



PLANNING STATEMENT

**Former Methodist Church, 42 Cuckfield Road, Hurstpierpoint,
Hassocks, West Sussex, BN6 9SA**

Application for Permission in Principle for Development of up to 6no.
Residential Dwellings Across a Floor Space of up to 1,000sqm

April 2025

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1.0 Introduction

- 1.1 This planning statement has been prepared on behalf of our client, Marymount Properties Ltd, in support of an application for Permission in Principle (PiP), for the alteration and redevelopment of the Former Methodist Church, 42 Cuckfield Road, Hurstpierpoint, Hassocks, West Sussex, BN6 9SA to provide up to 6no. residential dwellings across a floor space of up to 1,000sqm.
- 1.2 The purpose of this Planning Statement is to set out the planning justification for the proposed development and why Planning in Principle should be granted. The Planning Statement is Structured as follows:
1. Assessing Permission in Principle
 2. Site Description and Designations
 3. Planning Policy
 4. Planning Assessment
 5. Conclusion
- 1.3 The application is supported by a Site Location Plan which shows the site boundary.

2.0 Assessing Permission in Principle

- 2.1 Permission in Principle (PiP) was introduced by the Housing and Planning Act 2016, the Town and Country Planning (Brownfield Land Register) Regulations 2017 and the Town and Country Planning (Permission in Principle) Order 2017.
- 2.2 The PiP procedure is a streamlined planning consent route to simplify the process of obtaining planning permission for certain types of developments. It aims to speed up housing delivery by separating the principle of development from the technical details. PiP involves a two-stage process:
- **Stage 1 - Permission in Principle:** This stage establishes whether the site is suitable in principle (This application)
 - **Stage 2 - Technical Details Consent (TDC):** Once PiP is granted, the applicant must obtain TDC, which covers the detailed design and other technical aspects of the proposal.
- 2.3 PiP applications can only be submitted for relevant developments. These must be between 1 and 9 dwellings, the total floorspace must not exceed 1,000sqm and the site must be under 1 ha. Non-residential development may also be given permission in principle, providing housing occupies the majority of the floorspace of the overall scheme and the non-housing development use should be compatible with the proposed residential development. The proposal adheres to these restrictions.
- 2.4 The Planning Practice Guidance (PPG) (Paragraph: 012 Reference ID: 58-012-20180615) sets out that **the only relevant considerations under the first stage are the location, land use and amount of development**. Technical planning matters, including but not limited to: the proposed quality of accommodation, outdoor amenity space, relationship with neighbouring properties, car parking, scale, design, and massing that would be subject to the second stage of the process.
- 2.5 Therefore, the Council only needs to assess whether, in principle, the provision of residential dwellings within the set parameters of the stage 1 permission in principle is acceptable.

3.0 Site Description and Designations

- 3.1 The site consists of the former Methodist Church, located on Cuckfield Road, Hurstpierpoint. The site is located centrally within Hurstpierpoint village, within the built up area boundary a short walk (2-3 minute) from all necessary daily services and facilities including shops, cafes and amenities along the High Street.

