH11 – Dwelling Space Standards

DPH12 – Accessibility

DPI1 – Infrastructure Provision

DPI2 – Planning Obligations

DPI7 – Water and Wastewater Infrastructure

6.7. Supplementary Planning Documents

- Mid Sussex Design Guide Supplementary Planning Document (SPD)
- Development Infrastructure and Contributions Supplementary Planning Document (SPD)

- West Sussex County Council Guidance on Parking at New Development, September 2020
- Ministerial Statement and Design Guide and Technical Housing Standards

7. Planning Appraisal

7.1. Introduction

- 7.1.1. This section of the statement details how the proposed development complies with the policies set out within the Development Plan. The following matters are the principal considerations with regards to the proposal:

Principle of Development

Five Year Housing Land Supply

Design, Form, Appearance and Character of the Area

Housing Mix

Heritage

Residential Amenity

Trees

Ecology and BNG

Transport and Highways

Flooding and Drainage

Water Supply

Energy and Sustainability

Ashdown Forest

S106

7.2. Principle of Development

- 7.2.1. As set out above, there has been a material change in planning circumstances since the previous appeal decision relating to this site. These changes include the Council's current inability to demonstrate a five-year housing land supply, the recent approval of residential development immediately adjoining the site (which is currently being built out), and the refinement of the proposal itself. These matters materially alter the planning context within which the site must now be considered.
- 7.2.2. The site falls within the countryside where additional housing is not normally accepted. However, Policy DP6 of the Mid Sussex District Plan, which relates to the Settlement Hierarchy, designates Hurstpierpoint as a Category 2 settlement and provides a clear policy framework through which small-scale residential development adjoining settlements may be supported.
- 7.2.3. The Council's pre-application response also acknowledged the particular circumstances of this site. The officer noted that:

'The application site lies in countryside, outside the built up area, and thus would be contrary to policies DP6 and DP12 of the District Plan as general housing development is not one of the permitted exceptions to the policy of restraint in the countryside set out in DP15. The aim of the policy is to protect the countryside in recognition of its intrinsic character and beauty. However, in this case it is considered that an argument could be made that the site could be viewed as an infill development given the recent approval of 7 houses to the south of the site and the existing development to the north.'

- 7.2.4. The pre-application response therefore accepted that, while the site lies outside the built-up area boundary, the principle of residential development could be advanced on the basis that the site may be viewed as infill development, having regard to the recent approval of 7 houses to the south and the existing development to the north.
- 7.2.5. Policy DP6 states that the growth of settlements will be supported where these meets identified local housing, employment and community needs. Outside defined built-up area boundaries, the expansion of settlements will be supported where:
- the site is allocated in the District Plan, a Neighbourhood Plan or subsequent Development Plan Document, or the proposed development is for fewer than 10 dwellings;
 - the site is contiguous with an existing settlement edge; and
 - the development is demonstrated to be sustainable, including by reference to the settlement hierarchy.
- 7.2.6. The development comprises 6 dwellings, which is comfortably below the threshold of 10 dwellings identified within Policy DP6. The proposal therefore represents the type of small-scale windfall development specifically envisaged by the policy.
- 7.2.7. The site is physically contiguous with the existing built-up area of Hurstpierpoint, with the western boundary of the site directly adjoining established residential development along College Lane. The proposed access would connect directly to the existing settlement frontage and reinforce the established pattern of development in this location.
- 7.2.8. The site is located in a sustainable position within a recognised settlement, benefitting from proximity to village services, facilities and transport connections. This position has already been accepted by the Council in principle, as confirmed within the Officer's Report for the neighbouring planning permission DM/24/1139, which concluded:
- 'The proposed development is contiguous to the development boundary of Hurstpierpoint, is for less than 10 dwellings and is considered to be sustainable.'*
- 7.2.9. Furthermore, Hurstpierpoint is identified under Policy DP6 as a Category 2 settlement, which is recognised within the District Plan as a sustainable settlement supported by a range of services and infrastructure capable of accommodating additional residential development.
- 7.2.10. The Council's pre-application response also confirms that the adjacent approval is a material consideration in the assessment of the current proposal. The officer states:
- 'In this case the proposed residential development would not meet any of these criteria and would therefore be contrary to the above policies, in regard to development in the countryside. However, the circumstance of this site is such that it is material that there has been a recent approval for the erection of 7 detached dwellings on a site that lies immediately to south of the site. Although, it is noted that the approved development of*

7 houses to the south of the site are contiguous to the development boundary of Hurstpierpoint and is for less than 10 dwelling. Nevertheless, given the approval of the housing adjacent to your proposal it is considered that the proposed site could be viewed as infill development and with the approved development to the south and the existing row of terraced housing to the north.'

- 7.2.11. The Officer has therefore accepted within the pre-application response that the principle of the development is capable of being supported as infill development, having regard to the approved development to the south and the existing row of terraced housing to the north. This is an important material consideration and further demonstrates that the proposal would not represent isolated or sporadic development in the countryside, but would sit within a clear and contained residential context.
- 7.2.12. Further support for the principle of development is provided by the new Policy S5 of the NPPF (Principle of Development Outside Settlements). Policy S5 identifies the forms of development that may be approved outside settlements and states that such development should be approved unless its benefits would be substantially outweighed by adverse effects when assessed against the national decision-making policies contained within the National Planning Policy Framework.

Of particular relevance, criterion (e) of Policy S5 expressly supports:

'Limited infilling within groups of houses.'

- 7.2.13. The proposal falls clearly within this category. The application site occupies a clear and contained gap within an established and consolidating group of houses along College Lane. Existing residential development lies immediately to the north and west of the site, while the permitted development of seven dwellings under reference DM/24/1139 lies immediately to the south. Development also extends further north on the opposite side of College Lane. The site is therefore enclosed by existing and approved residential development and does not project beyond the prevailing extent of built form into the wider countryside.
- 7.2.14. The development of six dwellings would represent a limited and proportionate form of infilling within this existing residential grouping. It would complete the gap between existing and approved development, consolidate the established pattern of development along College Lane and create a coherent settlement edge. The proposal would not introduce an isolated or sporadic enclave of housing within the countryside, nor would it establish a precedent for unrestricted outward expansion beyond the settlement.
- 7.2.15. The fact that part of the development extends eastwards from the College Lane frontage does not alter its essential character as infill. The site would be experienced as a single, contained parcel positioned between existing and approved housing. When considered in its full spatial context, the proposal would fill an identifiable gap within a group of houses rather than extend development into an otherwise undeveloped or isolated area of countryside.
- 7.2.16. Policy S5 therefore provides a clear additional policy basis for supporting the principle of development. The delivery of six homes in a sustainable location, together with the effective use of a contained site and the consolidation of the established settlement edge, represents material social, economic and environmental benefits. As demonstrated throughout this Statement, these benefits would not be substantially outweighed by any adverse effects. The proposal consequently accords with criterion (e) of Policy S5.
- 7.2.17. Further support for the principle of development is provided by Main Modification MM76: Land north-east of Hurstpierpoint. MM76 proposes a substantial residential allocation and

identifies College Lane as an important part of the pedestrian and cycle network connecting future development with the existing settlement. Although the application site is not itself allocated by MM76, the policy is a relevant material consideration because it demonstrates that the emerging spatial strategy anticipates residential growth and enhanced sustainable transport connections within the wider College Lane area.

