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# HURSTPIERPOINT SOCIETY

## Autumn/Winter 2024

Respect the Past - Embrace our Future

### **Mid Sussex District Plan (The Plan) 2021–2039 Review - Update**

*Lyn Williams*

Once again, the Autumn/Winter Newsletter has an update on the progress of the Plan, and I fully anticipate that next year's Autumn/Winter Newsletter will have a further progress report.

During the last 2 weeks of October, the Plan went through Stage 1 Examination hearings, which I attended either in person, or virtually, for all sessions, along with statutory consultees including local authorities, several developers and their barristers, representatives from Parish Councils and other local groups, most notably WILD (Watchdog For Intrusive Local Development - Albourne and Sayers Common) and CPRE.

The main purpose of the Stage 1 hearings was to consider whether the Plan was both legal and sound in terms of being:

- Positively prepared;
- Justified and appropriate;
- Effective and deliverable over its period; and
- Consistent with national policy.

One of the early points to arise was that due to delays, the Plan will need to be extended to 2040, in order to run for 15 years from 2025. This is important as it increases the number of dwellings required from 19,741 to 20,710 (latest adjusted figures from MSDC), and reduces the oversupply from 1,042 to 310.

A second more important point was that MSDC have calculated their dwelling requirements only on the number of dwellings needed for Mid Sussex. This is because of the lack of sustainable locations between the High Weald National Landscape (AONB) in the north, and the South Downs National Park. The oversupply would have been partly available to meet the unmet need in neighbouring overlapping housing authorities, primarily Crawley and Horsham, with Brighton & Hove having a secondary overlap. The unmet need figures are currently being updated, and are between 24,000 and 30,000 over the period to 2040. However, these authorities do not expect Mid Sussex to take all of these as they understand the pressures in our district. This is important as it falls under the "Duty to Co-operate" with neighbouring authorities, and is a requirement under national policy. Despite Crawley and Horsham authorities not raising any doubt about sufficient co-operation, this was heavily debated especially

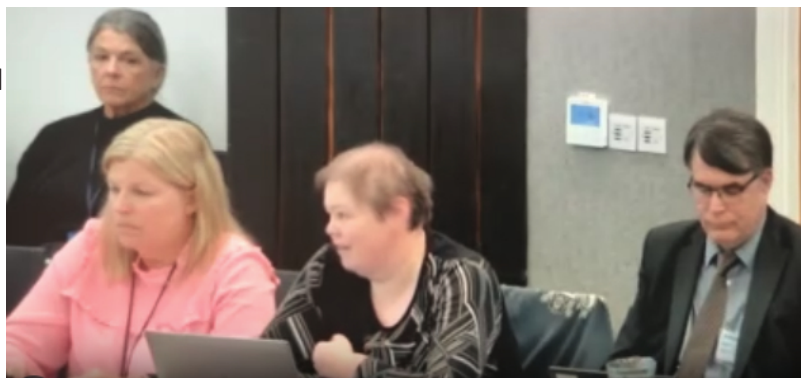
due to Brighton & Hove's large unmet need. It was agreed that MSDC will need to provide the evidence that they have co-operated with neighbouring authorities and may need to make a modification to the Plan for "some" of their unmet need.

A third issue arose over the lack of spatial strategy for the district and how housing sites were selected. Both the Society and the Parish Council have said that the Plan is "developer led" based on sites put forward for development by developers. The Inspector, Louise Nurser, now wants to see the rationale behind which areas will be developed, and more detail on the site selection process, whether the Plan makes effective use of land, including previously developed land, and whether there should be a higher density of housing, where appropriate. This would require a further sustainability assessment and consultation.

There was a long discussion about the relevance of 20 minute neighbourhoods, i.e. all facilities being available within 20 minutes of travel (not by car!). Despite MSDC arguing for this in the Plan, the general feeling was that this is not applicable to Sayers Common. Additionally, the Inspector raised an issue about the new infrastructure required and how this will be monitored and managed to ensure it is built.

The Inspector was concerned about 3rd party evidence being ignored, including the Traffic Survey prepared by the Society, and some reports (noticeably Strategic Flood Risk Appraisal and Transport Studies) being completed after the Regulation 19 consultation, which may appear to be an afterthought. MSDC now needs to work with National Highways to understand what further work their consultants, SYSTRA, need to do in relation to the transport evidence, to satisfy National Highways that the safety issue mitigations are appropriate.