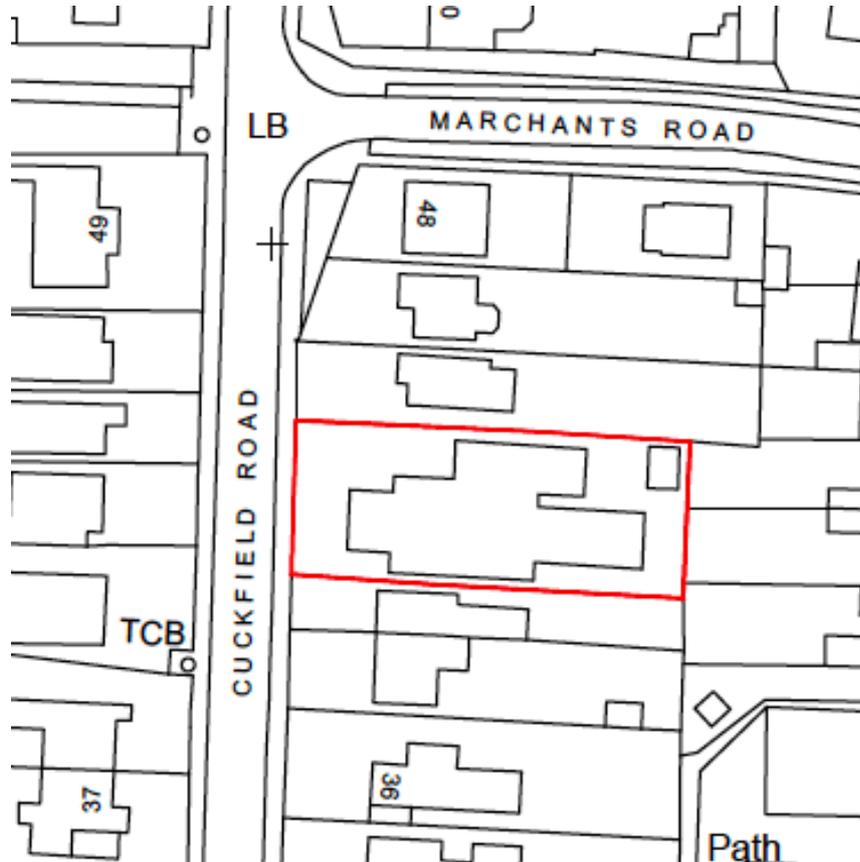


Figure 1: Site Location

- 3.2 The existing church building on the site was built in approximately 1910 but underwent renovation in 1981, where the front was extended and altered, to the building found today. The building is a large structure that fills almost the entirety of its plot. The front elevation incorporates a large glazed front gable which sits taller than surrounding residential properties and sits in front of the existing established building line. The rear parts of the building have large, pitched roofs but sit at a lower level to the frontage buildings. The main building is finished in red brick with a tiled roof.
- 3.3 The site has a forecourt to the front which was previously used for parking and a small garage structure to the rear.



Figure 2: Photos of Site

1. Site frontage
2. Main Church Hall
3. Office on mezzanine floor

4. Rear smaller hall
5. Garage
6. Rear elevation

- 3.4 The site is located in a predominantly residential area, with residential dwellings surrounding the site on all boundaries.
- 3.5 The site is within F1 use (as a church) but has not been used for church services or any other associated uses since 2023. This will be explored further in latter sections of this report, however, the reasons for this include dwindling congregation numbers and the significant costs associated with running a building of this size and age. The building was previously registered as an Asset of Community Value (on 16th February 2024) and the previous owners have undertaken the relevant process in order to dispose of the property including significant marketing to local community groups. The site is therefore no longer classed as an Asset of Community Value.
- 3.6 The site and land adjacent to the south lies within the Hurstpierpoint conservation area. The land to the north, east and west of the site falls outside of this designation. The building on the application site is not listed and there are no listed buildings within the immediate vicinity of the application site.
- 3.7 In terms of access, the site is currently accessed from Cuckfield Road, which has a number of bus stops, with further bus stops available on the High Street to the south connecting the site to the surrounding towns of Hassocks, Burgess Hill and Brighton. The closest train station to the site is Hassocks approximately 3.2km from the site, this can be reached by bus, bicycle or car and provides a regular service to Brighton, London and Gatwick Airport. This in combination with the proximity of local facilities and services results in the site being in an extremely sustainable location.
- 3.8 The site lies within Flood Zone 1 and is therefore at low risk of flooding.

Planning Policy Designations

- 3.9 Figure 3 provides an extract from the adopted Mid Sussex policy map, with the application site outlined in red.