- 7.2.18. In particular, MM76 requires improved connectivity between Cuckfield Road and College Lane, between Hurstpierpoint College and the High Street, and along Footpath FP63HU. It also requires improvements to Public Right of Way HSC-62H and a cycle connection towards Chalkers Lane and Burgess Hill. These requirements reinforce the strategic importance of College Lane and its adjoining public rights of way as sustainable routes serving Hurstpierpoint.
- 7.2.19. The application site benefits from direct access to this established movement network and is well related to existing services, facilities and public transport. The emerging policy context therefore supports the conclusion that the site occupies a sustainable location and would not represent isolated development in the countryside.
- 7.2.20. The proposed development is limited to six dwellings and would not prejudice the delivery or infrastructure requirements of MM76. Instead, it would provide a modest and contained form of infill between existing and approved residential development, complementing the emerging pattern of growth along College Lane.
- 7.2.21. For these reasons, the proposal is considered to fully accord with the requirements of Policy DP6 of the District Plan, representing a small-scale residential development contiguous with the settlement edge of Hurstpierpoint, a Category 2 settlement, in a sustainable and accessible location.
- 7.2.22. Please refer to Appendix B which details the main modifications document in full.

7.3. Five Year Hosing Land Supply

- 7.3.1. Mid Sussex District Council is unable to demonstrate a five-year supply of deliverable housing sites. This represents a significant shortfall and is a central material consideration in the determination of the application.
- 7.3.2. The extent of the shortfall was considered in appeal decision APP/D3830/W/24/3350075. The Council identified a supply of 3.38 years, while the appellant identified 2.41 years. Although the precise figure differed, both parties agreed that the shortfall was significant, and the Inspector recognised a pressing need to increase the supply of housing from deliverable sites.
- 7.3.3. The Council's pre-application response confirms that this position continues to arise from the substantially higher housing requirement generated by the standard method. Existing allocations and commitments are therefore insufficient to provide the minimum five-year supply required by national policy.
- 7.3.4. The absence of a five-year housing land supply demonstrates an immediate and evidenced need for additional deliverable housing sites. While larger strategic developments may be dependent upon substantial infrastructure and lengthy lead-in periods, smaller sites can make an important and timely contribution to meeting housing needs and are generally capable of being delivered more quickly. National policy expressly recognises the important role of small and medium-sized sites in maintaining housing delivery.

- 7.3.5. The National Planning Policy Framework published on 17 August 2026 provides a clear policy basis for supporting such development. Policy S5(1)(j) supports development outside settlements where it would address an evidenced unmet need, expressly including circumstances where the local planning authority cannot demonstrate a five-year supply of deliverable housing sites. The development must also be physically well-related to an existing settlement and capable of being accommodated by the available infrastructure.
- 7.3.6. The proposed development responds directly to these circumstances. It would deliver six additional dwellings on a Site immediately adjoining Hurstpierpoint, with existing and approved residential development to the north, south and west. The Site is well related to the settlement's services, facilities, pedestrian routes and public transport connections, while the submitted technical assessments demonstrate that the development can be accommodated by the existing infrastructure.
- 7.3.7. The contribution of six dwellings should not be underestimated. In the context of a significant District-wide shortfall, every suitable and deliverable site has an important role to play. The proposal is modest in scale, free from overriding technical constraints and capable of contributing to housing supply within the period in which the identified deficiency exists.
- 7.3.8. Policy S5(1)(j) is therefore directly engaged. The proposal would meet an evidenced unmet housing need, is physically well-related to an established and sustainable settlement and is of a scale that can be satisfactorily accommodated
- 7.3.9. There are no identified adverse effects that would substantially outweigh these benefits. The significant and acknowledged absence of a five-year housing land supply, together with the sustainable location and deliverability of the Site, weighs strongly in favour of the proposal.
- 7.3.10. The principle of development is therefore supported by the National Planning Policy Framework and planning permission should be granted.

7.4. Design, Form, Appearance and Character of the Area

- 7.4.1. Policy DP26 of the Mid Sussex District Plan requires development to achieve a high standard of design, respond positively to its context and contribute to local character. Policies Hurst C1 and Hurst H5 of the Hurstpierpoint and Sayers Common Neighbourhood Plan similarly seek to conserve local character and ensure development is appropriately designed and integrated.
- 7.4.2. This part of College Lane has a varied, semi-rural residential character. It includes bungalows, chalet-style dwellings, detached two-storey houses and short terraces, set within plots of different sizes and behind an irregular building line. Landscaped frontages, hedgerows and mature vegetation also contribute to the character of the area.
- 7.4.3. The site is closely related to the existing settlement. Residential development lies to the north and west, while the approved development under reference DM/24/1139 will extend the residential context to the south. The proposal would therefore sit between existing and approved development and would be seen as a logical infill of the settlement edge.
- 7.4.4. The layout responds to the loose-knit and varied pattern of development along College Lane. Six dwellings would be arranged around a shared-surface access road, with Plots 1 and 2 towards the frontage, Plots 3 and 4 around the central landscaped space and Plots

5 and 6 to the east. This would create a clear layout without appearing overly formal or suburban.

- 7.4.5. The dwellings would range from one-and-a-half to two storeys in height, reflecting the varied scale of nearby development and reducing the perceived mass of the scheme. Plots 3 and 4 would be lower than the other dwellings, with a catslide roof proposed to Plot 4.
- 7.4.6. The proposed materials include brick, dark boarding, tile hanging and clay roof tiles, together with pitched roofs, chimneys, bay windows and dormer windows. These materials and features reflect the local context, while variations in form and detailing would avoid repetition.
- 7.4.7. The approved development to the south is also a relevant material consideration. In approving that scheme, the Council accepted that residential development could continue the established pattern while retaining and reinforcing landscaped boundaries. The current proposal adopts a similar approach, but with fewer dwellings and a lower-density layout.
- 7.4.8. Overall, the development would respond positively to the varied scale, form and appearance of College Lane. Its density, building heights, materials, layout and landscaping would create an attractive residential environment while retaining the semi-rural character of the settlement edge.
- 7.4.9. The proposal is therefore considered to be a well-designed and contextually appropriate form of development. It would accord with Policy DP26 of the Mid Sussex District Plan, Policies Hurst C1 and Hurst H5 of the Neighbourhood Plan, the Mid Sussex Design Guide SPD and the National Planning Policy Framework.

