

Sarah Valentine

From: [REDACTED]
Sent: 14 September 2026 14:15
To: Susan Dubberley; planninginfo; Kathryn Hall; Kathryn Hall; Robert Eggleston (Cllr); ann.biggs@midsussex.gov.uk; Rodney Jackson (Cllr); Hurst Sayers Common Parish Clerk
Cc: Hurst Sayers Common Parish Clerk; Rodney Jackson (Cllr); ann.biggs@midsussex.gov.uk; 'BENNETT, Alison (MP)'
Subject: SYSTEM FAILURE SUBMISSION: Formal Objection to DM/26/2178 - Land Between 149 and 161 College Lane

[REDACTED]

Dear Planning Department,

RE: Planning Application DM/26/2178 — Proposed 6 Dwellings at Land Between 149 And 161 College Lane, Hurstpierpoint

System Failure Notice: I am submitting this objection directly via email because the Mid Sussex District Council online planning portal—wherein residents should legally be able to log objections—is once again down and unreachable. Given these recurring technical failures, please confirm by return email that this objection has been manually logged against the case file, that it has been uploaded to the public file, and that my right to comment during the consultation period has not been prejudiced.

As a local resident, I am deeply concerned that this proposal represents **yet another incremental development** that, bit by bit, threatens to destroy the historic character, identity and landscape setting of Hurstpierpoint. When viewed alongside previous approvals, this scheme risks causing **significant cumulative harm** to our village community.

I therefore object to this scheme on the following material planning considerations:

1. Severe Cumulative Traffic Impact and Pedestrian Safety

The addition of 6 large family homes—generating roughly 20 new vehicle parking spaces—cannot be evaluated in isolation. It must be assessed against the intense, cumulative traffic pressure currently facing College Lane:

- **Immediate Precedent (DM/24/1139):** The recently permitted 7 dwellings immediately adjacent at 147-149 College Lane have already added a new estate junction and 17 parking spaces to this stretch. During those hearings, serious concerns were raised regarding the dangerous lack of a continuous pedestrian footpath on College Lane. Adding a second estate junction for 20 more cars immediately adjacent creates a severe multi-conflict hazard zone for pedestrians.
- **Strategic Scaled Threat (Thakeham Scheme):** Thakeham is actively progressing a major layout for 75 additional homes on Land East of College Lane.
- **Institutional Creep (DM/25/3199):** The substantial two-storey campus expansion approved for Hurstpierpoint College will already fundamentally increase heavy servicing, delivery, and coach movements along the lane.

College Lane is an historic, narrow route constrained by parked cars and single-file pinch points. Forcing a cumulative total of nearly 100+ new homes and major campus works to funnel through this sub-standard

highway infrastructure completely fails the safety and capacity tests set out in the National Planning Policy Framework (NPPF).

2. Prevention of Ribbon Sprawl and Urban Creep toward Hurstpierpoint College

The planning history of this immediate area shows a dangerous pattern of **creeping urbanisation** outside the built-up area boundary. Many in the community found it deeply shocking that the adjacent 7 houses were allowed in the first place - a decision that plainly benefited no one in the local area except, arguably, the land owner himself.

That development was explicitly granted as a **single, self-contained entity**, with **explicit assurances given at the time that it would not alter the boundary or be used to justify further development**. Approving these additional 6 homes sets a damaging precedent. If this application is permitted, there is no logical or defensible planning mechanism to stop subsequent speculative developments from consuming the remaining green gaps, eventually allowing a continuous sprawl of housing all the way down to **Hurstpierpoint College**. Protecting the green buffer between the village core and the historic college campus is vital to preserving the spatial integrity of the parish.

3. Divergence from National Affordable Housing Priorities

While the applicant may point to national housing targets to justify the scheme, the reality is that these proposed executive homes are entirely irrelevant to the housing minister's stated plans for delivery. It is highly unlikely that this development will provide the **genuinely affordable housing that local families and first-time buyers actually need**. Instead, this appears to be a highly speculative development designed solely to maximise land value and financial return for a single landowner, rather than serving a demonstrable public or community benefit.

4. Irreconcilable Conflict with the 30x30 Nature Strategy

The UK is legally committed to the global 30x30 nature recovery initiative—a target aimed at protecting and managing 30% of our land and sea for biodiversity by 2030. Replacing an active, functional semi-rural parcel of land currently used for livestock grazing with a miniature housing estate, an access road, and 20 parking **spaces flies in the face of this strategy**. Developing active green space directly **undermines local biodiversity networks and runs completely counter to the conservation spirit established in the Hurstpierpoint Neighbourhood Plan**.

5. Erroneous Characterisation as "Infill" Development

The applicant seeks to justify this development under the guise of "infill" development. However, this proposal entirely **fails to meet standard planning definitions**:

- **Scale and Scope:** Infill development is traditionally understood to mean the completion of a small gap in an otherwise fully built-up frontage, usually involving 1 or 2 dwellings. A proposal for 6 homes represents a self-contained estate, which exceeds the scope of standard infill.
- **Building Line Continuity:** For a site to be considered a genuine infill plot, it should naturally continue an established building line that exists on **both sides** of the site. This parcel of land currently serves as a distinct, natural break in the built form rather than a simple gap in a continuous row.

Given the widespread community resistance and the ongoing digital barriers preventing residents from submitting comments online, I request that this application be called in to the District Planning Committee for a transparent public vote rather than being decided via delegated officer powers.

Please accept this email as my formal objection to the above-referenced planning application and acknowledge safe receipt of this email.

Yours faithfully



Address: Goldings, 1 College Place, College Lane, Hurstpierpoint BN6 9AF