

Sarah Valentine

From: [REDACTED]
Sent: 27 July 2025 22:52
To: planninginfo
Subject: Comments on Hurst Farm DM/25/1630

[REDACTED]
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27th July 2025

To whom it may concern

I am writing to outline my concerns regarding the Hurst Farm planning application DM/25/1630.

Highway safety issues

Hurstwood Lane *is a narrow rural lane*, as described in the 2023 planning application LW/22/0517. Nothing has changed since then. Hurstwood Lane is still a narrow rural lane, much of it lined by ancient woodland.

Hurstwood Lane is clearly unsuitable for increased traffic, which the proposed Hurst Farm development will bring.

Proposed new school:

Please consider how children will safely be driven to school, or safely walk or cycle to and from school.

Many parents drive their children to primary school, before going on to places of work.

Has space been considered for a 'kiss and drop' facility?

Is there available parking for parents to park up and then walk a short distance to school?

Where will the staff park their cars? Will this accommodate over 40 cars which a school of this size will require?

Fox Hill and Hurstwood Lane Junction:

Fox Hill/B212 is becoming increasingly busy. As a result, turning right out of Hurstwood Lane can be particularly challenging at peak times, and this is before the increase in traffic caused by the proposed development.

Please inform of the proposed plans for this dangerous junction, including the awkward left turn into Hurstwood Lane from Fox Hill.

Green Link:

I note the Green Link on Hurstwood Lane is a '*shared route which accommodates pedestrians, cycles and equine traffic*'.

How does a horse and rider safely reach this Green Link which is not linked with any bridleways?

I question also the distinct lack of cycle links and how this impacts on cyclists safety.

School Access:

This site is clearly problematic, particularly the access to the school.

Is the proposed school access, on a bend in the lane with reduced visibility, the best place or the only place?

I appreciate the entrance will soften the curve but I have reservations regarding the width of the lane, including space for the proposed pavement.

The statement made in the development report of 'no accidents in the last 5 years' takes no account of the number of near misses, particularly at the proposed school access point, and when accessing Hurstwood Lane from Colwell Lane.

Drainage

Historically, the southern end of Colwell Lane is flooded every year. The ditches near the junction of Hurstwood Lane continue to be full of water, even in dry conditions. What impact will the Hurst Farm development have on the drainage of this area?

Loss of outlook

It is clear from the plans that a substantial number of properties will no longer be able to enjoy the views of the countryside due to the proposed development.

However, I find it ironic that the report states *the potential to utilise the sloping nature of the site to develop views across countryside*.

Please confirm that this email has been received.

I note that comments must be received before 29th July, however the QR code on the letter dated 8th July is no longer working, despite working previously.

Also, locating DM/25/1630 on the online planning register in order to make a comment, could not be found.

Regards,


Willow Cottage