7.5. Housing Mix

- 7.5.1. Policy DP30 of the District Plan states that to support sustainable communities, housing development will provide a mix of dwelling types and sizes from new development that reflects current and future housing needs. The mix is as follows:
 - 2 x 2 -bedroom (+ Study) semi-detached homes
 - 1 x 3 -bedroom (+ Study) detached home
 - 3 x 4-bedroom detached homes
- 7.5.2. It is considered that the development provides a suitable size and mix of dwellings to meet the current and future needs of different groups within the community.
- 7.5.3. Policy HurstH7 of the Neighbourhood Plan relates to affordable homes and required on housing development of 4 or more dwelling to normally provide 30% affordable homes. However, Policy DP31 of the District Plan which also related to affordable homes has a higher threshold for affordable housing on developments of 11 dwellings or more or a maximum combined gross floorspace of more than 1000m².
- 7.5.4. There is a conflict between the Neighbourhood and District Plan. Under section 38(5) of the Planning and Compulsory Purchase Act 2004 if a policy contained in a development plan for an area conflicts with another policy in the development plan, the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published. As such, policy DP31 of the MSDP is considered to take

precedence and therefore the requirement for affordable housing is as set out above. Therefore, there is no requirement for affordable housing for this development as it falls below the threshold set out in the District Plan.

- 7.5.5. The proposal is thereby considered to meet the requirements of Policy DP30 of the District Plan.

7.6. Heritage

- 7.6.1. Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special regard to be given to the desirability of preserving the setting of listed buildings. This statutory duty is reflected in Policy DP34 of the Mid Sussex District Plan and Chapter 16 of the National Planning Policy Framework (NPPF), which require development to conserve the significance of designated heritage assets and ensure that their settings are preserved.
- 7.6.2. The nearest designated heritage asset is the Grade II listed Grove Cottage. Whilst the approved scheme under application DM/24/1139 was found to result in less than substantial harm due to its direct relationship with Grove Cottage, those circumstances do not apply in this case. The application site is physically separated from the listed building by intervening development and there is no intervisibility between the site and the heritage asset. As a result, the proposed development would not be experienced within the setting of the listed building, nor would it interrupt or diminish the key views or spatial relationships that contribute to its significance.
- 7.6.3. Accordingly, the proposal would preserve both the setting and significance of the Grade II listed building. Having regard to the statutory duty under Section 66(1), Policy DP34 and the NPPF, it is concluded that the development would result in no harm to the significance of any designated heritage asset and is therefore fully compliant with national and local heritage policy.

7.7. Residential Amenity

- 7.7.1. Policy DP26 of the Mid Sussex District Plan requires development not to cause significant harm to the amenities of existing or future residents, including in relation to privacy, outlook, daylight, sunlight, noise and disturbance. Principles DG45–DG48 of the Mid Sussex Design Guide are also relevant.
- 7.7.2. The proposed dwellings have been positioned to provide suitable separation from existing neighbouring properties and from one another. The layout, orientation of the dwellings and proposed boundary landscaping would prevent unacceptable overlooking, loss of privacy or an overbearing impact.
- 7.7.3. The access road and parking areas are appropriately located within the site. Given the small scale and residential nature of the development, associated vehicle movements would not result in significant noise, disturbance or light pollution for neighbouring occupiers.
- 7.7.4. Each proposed dwelling would also benefit from suitable internal accommodation and private garden space. Overall, the proposal would provide an acceptable standard of amenity for existing and future residents and would comply with Policy DP26 of the District Plan and the Mid Sussex Design Guide.

7.8. Trees

- 7.8.1. Policy DP37 of the Mid Sussex District Plan seeks to protect and enhance trees, woodland and hedgerows. A Tree Survey, Arboricultural Impact Assessment, Tree Protection Plan and Arboricultural Method Statement have been submitted with the application.
- 7.8.2. The arboricultural assessment confirms that the development would require the removal of a small number of low-grade trees. None of the surveyed trees are protected by a Tree Preservation Order and the site is not within a Conservation Area.
- 7.8.3. The layout provides sufficient space for new tree and shrub planting to compensate for these losses. Retained trees would be protected during construction in accordance with the submitted Tree Protection Plan and Arboricultural Method Statement, with services and drainage routed to avoid their root protection areas.
- 7.8.4. The proposed dwellings are suitably separated from retained trees and would not be unacceptably affected by crown proximity or shading. The assessment concludes that the relationship would not give rise to future pressure to prune or remove retained trees.
- 7.8.5. The arboricultural assessment concludes that there are no substantive arboricultural reasons to object to the development, subject to the proposed protection measures and replacement planting. The proposal would therefore accord with Policy DP37 of the District Plan.
- 7.8.6. Please refer to the submitted arboricultural reporting for further information.

7.9. Ecology and BNG

- 7.9.1. Policy DP38 of the Mid Sussex District Plan requires development to protect existing biodiversity, avoid and reduce disturbance to sensitive habitats and species, and take opportunities to improve, enhance, manage and restore biodiversity and green infrastructure. Development should provide a net gain in biodiversity and maintain or strengthen ecological corridors and habitat connectivity.
- 7.9.2. The application is supported by a Preliminary Ecological Appraisal and a Biodiversity Net Gain Metric and Habitat Management and Monitoring Plan prepared by Ecosupport Ltd. The ecological assessment was informed by a UK Habitat Classification survey and a desk study using records obtained from the Sussex Biodiversity Records Centre.
- 7.9.3. The site is not within the Zone of Influence of any designated ecological site. The principal habitat comprises poor-condition modified grassland, together with boundary tree lines and native hedgerows. The site has low potential for commuting and foraging bats, Great Crested Newts, reptiles, nesting birds and Hazel Dormice, with potential for commuting and foraging Badgers and Hedgehogs.
- 7.9.4. The majority of the existing boundary trees and hedgerows would be retained and protected during construction. Appropriate precautionary measures would also be implemented, including sensitive lighting, supervised vegetation clearance, checks for nesting birds, Badgers and Hazel Dormice, and measures to prevent reptiles, amphibians and terrestrial mammals from being harmed during the works.
- 7.9.5. Ecological enhancements would include native tree, scrub and hedgerow planting, enhanced species-rich grassland, a new pond, integrated bat and Swift bricks, Hedgehog-accessible fencing and habitat features including a Hedgehog shelter and log pile.

