

Sarah Valentine

From: [REDACTED]
Sent: 12 October 2026 15:24
To: planninginfo
Cc: 'BENNETT, Alison (MP)'; Rodney Jackson (Cllr); Lyn Williams (Cllr); Hurst Sayers
Common Parish Clerk
Subject: FORMAL OBJECTION: Planning Application DM/26/2433 (100 Houses East of
College Lane) fao Planning Department, MSDC

[REDACTED]

Dear Planning Department,

I am writing to you to register my urgent and vehement objection to planning application DM/26/2433 (Thakeham's proposal for 100 dwellings east of College Lane). I am submitting this directly to you via email because the Mid Sussex District Council online planning portal has, once again, proved to be highly unreliable, presenting persistent technical glitches, submission timeouts, and accessibility errors. These issues are actively preventing residents from logging their comments.

Given these technical barriers, I ask that you formally register my objections and use your powers to "call in" this application to the Planning Committee so it can be scrutinized in full public view.

I request that this application should be refused on the following material planning grounds:

- **Breach of Historical Planning Precedent:** This exact greenfield site—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 ruled that building here would unacceptably diminish the openness of the countryside and erode settlement separation. The site was subsequently excluded from both the 2018 District Plan and the Neighbourhood Plan.
- **Unjustified Escalation in Density:** Originally identified in the emerging District Plan Main Modifications (Sites MM72, MM73, MM75) for a combined total of roughly 75 to 119 homes across the entire area, Thakeham has unilaterally escalated this to 100 homes on a single parcel. This over-density decimates required landscape buffers and harms the setting of the Grade II listed Wickham Farmhouse and the Hurst Wickham Conservation Area.
- **Highways and Pedestrian Safety Risks:** The Transport Assessment predicts 701 additional daily vehicle movements, with 89% moving south along College Lane—a narrow, semi-rural lane with blind bends, structural pinch points, and an incomplete footway. The developer's Road Safety Audit is legally insufficient, as it was based on the older, smaller 75-home scheme and filmed outside rush hour. Furthermore, the plan fails to address severe impacts on Stonepound Crossroads, an active Air Quality Management Area (AQMA) already operating at breaking point.
- **Wastewater and Flooding Crisis:** Our local utility network suffers from documented structural incapacity, leading to frequent sewer overflows during heavy rain. In line with NPPF Paragraph 180, adequate infrastructure must be proven *before* development is permitted; yet no credible evidence of unallocated capacity exists for these 100 dense units. Replacing permeable pasture will also drastically increase surface-water runoff.

- Plan-Bypassing: Pushing this application forward now could be seen as an attempt to bypass the District Plan Examination hearings resuming on 3 November, presenting the Council with a *fait accompli* before the cumulative impacts of the wider corridor (at least 144 homes) can be strategically assessed.

Please ensure our community is **not** silenced by a failing online portal regarding this crucial matter. I request that you confirm receipt of this email and ensure these points are fully captured in the official planning record.

Regards

A solid black rectangular box used to redact the sender's signature.

1 College Place, College Lane Hurstpierpoint
BN6 9AF