

Andy Watt

From: planninginfo@midsussex.gov.uk
Sent: 12 October 2026 16:33
To: Andy Watt
Subject: Mid Sussex DC - Online Register - Comments for Planning Application DM/26/2433

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 12/10/2026 4:32 PM.

Application Summary

Address:	Land East Of College Lane Hurstpierpoint West Sussex
Proposal:	Erection of 100 dwellings, with associated access, car parking, refuse/recycling storage, landscaping, infrastructure and works.
Case Officer:	Andrew Watt

[Click for further information](#)

Customer Details

Address:	Goldings , 1 College Place College Lane, Hurstpierpoint Hurstpierpoint
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	OBJECTION TO PLANNING APPLICATION DM/26/2433 Site: Land East of College Lane, Hurstpierpoint Proposal: Erection of 100 dwellings and associated infrastructure I strongly object to application DM/26/2433 submitted by Thakeham. This greenfield site- historically protected as a vital countryside gap separating Hurstpierpoint and Hassocks- was formally rejected by the Secretary of State on 4 September 2014 (Appeal Ref: APP/D3830/A/2211499). The Inspector explicitly ruled that development here would unacceptably diminish the openness of the countryside and erode settlement separation. The site was subsequently excluded from the 2018 Mid Sussex District Plan and the Hurstpierpoint & Sayers Common Neighbourhood Plan. No material planning or infrastructure changes have occurred since to justify reversing these long-standing statutory protections. 1. Unjustified Escalation in Density

Residents were originally consulted during the emerging Mid Sussex District Plan (2021-2040) process on Main Modification allocations (Sites MM72, MM73, and MM75), which indicated a collective total of 75 to 119 homes across the entire connected area. This application unilaterally forces 100 homes onto a single land parcel-a 33% increase over the initial 75-home baseline footprint. This over-density severely overcrowds the site, slashes required landscape buffers, and fails to protect the setting of the Grade II listed Wickham Farmhouse and the Hurst Wickham Conservation Area. Furthermore, holding a brief consultation in a tea room does not constitute meaningful public engagement for an escalation of this scale.

2. Severe Highways and Safety Risks

The developer's Transport Assessment predicts 701 additional daily vehicle movements, with 89% travelling south along College Lane. College Lane is an unsuited, semi-rural lane with acute structural pinch points, blind bends, standing water issues, and a sub-standard, incomplete footway. Forcing massive traffic volumes onto this route introduces severe safety hazards for pedestrians and cyclists. Furthermore, the detailed junction modeling is deeply flawed, relying on single-day manual count data, while the Road Safety Audit was executed for a completely different, smaller 75-home scheme outside of peak rush-hour constraints. Crucially, it fails to mitigate the severe incremental impact on Stonepound Crossroads, an active Air Quality Management Area (AQMA) already operating at near-capacity thresholds.

3. Infrastructure and Environmental Capacity Crisis

Our utility network is plagued by structural incapacity, causing frequent regional sewer overflows during heavy rainfall. In accordance with NPPF Paragraph 180, adequate infrastructure must be proven to exist before development is permitted. The developer has provided no credible evidence from Southern Water that unallocated capacity exists for 100 high-density homes. Furthermore, substituting permeable pasture with hard surfaces will aggravate surface-water runoff in an area already highly vulnerable to flooding and drought, violating local biodiversity and nature recovery objectives.

4. Plan-Bypassing and Cumulative Impact

This application represents a cynical attempt to bypass the Mid Sussex District Plan Examination hearings, which resume on 3 November. Pushing for a decision now seeks to present a fait accompli before the cumulative infrastructure impacts of the wider corridor (including sites MM73 and MM75, totaling at least 144 homes) can be strategically assessed.

I urge the Council to uphold its planning precedents, enforce a brownfield-first strategy, and refuse this opportunistic, harmful application.

[Redacted Signature]

1 College Place, College Lane, BN6 9AF

Where did you hear about this application?	Not specified
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Kind regards