- 7.9.6. The Statutory Biodiversity Metric confirms that the development would achieve a net gain of 19.57% in area habitats and 30.59% in hedgerow habitats. The required 10% Biodiversity Net Gain would therefore be delivered entirely within the site, with no requirement for off-site biodiversity units or statutory credits.
- 7.9.7. The proposed habitats would be managed and monitored for a minimum period of 30 years in accordance with the submitted Habitat Management and Monitoring Plan. The long-term management, monitoring and maintenance of the Biodiversity Net Gain habitats would be secured through an appropriate Section 106 Agreement.
- 7.9.8. The development would therefore protect the principal ecological features of the site, provide measurable biodiversity enhancements and accord with Policy DP38 of the Mid Sussex District Plan and the relevant provisions of the National Planning Policy Framework.
- 7.9.9. Please refer to the submitted ecological reporting for further information.

7.10. Transport and Highways

- 7.10.1. Policy DP21 of the Mid Sussex District Plan requires development to be sustainably located, provide safe access, adequate parking and avoid unacceptable impacts on highway safety or the operation of the local road network.
- 7.10.2. A Transport Statement has been submitted with the application. The existing field access would be closed and replaced with a new bellmouth access from College Lane, with a 4.8-metre-wide internal road. The proposed access arrangement was considered acceptable during pre-application discussions with West Sussex County Council. Appropriate visibility splays can also be achieved in both directions.
- 7.10.3. The development would provide suitable car and cycle parking in accordance with the relevant standards, together with electric vehicle charging points. The layout also allows service vehicles to enter, turn within the site and leave in a forward gear.
- 7.10.4. The site is accessible by walking, cycling and public transport, including nearby public rights of way and connections to local bus and rail services. The Highway Authority also accepted that the neighbouring development occupies a sustainable location, and the same conclusion applies to the application site.
- 7.10.5. The development is predicted to generate approximately six vehicle movements during the morning peak, three during the evening peak and 31 movements across a typical weekday. This level of traffic would not have a significant effect on the operation or safety of the local highway network.
- 7.10.6. Overall, safe and suitable access can be achieved, appropriate parking and servicing arrangements would be provided, and the development would not result in an unacceptable highway safety impact or severe impact on the road network. The proposal would therefore comply with Policy DP21 of the District Plan and the relevant transport policies of the National Planning Policy Framework.
- 7.10.7. Please refer to the submitted transport report for further information.

7.11. Flooding and Drainage

- 7.11.1. Policy DP41 of the Mid Sussex District Plan relates to flood risk and drainage. The application is supported by a Flood Risk Assessment and Drainage Strategy prepared by Motion.

- 7.11.2. The Environment Agency Flood Map for Planning confirms that the site is located within Flood Zone 1, where residential development is considered appropriate in flood risk terms. The Environment Agency Risk of Flooding from Surface Water mapping also identifies the site as being at very low risk of surface water flooding. The submitted assessment similarly identifies a very low risk from groundwater and sewer flooding, with no recorded history of flooding affecting the site. Overall, the site is therefore considered to be at low risk of flooding from all sources.
- 7.11.3. The underlying geology comprises the Weald Clay Formation and is not considered conducive to infiltration. Accordingly, infiltration has been discounted as a viable means of surface water disposal. The proposed drainage strategy instead comprises a non-infiltration System C permeable paving system together with an attenuation basin, reflecting the drainage hierarchy insofar as practicable given the site-specific ground conditions.
- 7.11.4. The attenuation basin would provide approximately 106m³ of storage, with surface water discharged at a restricted greenfield runoff rate of 2.9 litres per second to the existing highway carrier drain within College Lane. The drainage calculations incorporate a 10% allowance for urban creep and have been hydraulically modelled to accommodate rainfall events up to and including the 1 in 100-year event plus a 45% climate change allowance. The modelling confirms that the proposed system can attenuate and discharge surface water during the design event without flooding, thereby managing flood risk both within the site and to surrounding land.
- 7.11.5. The proposed connection to the highway drainage system would be subject to the necessary approval from West Sussex County Council. Correspondence with the County Council confirms that a connection may be accommodated subject to betterment of the existing system, comprising an increase in the existing carrier drain from 225mm to 300mm. This requirement has been incorporated into the proposed drainage strategy.
- 7.11.6. A Drainage Management and Maintenance Plan has also been prepared to ensure that the drainage infrastructure is appropriately inspected and maintained throughout the lifetime of the development.
- 7.11.7. Foul water would be discharged by gravity to the existing 300mm public foul sewer within College Lane via Southern Water manhole 0001. The anticipated foul flow arising from the six dwellings is approximately 0.05 litres per second and the drainage assessment anticipates that the existing sewer would have capacity to accommodate this limited additional flow, subject to the necessary connection approvals.
- 7.11.8. Accordingly, the submitted Flood Risk Assessment demonstrates that the development would be safe from flooding over its lifetime and that surface water can be appropriately managed through an integrated SuDS strategy without increasing flood risk elsewhere. The proposals therefore accord with Policy DP41 of the Mid Sussex District Plan and the relevant flood risk and drainage provisions of the National Planning Policy Framework. Flood risk and drainage do not therefore represent a constraint to the proposed development.
- 7.11.9. Please refer to the submitted Flood Risk Assessment and Drainage Strategy for further information.

7.12. Water Supply

- 7.12.1. Policy DP42 of the Mid Sussex District Plan requires development proposals to demonstrate that there is adequate water infrastructure capacity to serve the proposed development.

- 7.12.2. During the pre-application process, the Council requested confirmation that a sufficient water supply is available to serve the proposed development. In response, the applicant contacted South East Water to confirm network capacity. South East Water has confirmed that, as the proposal comprises fewer than 30 new connections, there is sufficient capacity within the existing network to serve the development.
- 7.12.3. It further confirmed that no pre-development assessment is required for a scheme of this scale, with the development capable of proceeding either through new service connections to the existing main within College Lane or via the installation of a new on-site main, as appropriate.
- 7.12.4. Accordingly, there are no identified constraints in respect of water supply, and the proposed development can be adequately served by the existing water network. The proposal therefore complies with the requirements of Policy DP42 of the Mid Sussex District Plan.
- 7.12.5. Refer to Appendix C which demonstrates the water supply capacity in full.