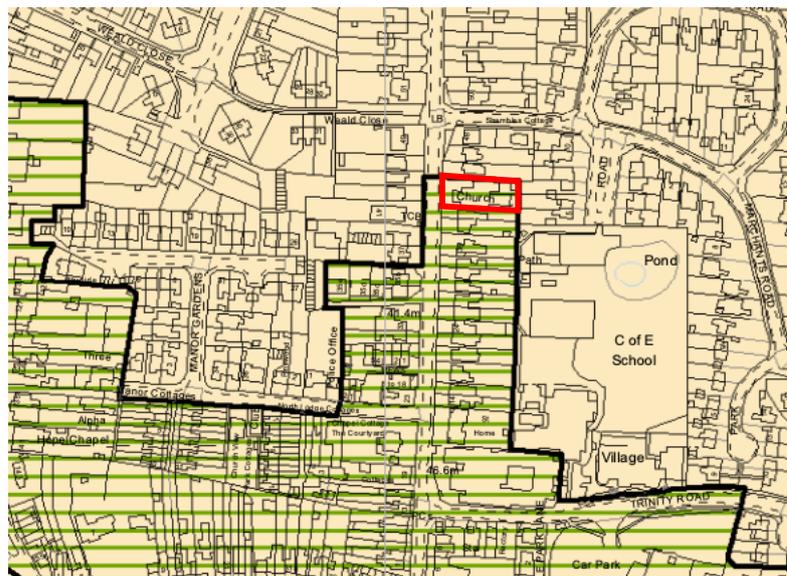


Figure 3: Extract from Mid Sussex Policies Map

3.10 The site is subject to the following designations:

- Hurstpierpoint Conservation Area
- Built up area of Hurstpierpoint
- Flood Zone 1 (at low risk of flooding)

Planning History

3.11 A review of the available online planning records has not shown any relevant recent applications on the site.

4.0 Planning Policy

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications must be determined in accordance with the development plan for an area, except where material considerations indicate otherwise. In this instance, the development plan for this site comprises the following:

- Mid Sussex District Plan 2014-2031
- Mid Sussex Site Allocations DPD
- Small Scale Housing Allocations DPD
- Hurstpierpoint and Sayers Common Neighbourhood Plan

4.2 Of these, only the Mid Sussex District Plan 2014-2031 and the Hurstpierpoint and Sayers Common Neighbourhood Plan are relevant to this submission.

4.3 The following national policy and guidance are key material planning considerations:

- National Planning Policy Framework (December 2024)
- MHCLG Planning Practice Guidance

4.4 The relevant planning policies relating to the specific considerations for this PiP application are set out below. Further policies will be relevant at Technical Consent stage (stage 2).

Mid Sussex District Plan 2014-2031

- Policy DP3: Village and Neighbourhood Centre Development
- Policy DP4: Housing
- Policy DP6: Settlement Hierarchy
- Policy DP25: Community Facilities and Local Services
- Policy DP26: Character and Design
- Policy DP35: Conservation Areas

Hurstpierpoint and Sayers Common Neighbourhood Plan

- Policy Housing HurstH1: Hurstpierpoint and Sayers Common New Housing Development

Emerging Local Plan

- 4.5 The District Plan 2021 – 2039 was submitted for examination on 8 July 2024. Stage 1 hearings were undertaken in October 2024. The Local Plan examination is still on going, with more Hearings likely to take place this year. As such, limited weight can be afforded to the emerging Local Plan at this time.

National Planning Policy Framework

- 4.6 The Framework is a significant material planning consideration in the determination of planning applications and confirms that the purpose of the planning system is to contribute to the achievement of sustainable development. (Paragraph 7). Furthermore, it advises that there are three objectives to sustainable development, namely economic, social and environmental. With regard to each objective, the NPPF defines their purpose as;

An economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

A social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and

An environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

- 4.7 Paragraph 10 states “so that sustainable development is pursued in a positive way, at the heart of the Framework is the presumption in favour of sustainable development”.

- 4.8 Paragraph 11 confirms that for decision making this means approving development proposals that accord with an up-to-date development plan without delay, and ***“where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date , granting permission unless: i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land,***

securing well-designed places and providing affordable homes, individually or in combination”.

