Mid Sussex District Plan Examination
Allocations MM72, 73, 74, 75, 76
Hearing Date: 5 November 2026
Submitted by: Laura Galloway, For Keep Hurst A Village and College Lane Action Group, with Exhibits (Document B)

Statement of Objection: Proposed Development Allocations in Hurstpierpoint

I am Laura Galloway, representing Keep Hurst A Village, a community group working in Conjunction with College Lane Action Group. Together, we speak for nearly 1,000 households in raising our strong objection to the scale of development proposed for Hurstpierpoint. As these proposals will cumulatively impact the village, our objection encompasses the entirety of the proposed sites: MM73 and MM75 (adjoining MM72 on College Lane), MM60 (Malthouse Lane), MM76 (between Hurst Meadows and the College), and MM74 (Cuckfield Road).

While there are significant concerns regarding the impact on the village's character, heritage, and the surrounding countryside, the primary focus of this objection statement is the serious risk to public safety and the severe strain on our local road network. Residents are already experiencing these difficulties daily, even before any new housing is built. To illustrate the reality of the current situation, we have included a series of exhibits with this submission, which clearly demonstrate the existing hazards and logistical constraints on our local lanes.

The traffic generated by these proposed sites presents a collective challenge that will profoundly affect Hurstpierpoint. Our local infrastructure is currently operating over capacity. The cumulative effect of adding hundreds of daily vehicle movements to our historic routes will significantly exacerbate pressures that are already struggling to cope with current demand.

Impact on Emergency Services Perhaps our most pressing concern is the risk to public health and safety. Our narrow lanes and the existing traffic overload, particularly on College Lane, frequently impede emergency vehicles, causing delays that could have serious consequences. A blockage on one lane often brings surrounding routes to a standstill:

- **Medical Emergencies:** On College Lane recently, an ambulance responding to an elderly resident requiring urgent care became entirely blocked by stationary traffic. Paramedics had to leave the vehicle and proceed a quarter of a mile on foot with their equipment. The driver was required to reverse back through the village to approach via Chalkers Lane, causing a considerable delay in the patient receiving care.
- **Fire Hazards:** A fire appliance attending to a vehicle leaking petrol became wedged in a narrow section of College Lane. Two firefighters had to run to the incident while the appliance reversed the length of the road, navigating a congested High Street to find an alternative route. In the event of a property fire, such delays could be highly critical.
- **Access to Care:** Routine medical access is frequently disrupted. A typical scenario: recently, a resident missed a scheduled appointment at the Hurst Health Centre, despite leaving in good time, due to a heavy goods vehicle becoming stuck and causing extensive tailbacks, compounded by local road closures. We frequently hear stories about missed or delayed appointments because of being pinned in by traffic.

As a volunteer for AGE UK, I can personally vouch for two occasions this past summer during the heatwave in which I was more than an hour late to check on elderly and vulnerable residents, specifically due toto traffic blockages on the narrow portion of College Lane south of Hurst College.

Specific Concerns Regarding Site MM76 When considering access and safety, we must highlight the logistical constraints of Site MM76. Aside from the loss of a valued green buffer near Hurst Meadows, the access arrangements present significant challenges. Iden Hurst, currently a cul-de-sac, serves as the sole entry and exit point for existing properties. Introducing substantial additional traffic through this single route is a considerable risk. Should the road become obstructed by a delivery vehicle or an incident, the neighbourhood would be entirely cut off, hindering both residents and emergency responders. Furthermore, directing this volume of new traffic through this corridor will create a notable pinch-point, bringing vehicles into proximity with pedestrians and school children, while feeding more traffic into the busy central junctions.

Pedestrian and Child Safety The lack of continuous pavements and verges across the proposed development areas makes walking hazardous. College Lane residents frequently report cars coming close enough that they touch or swipe pedestrians. Recently, despite wearing a high-visibility jacket, a resident had to step backward into a hedgerow to avoid a fast-moving vehicle. Pedestrians commonly experience friction with motorists who lack adequate space to pass safely.

The risk to children is particularly concerning. During school drop-off and pick-up times, the T-junction at Malthouse and Chalker's Lane (bordering site MM60) becomes heavily congested. Children frequently must navigate between stationary vehicles. Residents have observed children stepping into the path of traffic, raising genuine concerns that a serious incident is highly likely with the addition of more traffic.

Vehicle Collisions and Property Damage Lanes intended for local access are increasingly used as cut-throughs by larger vehicles and HGVs following satellite navigation to avoid main-road traffic. This overcapacity has resulted in regular damage to local property:

- **Damage to Vehicles:** A legally parked car was struck and written off in a hit-and-run incident involving a larger vehicle. Another resident experienced two collisions within four months; the second incident required a neighbour to flag down the offending lorry driver, resulting in over £2,000 in damages.
- **Structural Damage:** Property boundaries are frequently damaged. One household saw their brick wall pillar struck multiple times before being demolished by a skip lorry. The incident also damaged historic cast-iron railings within the conservation area, which the family had to have recast at their own expense.
- **Damage to Private Land:** Residents' driveways are deteriorating as delivery drivers frequently mount private property to perform turning manoeuvres. In one instance, a pallet lorry drove onto a resident's front lawn, damaging the grass and earth bank.
- **Death of Pets** many households have stories of the death of beloved family pets, caused by being hit and killed by the already excessive traffic.

Infrastructure Constraints The local infrastructure is already under immense strain. When neighbouring routes such as Chalker's Lane or Malthouse Lane are closed—sometimes without prior notice—traffic in the village comes to a standstill. Issues on the A23 routinely

lead to coaches and HGVs being diverted onto our narrow lanes, causing significant blockages. Existing signage is inadequate, and when large vehicles enter these routes, it often results in prolonged standoffs, trapping traffic in both directions.

Introducing the additional traffic from Sites MM72, MM73, MM75, MM60, MM76, and MM74 into this constrained road network raises serious planning concerns to the safety of Hurst residents. We respectfully ask the committee to consider these local experiences, review the enclosed exhibits, and recognise that approving development on this scale presents a clear and present risk to public safety and the functionality of the village.

Respectfully,

Laura Galloway

Keep Hurst A Village/College Lane Action Group