7.13. Energy and Sustainability

- 7.13.1. Policy DP39 of the Mid Sussex District Plan supports sustainable design and construction measures that reduce energy use and carbon emissions and respond to the effects of climate change.
- 7.13.2. The proposed dwellings would follow a fabric-first approach, with improved insulation, lower U-values, increased airtightness and efficient glazing to reduce energy demand. The orientation and roof forms of the dwellings would also make good use of natural daylight and allow for the future installation of photovoltaic panels where appropriate.
- 7.13.3. The development would be all-electric, with air source heat pumps providing heating and solar collectors providing hot water. Electric vehicle charging points would also be provided for each dwelling.
- 7.13.4. Existing trees and hedgerows would be retained where possible and supplemented by additional planting. An attenuation pond would form part of the sustainable drainage and biodiversity strategy, while the site's pedestrian links to the village centre and local bus services would encourage more sustainable travel.
- 7.13.5. Overall, the proposed measures would reduce energy consumption, carbon emissions and reliance on fossil fuels. The development is therefore considered to accord with Policy DP39 of the Mid Sussex District Plan and the sustainability objectives of the National Planning Policy Framework.
- 7.13.6. Please refer to the submitted design and access statement for further information.

7.14. Ashdown Forest

- 7.14.1. Under the Conservation of Habitats and Species Regulations 2017 (as amended), Mid Sussex District Council, as the competent authority, is required to ensure that development proposals do not result in an adverse effect on the integrity of the Ashdown Forest Special Protection Area (SPA) or Special Area of Conservation (SAC). Policy DP17 of the Mid Sussex District Plan reflects these statutory requirements.
- 7.14.2. The Habitats Regulations Assessment (HRA) undertaken in support of the Mid Sussex District Plan identified two potential impact pathways associated with residential development:

recreational disturbance to the Ashdown Forest SPA and atmospheric pollution affecting the Ashdown Forest SAC.

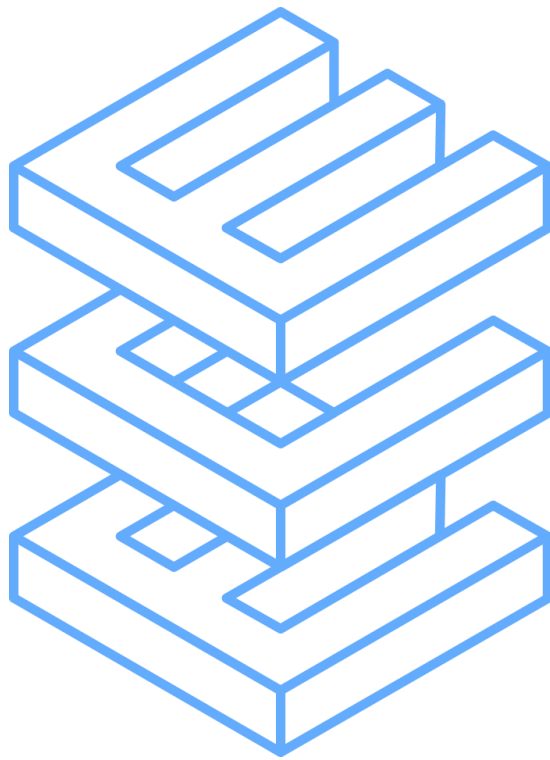
- 7.14.3. In respect of recreational disturbance, the application site lies outside the 7km Zone of Influence for the Ashdown Forest SPA. Accordingly, the proposed development would not give rise to recreational impacts requiring mitigation through the Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM) strategy.
- 7.14.4. With regard to atmospheric pollution, the proposed development is limited to six dwellings and forms part of the type of small-scale windfall development. The development is not expected to generate a material increase in traffic movements across Ashdown Forest and would not give rise to likely significant effects on the SAC, either alone or in combination with other development.
- 7.14.5. It is therefore concluded that the proposal would not result in a likely significant effect on the integrity of the Ashdown Forest SPA or SAC. No mitigation is required, and the proposal complies with Policy DP17 of the Mid Sussex District Plan and the requirements of the Conservation of Habitats and Species Regulations 2017 (as amended).

7.15. s.106

- 7.15.1. The applicant recognises that the proposed development may give rise to a requirement for planning obligations to mitigate its impacts and to ensure that appropriate supporting infrastructure is provided.
- 7.15.2. Draft Heads of Terms have therefore been submitted alongside the planning application and are included at Appendix D of this Statement. These set out the applicant's proposed approach to the planning obligations associated with the development, including contributions towards relevant local infrastructure and community facilities, together with the long term management and monitoring of Biodiversity Net Gain.
- 7.15.3. The proposed obligations would provide for improvements to facilities and infrastructure serving Hurstpierpoint and the surrounding area, including, where demonstrated to be necessary, education, sustainable and active travel, recreation, play, community facilities and other local infrastructure.
- 7.15.4. The inclusion of an obligation within these Draft Heads of Terms does not constitute acceptance that the obligation is necessary in its final form. Each obligation, including the purpose, amount, calculation methodology and payment trigger, will be subject to consideration against the relevant statutory tests and the consultation responses received during determination of the planning application.
- 7.15.5. Please refer to Appendix D which demonstrates the obligations in full.

8. Conclusion

- 8.1. This Planning and Heritage Statement has demonstrated that the proposed development of land between Nos. 149 and 161 College Lane, Hurstpierpoint, for six dwellings with associated access, parking, landscaping, drainage infrastructure and open space, represents a sustainable, deliverable and appropriately designed form of development.
- 8.2. Although the Site lies outside the defined built-up area boundary, it is not isolated from Hurstpierpoint. It adjoins the existing settlement, with established housing to the north and west and an approved development of seven dwellings immediately to the south. The proposal would therefore complete a contained gap within an existing and consolidating residential context.
- 8.3. The development comprises fewer than ten dwellings, is contiguous with Hurstpierpoint and occupies a sustainable location with access to local shops, services, schools, public transport and pedestrian routes. It therefore satisfies the principal requirements of Policy DP6 and would not represent sporadic or unrestricted development in the countryside.
- 8.4. The proposals have been substantially revised through the pre-application process, reducing the scheme from eight dwellings to six. The submitted layout provides a spacious, low-density and landscape-led form of development which responds positively to the varied and semi-rural character of College Lane.
- 8.5. The scale, design and materials of the dwellings reflect the surrounding context, while the positioning and orientation of the buildings would protect neighbouring residential amenity. The proposal would also preserve the setting and significance of the Grade II listed Grove Cottage.
- 8.6. The majority of existing boundary trees and hedgerows would be retained and reinforced through new planting. The development would deliver an on-site Biodiversity Net Gain of 19.57% for area habitats and 30.59% for hedgerow habitats, substantially exceeding the statutory minimum requirement.
- 8.7. The submitted technical evidence confirms that safe access can be achieved, appropriate parking and servicing would be provided and the development would not have an unacceptable impact on highway safety. Surface water would be managed through a Sustainable Drainage System, and sufficient water supply capacity is available to serve the development.
- 8.8. The benefits of the scheme are clear. It would deliver six much-needed homes, contribute towards addressing the Council's housing land supply shortfall, make effective use of a contained settlement-edge site and provide substantial landscape, ecological and sustainability enhancements.
- 8.9. There are no identified adverse impacts that would substantially outweigh these benefits. Having regard to the Development Plan, the National Planning Policy Framework and all other material considerations, the planning balance falls firmly in favour of the development and planning permission should therefore be granted.