4.9 With respect to decision making, Paragraph 39 advises:

Local planning authorities should approach decisions to proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

4.10 Chapter 5 ‘Delivering a sufficient supply of homes’, sets out (at paragraph 61):

To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

4.11 Paragraph 73 sets out:

Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, are essential for Small and Medium Enterprise housebuilders to deliver new homes and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should:

c) use tools such as area-wide design assessments, permission in principle and Local Development Orders to help bring small and medium sized sites forward

d) support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes; and

e) work with developers to encourage the sub-division of large sites where this could help to speed up the delivery of homes.

4.12 Paragraph 124 sets out that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or ‘brownfield’ land.

4.13 Paragraph 125 (c) states that planning decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, proposals for which should be approved unless substantial harm would be caused, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land.

5.0 The Proposal

- 5.1 This Permission in Principal application seeks consent for the following proposed development:

Development of up to 6no. Residential Dwellings Across a Floor Space of up to 1,000sqm

- 5.2 Through the PiP application process only the location, land use and amount of development are necessary to be considered. The proposed location is shown on figure 1 below.

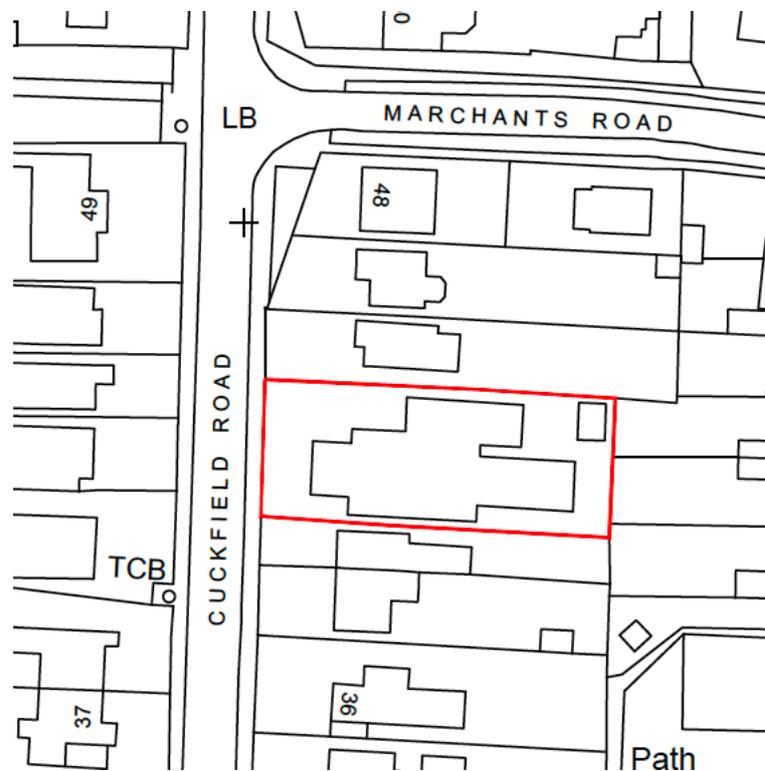


Figure 4: Site Location

- 5.3 It is proposed to move from the existing redundant church use (Use Class F1) to provide residential development (Use Class C3). The proposed residential units would likely be provided through the conversion of the existing buildings seen on the site.
- 5.4 Capacity studies have shown that it is possible to provide the proposed 6 units within the site through the conversion of the existing buildings on the site. As discussed, factors such as design, heritage, flooding, highways are reserved for the technical consent stage.

6.0 Planning Assessment

6.1 This section of the planning statement considers the proposed development and how it accords with both local and national policy. This section solely focuses on matters which are within the scope of a PiP application. These are limited to three issues which are to be addressed in turn:

- Location
- Land use
- Amount of development

6.2 Therefore, for the avoidance of doubt, the design, scale & massing and technical planning requirements (i.e. flooding, heritage impacts, highways, parking, materials, daylight / sunlight) will be considered as part of the following Stage 2 – Technical Details Consent.