*Continued on the back page*



*Non-answer of the day.  
MSDC traffic consultant explains why she can't answer the  
Inspector's question regarding Hurst Society's evidence survey.*



## Hurst - 'Now & Then' Project

Lyn Williams

At our AGM in June, Tim Jones introduced our exciting new website project called Now&Then to promote the High Street. This was formally launched at the St Lawrence Fair in July and never have we heard so many people say "WOW" as they opened it on their phones.



For those who have not yet visited the project on our website, we're including details of how to access it, and hope you'll use it to discover what was on, is now on, or coming to, our High Street.

You can access it from the Hurstpierpoint Society website ([hurstpierpointsociety.org.uk](http://hurstpierpointsociety.org.uk)) and then click on the tab labelled Now&Then.

Or you can scan this QR code below using your phone or iPad, and that will take you straight to the opening page.



The concept for *Now&Then* is quite simple. To promote and show our High Street as never seen before, unless you were here in the 1980s (Then) coupled with what is here or happening (NOW), and the means to search for what you want, right here in Hurst.

Clearly, by its very concept, this is an ongoing project, and we look forward to hearing from you regarding anything we've missed, or anything new. It would be exciting to see any old images that maybe lurking in attics, which we and the Museum Group would love to see. Do let us know how this can be improved by contacting [admin@hurstpierpointsociety.org.uk](mailto:admin@hurstpierpointsociety.org.uk).

It is based on two extraordinary watercolours, created by Derek Rogers (1986-1988) which were scanned. This in itself was no mean feat, as you will see if you visit the Village Centre (currently being exhibited, see Paul Rogers' article - far right), as it was created in 3D!

The artworks, depicting the North and South sides of the High Street from Crossways to just beyond South Avenue and back, are each over 15 feet long! We cannot express our gratitude to Derek enough for allowing us to use these fabulous treasures.

So 'Now & Then' is an interactive guide to our High Street.

Use the 'NOW' & 'THEN' buttons to see current High Street traders, and in places, historical views even further back in time through the late 19<sup>th</sup> and early 20<sup>th</sup> centuries.