Appendix A – Pre Application Feedback DM/26/0648

Saskia Lower

From: Saskia Lower
Sent: 03 September 2026 09:49
To: Saskia Lower
Subject: FW: College Lane, Hurstpierpoint DM/26/0648

From: Susan Dubberley <Susan.Dubberley@midsussex.gov.uk>
Sent: 26 May 2026 15:47
To: Saskia Lower <slower@ecephanning.com>
Sam Watling <sam@remmushomes.co.uk>; Adam King <AKing@eearchitecture.com>
Subject: Re: College Lane, Hurstpierpoint DM/26/0648

Following our meeting on the on 8 April, and your subsequent email on 28th April with amendments to the scheme reducing the proposed number of dwellings from 7 to 6 units, please find below my comments and further thoughts on your proposal.

Principle

In terms of the principle of the development, the site lies in the countryside and as such the countryside policies would apply. Policy DP12 of the MSDP refers to the protection of the countryside and states, in part, that development will be permitted in the countryside provided it maintains or where possible enhances the quality of the rural and landscape character of the District, and is necessary for the purposes of agriculture or is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan.

Policy DP15 of the MSDP refers to new homes in the countryside and sets out the special justifications where new homes would be permitted. Special justification would include:

- Essential agricultural or forestry workers accommodation
- Exceptional design quality for isolated new homes
- Rural exception sites
- DP6 requirements being met

Policy DP6 of the MSDP states in part that:

‘Outside defined built-up area boundaries, the expansion of settlements will be supported where:

1. The site is allocated in the District Plan, a Neighbourhood Plan or subsequent Development Plan Document or where the proposed development is for fewer than 10 dwellings; and
2. The site is contiguous with an existing built-up area of the settlement; and
3. The development is demonstrated to be sustainable, including by reference to the settlement hierarchy.’

Policy HurstC1 of the Neighbourhood Plan relates to conserving and enhancing character and allow development in the countryside where it is an appropriate countryside use or it maintains or enhances the quality of the rural and landscape character.

In this case the proposed residential development would not meet any of these criteria and would therefore be contrary to the above policies, in regard to development in the countryside. However, the circumstance of this site is such that it is material that there has been a recent approval for the erection of 7 detached dwellings on a site that lies immediately to south of the site. Although, it is

noted that the approved development of 7 houses to the south of the site are contiguous to the development boundary of Hurstpierpoint and is for less than 10 dwelling. Nevertheless, given the approval of the housing adjacent to your proposal it is considered that the proposed site could be viewed as infill development and with the approved development to the south and the existing row of terraced housing to the north.

It is also acknowledged that, while the Council has performed excellently in respect of the Housing Delivery Test, a new standard method formula was published alongside the NPPF which gives Mid Sussex a significantly higher housing requirement than the current District Plan. As a result and having regard for the need for an appropriate buffer, the Council is unable to demonstrate a five year supply of deliverable housing sites as per the requirements of paragraph 78 of the NPPF. In respect to the lack of a five year supply of deliverable housing, DP6 is a policy which is considered to be a policy relating to the supply of housing and as such can be considered to be out-of-date, having regard to the NPPF tests. As such, this policy can be given limited weight in the determination of applications.

Sustainable location

Policy DP21 requires development to be sustainably located to minimise the need for travel and in relation to access to shops, other services and employment opportunities and reduce reliance on the private car. While previous comments on the sustainability of the site have been negative, it is relevant that in recommending approval for the 7 houses under DM/24/1139 the officer report states:

Whilst it is acknowledged that the site is situated at the further ends of Hurstpierpoint where there are no pedestrian footways, it is considered that in this instance that the site can be considered sustainable. There is street lighting along College Lane and due to the site lying within the 30 mph speed limit it is favourable for cycling which could provide an alternative to the use of the private vehicle.

I therefore consider that given the above the same reasoning would apply to your site.

Design

I consider that the two front units to be acceptable and in keeping with the general street scene and linear development along College Lane, at this point with a terrace of four houses to the north fronting the highway. The proposed frontage housing shows a fairly traditional design, and it is noted that there are a variety of house designs in the vicinity, therefore this aspect of the proposals is considered acceptable subject to further details of the proposed materials.

However, I still have some concerns regarding the quantum of the development to the rear. Whilst I note the reduction from 7 to 6 units, I note also that this has been achieved by merging two of the two-bedroom units into one large 4 bedroom unit, so that visually there is not a significant change in the footprint and, scale and mass of the overall development. I consider that this aspect of the development should be looked at further to achieve a meaningful reduction in the overall scale of the proposal. While the visual were useful the scale of the development still feels too urban for what is an edge of settlement rural location.

Water Supply

Policy DP42 of the District Plan relates to Water Infrastructure and the Water Environment and requires applicants to show that there is adequate water supply to serve the development. Therefore if you were to proceed in the submission of any application you would need to provide evidence of who will be supplying water to the development and forward confirmation of any agreement.

Infrastructure

Due to the scale of the development, the proposal would require a number of contributions. Details of this can be found at the following link:

<https://www.midsussex.gov.uk/media/3614/development-infrastructure-and-contributionsspd.pdf> .

Ashdown Forest

Whilst the site falls outside of the 7km zone of the Ashdown Forest, each planning application needs to be assessed for its potential traffic impacts on the Ashdown Forest Special Area of Conservation in relation to the impact of nitrogen deposition. Further information in respect of this can be viewed at the following link:

<https://www.midsussex.gov.uk/planning-building/protecting-ashdown-forest/>

Biodiversity Net Gain

Biodiversity net gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 which requires a mandatory 10% net gain in biodiversity further detail can be found on the MSDC website:

<https://www.midsussex.gov.uk/planning-building/biodiversity-net-gain/>

Summary

The application site lies in countryside, outside the built up area, and thus would be contrary to policies DP6 and DP12 of the District Plan as general housing development is not one of the permitted exceptions to the policy of restraint in the countryside set out in DP15. The aim of the policy is to protect the countryside in recognition of its intrinsic character and beauty. However, in this case it is considered that an argument could be made that the site could be viewed as an infill development given the recent approval of 7 houses to the south of the site and the existing development to the north.