Location

6.3 Policy DP3 sets out that within the village centre of Hurstpierpoint development will be permitted provided it helps maintain and develop the range of shops and services to enable the village centre to meet local needs; is appropriate in scale and function to its location including the character and amenities of the surrounding area; and is in accordance with the relevant Neighbourhood Plan.

6.4 Policy DP4 sets out that 14,892 homes will be required over the plan period, 450 of these have been identified as “windfall sites”, sites that are expected to come forward outside of having a specific allocation.

6.5 Policy DP6 sets out the settlement hierarchy. It states that development will be permitted within towns and villages with defined built-up boundaries. Any redevelopment will be required to demonstrate that it is of an appropriate nature and scale (with particular regard to DP26: Character and Design) and not cause harm to the character and function of the settlement.

6.6 Policy Housing HurstH1 sets out that to meet the future needs in the Neighbourhood Plan Area new housing development will be supported in areas which: (a) Enhance the existing settlement pattern of the village.

6.7 Figure 1 provides a map showing the location of the site. The site is located within the built-up area boundary of Hurstpierpoint, less than 250m from the high street where there are all necessary facilities and amenities. There is a bus stop directly outside the site, with regular services to Hassocks, Burgess Hill, Haywards Heath,

Keymer and Cuckfield. The site is located within the Hurstpierpoint conservation area.

- 6.8 The site consists of an existing building within the built-up area boundary. The site is in a sustainable location within easy reach of shops and amenities by foot and to neighbouring towns by public transport.
- 6.9 The policies listed above clearly support new development in locations such as the application site. As such, the principle of the proposed development in this location should be considered acceptable.

Land Use

- 6.10 Policy DP25 sets out that where proposals involve the loss of a community facility, (including those facilities where the loss would reduce the community's ability to meet its day-to-day needs locally) evidence will need to be provided that demonstrates: that the use is no longer viable; or that there is an existing duplicate facility in the locality which can accommodate the impact of the loss of the facility; or that a replacement facility will be provided in the locality
- 6.11 Policy DP35 sets out that development within a conservation area will be required to conserve or enhance its special character, appearance and the range of activities which contribute to it.
- 6.12 The proposed development will see the loss of the existing church use on the site and the redevelopment of the site to provide up to 6 new homes. It is acknowledged that the existing use falls under the remit of Policy DP25's provisions. As such, the following is provided as robust justification for the loss of the community use on the site.
- 6.13 The application site was formerly occupied by the Hurstpierpoint Methodist Church. However, on the most recent count, the church had a congregation of 16 people (in 2023), a drop from a congregation of 18 in 2022¹. With a congregation of these dwindling numbers and a building of such vast capacity it became unviable to run the church. The building is relatively dated, as such, it attracts significant costs in relation to heating and maintenance in addition to the costs for employing a reverend. Unfortunately, due to the escalating costs and dwindling congregation numbers, the decision was made to close the church in December 2023. Since that time, the building has sat empty, with no prospect of any future religious or community uses due to the scale and age of the building being unappealing to groups of this type at a time where funding is being cut and costs are escalating.
- 6.14 In an attempt to try and retain the church as a community asset, Hurstpierpoint & Sayers Common Parish Council applied to Mid Sussex Council to register the

¹ https://media.methodist.org.uk/media/documents/South_East_District.pdf

Church as an Asset of Community Value (ACV) (8th December 2023). This was accepted on 16th February 2024.