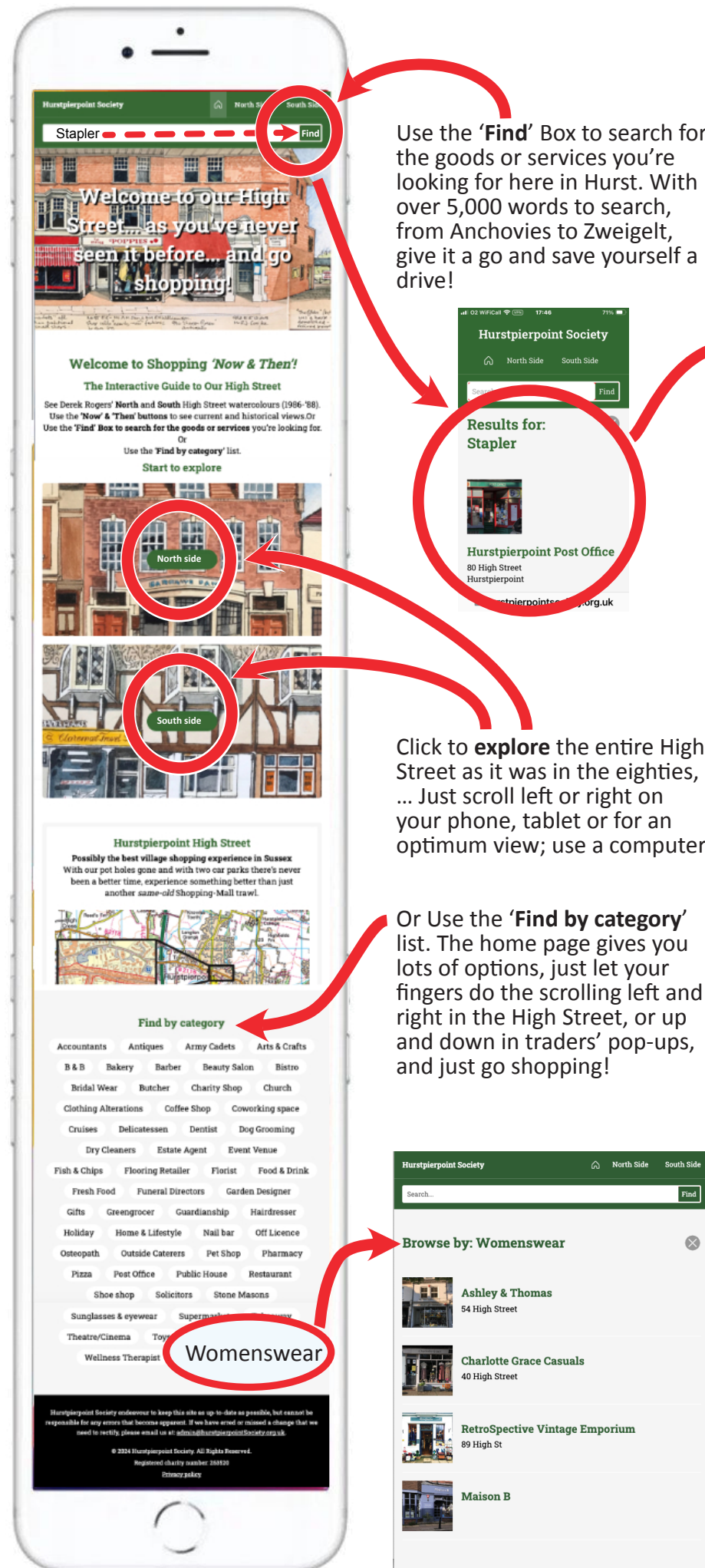


**NOW** Buttons will show what is there now. Most traders' links include, what they do, their contact details; phone numbers and email addresses, web site or social media links, opening hours and a few images. Or **THEN** buttons to take you even further back in time.

Now & Then is of course only as good as the information given to us, which on the whole has been amazing! **Thank you Traders!**

**We used to say:  
Use it or Lose it  
Now, it's:  
Find it AND Use it!  
...Now&Then**

The Society gives a huge thank you for the many many hours put into this ongoing task by Tim Jones and Christopher Maidment



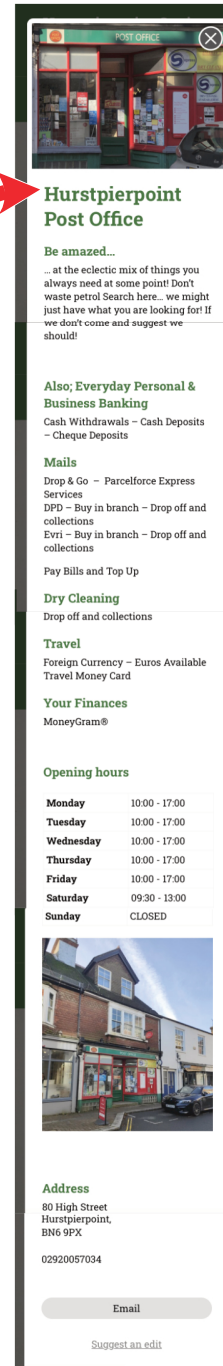
Use the 'Find' Box to search for the goods or services you're looking for here in Hurst. With over 5,000 words to search, from Anchovies to Zweigelt, give it a go and save yourself a drive!

Click to **explore** the entire High Street as it was in the eighties, ... Just scroll left or right on your phone, tablet or for an optimum view; use a computer.

Or Use the 'Find by category' list. The home page gives you lots of options, just let your fingers do the scrolling left and right in the High Street, or up and down in traders' pop-ups, and just go shopping!

Need a stapler?

Well yes! ...  
But look  
what else the  
Post Office does!



## Hurstpierpoint Museum Group



Paul Rogers

The Hurstpierpoint Museum Group has put in a new display in the cabinet in the Village Centre showing photographs and images of the High Street between about 1835 and 1960.

In addition, in the centre of the cabinet we have displayed the beautiful original watercolour paintings of the North and South side of the High Street created by Derek Rogers between 1986 and 1988. Derek and Wendy, were one-time owners of The Mint House book shop, (where Poponin is now) and he is and was a highly skilled graphic artist. These images have been scanned and digitally recreated in the "Now and Then" project on the Hurst Society website (see left).

The Museum Group would be delighted to welcome any new members who would be interested in helping to put on the displays, and to research the history of the village, and care for the artefacts we have collected over the years. As some of the members have now been working diligently for over 25 years to put on the displays, they feel the time has come to hand on the baton to younger members who may have time to add to the knowledge of the history of the community, and to help to show it to today's community of residents.

We are also looking for less humid storage facilities for our objects and materials, especially the paper collections, and to try to locate somewhere they could be permanently displayed or accessed by the community should it wish to do so. If anyone has somewhere accessible in the village - hopefully on or in the High Street or nearby area that may be suitable, please contact us via: [admin@hurstpierpointsociety.org.uk](mailto:admin@hurstpierpointsociety.org.uk).