However, there are still concerns with the quantum of development proposed to the rear and this should be reviewed further as the reduction from 7 to 6 units has been achieved with little visual reduction in practice.

Given that the site adjacent was deemed to be sustainably located then it follows that the proposed site is also sustainable.

The views expressed in this letter are at officer level only and do not prejudice the Council from making whatever decision it considers appropriate on any application subsequently submitted.

The information contained in this email may be subject to public disclosure under the Freedom of Information Act 2000. Unless the information contained is legally exempt from disclosure, we cannot guarantee that we will not provide the whole or part of this advice to a third party making a request for information about the subject matter.

Kind Regards

Sue Dubberley BA(Hons) Dip TP MRTPI

Senior Planning Officer
Development Management

(01444 477590)

(Please note my working days are Monday to Thursday)

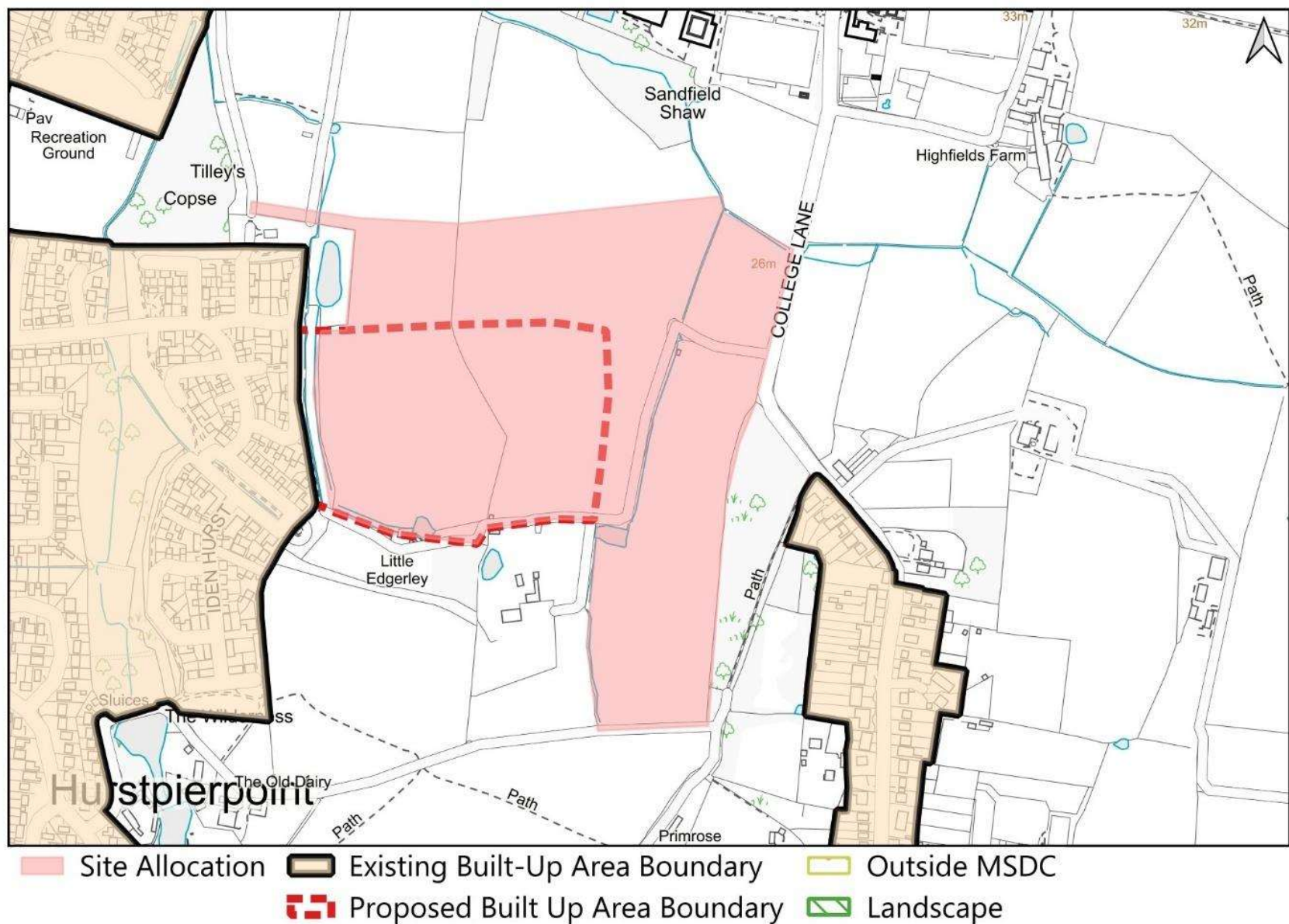
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Appendix B – Mid Sussex District Council Main Modifications Document

MM76: Land north east of Hurstpierpoint

The boundary shown on the site map below represents the extent of the site inclusive of all built development and any mitigation requirements (e.g. landscape buffers or open space) listed within the policy requirements.

Allocation	Housing		
SHELAA:	575	Settlement:	Hurstpierpoint
Gross Site Area (ha):	18.7	Number of Dwellings:	150
Infrastructure		On-site:	
		- Natural, semi-natural and amenity green space - Play area - Provision of a trim trail and facilities for young people e.g. skate park	
		Financial contributions towards the provision of:	
		- Sustainable Transport - Education - Library - Community buildings - Local Community Infrastructure - Emergency services - Health - Other outdoor provision - Outdoor sports - Parks and Gardens - Improvements at Hassocks Station	
		Provision of:	
		- Highway works - Sustainable transport measures	



Policy Requirements

1. Provide a suitable access to the site from Iden Hurst.
2. Significant areas of natural greenspace will be provided on the northern and eastern edges of the site to provide an extension to Hurst Meadows, and improvements to biodiversity, as shown on the policies map.
3. Create and manage permanent vegetation buffer strips along the river corridors in the north-east of the site to support biodiversity and enhance connectivity having regard to the objectives of the West Sussex Local Nature Recovery Strategy.
4. Provision of improved pedestrian and cycle connectivity east to west between Cuckfield Road and College Lane including the Hurst Meadows development and St Georges Lane; and north to south between Hurstpierpoint College and Hurstpierpoint High Street.
5. Provide improvements to footpath FP63HU connecting site directly to Hurstpierpoint Health Centre.
6. Provision of 100m shared use path to Davey Way to allow access to Bus Stops references 4400MS0208 and 4400MS0209.
7. Improve and upgrade existing PROW reference HSC-62H. Provide a cycle link from the site to Chalkers Lane, as part of the southern section of a strategic cycle link to Burgess Hill.
8. Informed by an Archaeological Assessment, address any issues for the Archaeological Notification Area covering the entire site.