- 6.15 In accordance with the set procedure for the disposal of an ACV, set out within the Localism Act 2011, the church notified the Local Authority of its intention to sell on 23rd April 2024. At this point, the “interim moratorium period” started and the church was publicised for sale to local community groups, giving interest parties 6 weeks to express an interest. One interested party came forward (the Parish Council) on 31 May 2024, triggering the “full moratorium period” giving the interested party 6 months to prepare and submit a bid to the church for purchase of the asset. If by the end of the 6-month period the asset has not been sold, the church is able to dispose of the asset in the normal way during a protected period (18 months from end of 6-month period). Unfortunately, by 22nd October 2024 the interested party had not been able to purchase the church and as such, the church was then able to sell the property on the open market. These dates and confirmation of the process are available on the Mid Sussex website here: <https://www.midsussex.gov.uk/business-licensing/assets-of-community-value/>.
- 6.16 The property has now been sold to Marymount Properties Ltd (the applicant). The Mid Sussex Corporate Estates and Building Control Support Office confirmed via email on 14 March 2025 that on completion of the sale the Council will be obliged to delist the property from the ACV list and remove the restriction on the title (see appendix 1).
- 6.17 The property was listed for auction on 6th February 2025, with a reasonable guide price of £500,000 - £550,000. The property did not sell at this auction and was re-listed and purchased by the applicant on 20th March 2025. There was very little interest in the property at auction, hence it being listed twice.
- 6.18 The above information demonstrates the great lengths that have been gone to in an attempt to find an appropriate purchaser of the property to enable the continued community use (whether that be a religious use or other community use). However, it is clear that despite these attempts, no purchasers have come forward to enable this.
- 6.19 It is clear that the church / property as existing is no longer viable to run, either as a church or for other community groups. The proposed loss is therefore in accordance with criteria 1 of Policy DP25.
- 6.20 Whilst the church has been used by a small number local community groups, these groups and uses have been ancillary to the church use. The church has not been in use by any groups since before December 2023 and as such, it is clear these groups have found alternate premises.
- 6.21 Criteria two of Policy DP25 sets out that an applicant should demonstrate “that there is an existing duplicate facility in the locality which can accommodate the impact of the loss of the facility”. As the use ceased in December 2023, the 16 strong

congregation will have found alternative places of worship since then. This may be at one of the many other churches within Hurstpierpoint or at a Methodist church in a neighbouring settlement. Given the time elapsed, it would not be realistic to require an alternate church for a congregation that no longer exists.

6.22 In relation to the other community uses that may have been ongoing at the church prior to its closure in 2023, it is considered that these would be able to be undertaken within the many community halls that there are within Hurstpierpoint and Hassocks. A number of these alternate halls are provided on the table below, this list may not be exhaustive but it demonstrates the significant number of community halls within the local area and demonstrates more than ample provision to replace the (unused) facility which is to be lost – in accordance with Policy DP25 criteria two.

No.	Facility	Address
1	Hurstpierpoint Village Centre Association	Trinity Rd, Hurstpierpoint, Hassocks BN6 9UY
2	Court Brushes Community Hub	Willow Way, Hurstpierpoint, Hassocks BN6 9TH
3	Adastra Hall	Keymer, Hassocks BN6 8QH
4	Kings Weald Community Centre	Kings Weald Community Centre, Wyvern Way, Burgess Hill RH15 0GB
5	Ditchling Village Hall	18 Lewes Rd, Ditchling, Hassocks BN6 8TT
6	Hassocks Village Hall	B2118, Sayers Common, Hassocks BN6 9HX
7	Keymer Church Hall	Keymer Church Hall, Churchmead, Hassocks BN6 8BN
8	Westmeston Parish Hall	Lewes Rd, Westmeston, Hassocks BN6 8RL
9	Hassocks Sports Centre	Dale Ave, Keymer, Hassocks BN6 8LP
10	Ashenground Community Centre	Southdown Cl, Haywards Heath RH16 4JR
11	Fairfield Community Centre	Western Rd, Burgess Hill RH15 8QN

Table 1: Local community hall facilities

6.23 It is therefore clear that there is sufficient justification to justify the loss of the former methodist church. The existing use is clearly unviable due to the low congregation numbers and significant running costs of the hall. The church has undertaken and extensive period of advertisement of the asset as a community facility allowing local groups to purchase the hall which has not resulted in a purchase and there are a significant number of other community halls in the area to provide sufficient facilities

to replace the loss of this unused church hall. The loss of the community use is therefore acceptable in accordance with Policy DP25.