## Thank you to Shelagh Wadman

Shelagh has stepped down from the committee after serving a second term from April 2016 to July 2024. During this time, she has managed our online presence, including setting up the Society's new website in 2019. This update allowed us to expand our content, such as the Heritage Trail and the Now & Then project, as well as the transition to online banking and membership renewals. Shelagh has also been a regular helper at our AGMs and on our stall at the St Lawrence Fair, and we will greatly miss her valuable contribution.



## Membership & Subscriptions

Julia Kirby

Household Life Membership has been £40 since the Spring of 2018 (which equates to eight years at £5 per annum if paying each year), and we've resisted raising it until now. With effect from January 1st 2025, Life Membership will increase to £50, so if you want to take advantage of the lower price, you have until New Year's Eve to upgrade to Life Membership for £40. For now, we're leaving Annual Membership at £5.

### Outstanding Subscriptions

If you still owe your subscription for this year, and you wish to continue your membership, please use this QR code, or follow the instructions on the Membership Renewal page of our website [hurstpierpointsociety.org.uk](http://hurstpierpointsociety.org.uk)



Alternatively, you will have received a *Subscription* envelope with your newsletter, indicating how much you owe (a few members also owe for 2023). If you prefer to continue paying in cash, please place your annual subscription in the envelope with your name and address and deliver to one of the addresses marked on the envelope.

For any questions regarding your membership or subscriptions, please email Julia via [treasurer@hurstpierpointsociety.org.uk](mailto:treasurer@hurstpierpointsociety.org.uk).

### Subscription Collectors

We have a small team of 'Collectors', who deliver our Newsletters to Members twice a year, and collect the annual subscription from any household still preferring to pay by cash. The online payment facilities are a tremendous benefit to them, as they can now deliver over 50% of Newsletters without having to hope someone answers the door to hand over their fiver! You can, of course, give the Collector £40 to upgrade your membership, and we won't need to knock/ring the bell in future. If you'd like to give even more support, by volunteering to become one of our valued Collectors, please email Lyn, via [chairman@hurstpierpointsociety.org.uk](mailto:chairman@hurstpierpointsociety.org.uk).

### Communications & Newsletters

We have 59% of our members' email addresses through membership forms and online payments. During the COVID lockdowns, we realised the value of being able to communicate with members electronically and we are aware of the environmental impact of printing. Most organisations now send their newsletters via email, and we would like to offer this as an option to our members. If you would prefer to receive electronic versions, please email [treasurer@hurstpierpointsociety.org.uk](mailto:treasurer@hurstpierpointsociety.org.uk). If we may have an old email address for you, please email giving your name and address, and I'll check/update our records as required.

## Mid Sussex District Plan (The Plan) 2021–2039 Review - Update

*Continued from the front page*

### What happens next?

It is hard to determine the eventual outcome but there are 3 potential options:

1. The submitted plan is sound and can be approved – unlikely as modifications have been requested,
2. Request modifications to the District Plan to make it sound, or
3. Reject the District Plan either because the Plan is not sound and could not be made sound by changes, or the Council has not complied with the Duty to Co-operate.

We will know more once the Inspector has sent her letter (which goes via the relevant government minister first) to Mid Sussex District Council outlining what she wants them to do next. Modifications have already been requested, as outlined above, and MSDC are already working on these. If modifications can be made to the Plan to make it sound (Option 2), the Inspector, will confirm the arrangements for the Stage 2 hearings, which will consider the policies in the Plan in more detail. If Option 3 applies, then a new Plan will need to be prepared.

Although many groups of people are unhappy with the Plan, it's important to remember that MSDC needs to find locations for at least 20,000 homes over the next 15 years. The latest figures following a planning appeal for 120 houses in Albourne in October 2023, show that the district has a five-year housing land supply, which currently gives some protection against large speculative planning applications, but if, or when, this no longer applies, it will be difficult to reject them.

However, the review of the 2018 Plan is now more than 5 years old and it is important that this latest Plan is finalised to provide some certainty for residents, businesses and services so that the correct infrastructure can be planned for and provided.



*Use this QR code to see  
The Society's Responses to The Plan  
(see Page 1 and above)*

...and finally

## Season's Greetings to our Members

Thank you & wishing you A Happy New Year!

**Patron** Judy Parfitt

**President:** Mrs Wendy Rogers

**Committee 2024-25:** Chairman: Lyn Williams, Hon. Secretary: Cheryl Vivian Brown, Hon. Treasurer: Julia Kirby

**Members:** Stephen Baldey, Patrick Haworth, Tim Jones, John Naccarato, Michael Nailard, Paul Rogers,

**H&SC Parish Council representative:** Cllr Susan Dyke

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