Appendix C – Water Supply Note

Saskia Lower

From: Saskia Lower
Sent: 03 September 2026 09:50
To: Saskia Lower
Subject: FW: NARS 29400 - College Lane, Hurstpierpoint, BN6 9AF

From: Sam Watling <Sam@remmushomes.co.uk>
Sent: 11 June 2026 14:21
To: Saskia Lower <slower@eceplanning.com>;
Subject: Fw: NARS 29400 - College Lane, Hurstpierpoint, BN6 9AF

FYI water capacity

Sam Watling
Founder/MD



REMMUS
DESIGNER HOMES LTD

14 Valebridge Road
Burgess Hill
West Sussex
RH15 0RB
01444 471141

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From: Developer Services SMB <developer.services@southeastwater.co.uk>
Sent: 11 June 2026 13:56
To: Sam Watling <Sam@remmushomes.co.uk>
Subject: Re: NARS 29400 - College Lane, Hurstpierpoint, BN6 9AF

Good Afternoon Sam,

Thank you for your email.

We change this to either services or mains application?

As the application is less than 30 we can confirm there is enough capacity on the network.

Kind Regards,
Laura

Developer Services Team

developer.services@southeastwater.co.uk | www.southeastwater.co.uk



On Tue, 9 Jun 2026 at 11:24, Sam Watling <Sam@remmushomes.co.uk> wrote:

Cyber Security Notice:

This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Laura

I understand the main is in College Lane so I'm happy to either run 6 new services to the site boundary and connect to the main or lay a new main within the site.

At this stage I am just looking for confirmation that there is enough water supply for 6 new connections

Many thanks

Sent from [Outlook for iOS \[aka.ms\]](#)

From: Developer Services SMB <developer.services@southeastwater.co.uk>
Sent: Tuesday, June 9, 2026 10:24:58 AM
To: Sam Watling <Sam@remmushomes.co.uk>
Subject: NARS 29400 - College Lane, Hurstpierpoint, BN6 9AF

Good Morning Sam,

I hope you are well.

For the above NARS we would not need to carry out a pre-development as it is below 30 connections.

Please can you advise if you will be laying mains or connecting to an already existing main?

Kind Regards,
Laura

Developer Services Team

developer.services@southeastwater.co.uk | www.southeastwater.co.uk



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South East Water Limited

Registered Office: Rocfort Road, Snodland, Kent, ME6 5AH, UK Place of Registration: England Registration Number: 2679874

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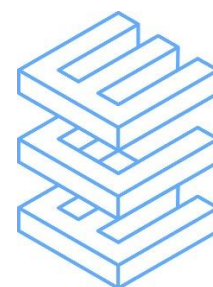
It shall be understood by the recipient(s) that conclusions, opinions and other information contained in the above e-mail not relating to the official scope of business of South East Water Ltd shall be deemed not to have been given or endorsed by South East Water Ltd.

South East Water Limited

Registered Office: Rocfort Road, Snodland, Kent, ME6 5AH, UK Place of Registration: England Registration Number: 2679874

Appendix D – Heads of Terms

Client	Remmus		
Project	College Lane, Hurstpierpoint		
Document	Draft Heads of Terms	Revision	Rev A
Date	03 September 2026		
Author	S Lower	Checked	S Sykes



Draft Heads of Terms

Land between No. 149 and No. 161, College Lane, Hurstpierpoint, Hassocks, West Sussex, BN6 9AF

These Draft Heads of Terms have been prepared in support of the full planning application for the erection of six dwellings with associated access, parking, landscaping, drainage infrastructure and associated works at land between Nos. 149 and 161 College Lane, Hurstpierpoint.

The Heads of Terms identify the planning obligations which may be secured through a Section 106 Agreement pursuant to Section 106 of the Town and Country Planning Act 1990, subject to confirmation by Mid Sussex District Council, West Sussex County Council and the relevant consultees.

The final form and extent of any obligations will be subject to the statutory tests applicable to planning obligations and agreement between the parties.

Draft Heads of Terms

1. Education – Primary

Provision for an appropriate financial contribution towards additional primary education capacity serving the development, where demonstrated to be necessary by West Sussex County Council.

2. Education – Secondary

Provision for an appropriate financial contribution towards additional secondary education capacity serving the development, where demonstrated to be necessary by West Sussex County Council.

3. Education – Sixth Form

Provision for an appropriate financial contribution towards additional sixth-form education capacity serving the development, where demonstrated to be necessary by West Sussex County Council.

4. Library Provision

Provision for an appropriate financial contribution towards improvements to library facilities serving the development, where demonstrated to be necessary by West Sussex County Council.

5. Sustainable Transport and Active Travel

Provision for an appropriate contribution towards sustainable transport and/or active travel infrastructure necessary to mitigate the transport impacts of the development.

6. Formal Sports Provision

Provision for an appropriate contribution towards the improvement or enhancement of formal outdoor sports facilities serving the development.

7. Informal Recreation / Kickabout Provision

Provision for an appropriate contribution towards the improvement, enhancement or provision of informal recreation and kickabout facilities serving the development.

8. Children's Play Space

Provision for an appropriate contribution towards improvements to children's play facilities serving the development.

9. Community Buildings

Provision for an appropriate contribution towards improvements to community buildings and facilities serving the development.

10. Local Community Infrastructure

Provision for an appropriate contribution towards local community infrastructure required to mitigate the impacts of the development.

11. Biodiversity Net Gain

The development will secure the required Biodiversity Net Gain in accordance with the submitted Biodiversity Net Gain Assessment, Biodiversity Metric and Habitat Management and Monitoring Plan.

The precise mechanism for securing Biodiversity Net Gain will be agreed with the Local Planning Authority.

Summary

These Heads of Terms are submitted on a without prejudice basis and are intended to provide a framework for discussion with Mid Sussex District Council and West Sussex County Council.

The inclusion of an obligation within these Draft Heads of Terms does not constitute acceptance that the obligation is necessary in its final form. Each obligation, including the purpose, amount, calculation methodology and payment trigger, will be subject to consideration against the relevant statutory tests and the consultation responses received during determination of the planning application.

The Applicant is willing to enter into an appropriately drafted Section 106 Agreement to secure those obligations demonstrated to be necessary to make the development acceptable in planning terms.