- 6.24 Were the council to disagree with the above, it is significant that Mid Sussex can no longer demonstrate a 5 year housing land supply, as agreed within the Updated Statement of Common Ground signed by Mid Sussex District Council on 18th December 2024 relating to appeal reference APP/D3830/W/24/3350075 (LPA ref: DM/24/0446 Land off Scamps Hill, Lindfield, West Sussex). This document sets out that the Council can demonstrate a housing land supply of a maximum of 3.38 years (likely less). Accordingly, the most important policies within the development plan for determining the application are out-of-date. Consequently, the LPA should grant permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.
- 6.25 Whilst we believe the proposed development accords the requirements of Policy DP25 and the loss of the church use is fully justified, should the Council disagree, significant weight should be given to the provision of up to 6 new homes within the urban area of Hurstpierpoint in a sustainable location. The proposed development therefore accords with the following significant paragraphs set out within the NPPF which seek to “significantly boost the supply of homes” (paragraph 61), supports the development of small sites giving great weight to the benefits of using suitable sites within existing settlements for homes (paragraph 73) and promote effective use of land (paragraph 124).
- 6.26 It is noted that the site is within the conservation area, Policy DP35 supports redevelopment in conservation areas provided the special character is preserved / enhanced. These on the whole are design considerations, however, regard should be had to the potential for impacts from introducing a residential land use to the site. The application site is surrounded by residential development on all sides, the character of the area is wholly residential and as such, introducing a residential use onto the application site will not (in principle) result in significant impacts.
- 6.27 The proposed development would introduce an residential use into the site and see the loss of the church use. As set out within the section above, Local Plan Policies DP3, DP4 and DP6 and Neighbourhood Plan Policy Housing HurstH1 support residential development in sustainable locations such as this. In addition, the justification set out above confirms that the loss of the existing church use is also acceptable in accordance with Policy DP25 and residential development within the conservation area is acceptable (subject to detailed design considerations) in accordance with Policy DP35.

Amount of Development

- 6.28 Policy DP26 sets out that all applicants are required to demonstrate that development optimises the potential of the site to accommodate development.

- 6.29 Paragraph 124 of the NPPF sets out that development should make effective use of land. Paragraph 125(c) sets out that development should promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained, and available sites could be used more effectively.
- 6.30 The proposed development will provide up to 6 new dwellings within a central location close to the centre of Hurstpierpoint, adjacent to bus stops and easily walkable to local facilities. The application site is overly large compared to surrounding development plots and the existing church building is extensive in volume. Initial capacity studies demonstrate that it would be possible to accommodate up to 6 dwellings within the existing fabric of the building.
- 6.31 The proposed development would clearly make an effective use of an underutilised sustainably located brownfield site.
- 6.32 The design of a proposal is not the purpose of this stage 1 PiP application, nor is an assessment of the potential for it to impact upon the Conservation Area, as such consideration of these matters is reserved for the stage 2 technical consent.
- 6.33 With this in mind, it is considered that subject to design considerations, it is possible to accommodate the proposed amount of development at the site (up to 6 residential units) in accordance with the Mid Sussex Local Plan, the Hurstpierpoint and Sayers Common Neighbourhood Plan and the NPPF.

7.0 Conclusion

- 7.1 This planning statement has been prepared in support of a permission in principle application for the following development:

Application for Permission in Principle for Development of up to 6no. Residential Dwellings Across a Floor Space of up to 1,000sqm

