

**MID SUSSEX DISTRICT PLAN 2021–2039 EXAMINATION
HEARING STATEMENT
FROM THE HURSTPIERPOINT SOCIETY
RESPONDENT NUMBER 1186922**



Matter 7 Site allocations

DPA12 Land west of Kemps

There is some uncertainty about the inclusion of this site and the MSDC document MS-TP2 Housing January 2026 states that the Council is considering removing it from the potential supply.

There are several reasons why this should be removed, or reconsidered in terms of numbers:

1. The traffic issues in Hurstpierpoint are documented in the response to the sites in Sayers Common. Although this is for a smaller number of houses (90 dwellings) than the sites in DPSC3-7 and DPSC1, this will exacerbate existing issues and add to the cumulative effect of these nearby sites in terms of traffic issues and infrastructure. DPA12 includes highway works but, for the reasons previously stated, it's not clear how the existing problems can be mitigated.
2. The site is at risk of flooding from surface water and a surface water drainage strategy using Sustainable Drainage Systems (SUDS) is suggested to reduce the rate of discharge from houses. However, looking at the geology (bedrock is Weald clay formation mudstone) and the topography, it is easy to understand why the site regularly becomes waterlogged, especially in the southwestern section, and why SUDS may not be viable here.
3. The site abuts the grounds of Langton Grange (a listed building) to the south and southeast. Development here would impact the character of the Grange and diminish the sense of separation and rural isolation from the village of Hurstpierpoint. It would be necessary to significantly reduce the number and density of dwellings to protect the setting of this and the Langton Lane Conservation Area.