- 7.2 PiP applications can only be submitted for relevant developments. These must be between 1 and 9 dwellings, the total floorspace must not exceed 1,000sqm and the site must be under 1ha.
- 7.3 The Planning Practice Guidance (PPG) (Paragraph: 012 Reference ID: 58-012-20180615) sets out that the only relevant considerations under the first stage are the location, land use and amount of development. Technical planning matters, including but not limited to: the proposed quality of accommodation, outdoor amenity space, relationship with neighbouring properties, car parking, scale, design, and massing would be subject to the second stage of the process.
- 7.4 Therefore, the Council only needs to assess whether, in principle, the provision of residential dwellings and proposed commercial floor space within the set parameters of the stage 1 permission in principle is acceptable.
- 7.5 The proposed development will not exceed 1,000sqm in total floorspace, has a site area of 0.0825ha and proposes up to 6 dwellings. As such, the proposed development meets the parameters of a PiP application.
- 7.6 The existing building on the site was formerly the Hurstpierpoint Methodist Church, however, due to dwindling congregation numbers and the significant running costs of a building of this size, it is no longer viable for the church to meet in this location. Following registration as an Asset of Community Value, the church have undertaken an extensive period of advertising to local community groups which has not secured a new community purchaser. This has led to the deregistration of ACV status.
- 7.7 Significant justification has been set out which demonstrated the church is no longer viable to be run is set out in the earlier sections of this report. Evidence of a significant number of community halls in the close vicinity of the site further demonstrates that any community groups using the church prior to its closure in 2023 can be suitably accommodated within the local area. The loss of the church therefore accords with Policy DP25 of the Local Plan. However, should the Council disagree that sufficient justification is provided, a significant material consideration in this case is the lack of a 5 year housing land supply in Mid Sussex and contribution 6 new dwellings in a sustainable location would make towards the depleted supply.
- 7.8 The application site is located in a sustainable location and is surrounded by residential development on all sides. The proposed development would make an

effective use of this sustainable brownfield site, providing a modest but necessary 6 new dwellings.

- 7.9 The assessment within this report demonstrates that the proposed development accords with all necessary policies set out within the Mid Sussex Local Plan, the Hurstpierpoint and Sayers Common Neighbourhood Plan and the NPPF.
- 7.10 When considering the three issues a PiP application must be determined on: Location, Land Use and Amount of Development it is considered that the proposed application complies with all three criteria and as such, in principle, is acceptable and should be approved without delay.

[Redacted]

[Redacted]

[Redacted]

[Redacted]

To note please
Lesley

Sent from [Outlook for iOS](#)

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From: Jayne Souter <Jayne.Souter@midsussex.gov.uk>
Sent: Friday, March 14, 2025 8:41 am
To: Lesley Curtis
Cc: Kim Jegede <Kim.Jegede@midsussex.gov.uk>; Lawrence Corr <Lawrence.Corr@midsussex.gov.uk>
Subject: FW: Methodist church 42 Cuckfield Road Hurstpierpoint Hassocks BN6 9SA - Asset of Community Value

Good morning Lesley

I can confirm that your clients are free to sell this property at auction on 20th March as they are currently in the protected period. However, MSDC would require a notice in writing of a confirmed intention to dispose, once terms have been agreed with a particular individual and solicitors instructed, either pre or post the auction.

Please can you notify MSDC when the disposal has completed, as at that stage, MSDC will be obliged to remove the property from the ACV list and the restriction on Title.

Kind Regards

Jayne

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From: Lesley Curtis <lesley.curtis@ellisjones.co.uk>
Sent: 11 March 2025 16:33
To: Lawrence Corr <lawrence.corr@midsussex.gov.uk>
Subject: Methodist church 42 Cuckfield Road Hurstpierpoint Hassocks BN6 9SA - Asset of Community Value

You don't often get email from lesley.curtis@ellisjones.co.uk. [Learn why this is important](#)
Dear Lawrence,

I understand you are dealing with this matter. I am forwarding below the email I sent to your Authority. The property goes to auction on 20th March and I would be very grateful for your reply.

Please let me know if you need any more information from me.

Kind regards

Lesley Curtis

Dear Sir

We act for a potential buyer of the above property which is scheduled to go to auction in a couple of weeks time.

This property appears on your councils List as an Asset of Community Value. We further understand that the full moratorium period has ended and the Sellers are able to sell in the open market during this "protected period".

Could you kindly confirm that the Local Authority will be obliged to remove the property from the list in the event of a successful sale at auction to a third party and further will be required to remove the Land Registry Restriction (Restriction re S95(1) of Localism Act) currently registered on the title.

Thank you very much for your assistance.

Lesley Curtis
Solicitor
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