

Dear Sir or Madam,

I write in relation to the consultation on the Mid Sussex District Plan. Specifically, I am writing to object to the proposed development DPA12 - Land West of Kemps. My objections are:

1. The proposed development is on fields which are open to the public. They have been well used by the local community for daily recreation for decades. As such, a right of way, use and access to the fields exists. They are not available for development and therefore the development is not deliverable.
2. The proposed development is not permitted under the policies of the Hurstpierpoint & Sayers Common Parish Council Neighbourhood Plan 2031 ('the Plan'). The Plan, supported by a vote of parish residents and adopted in 2015, defines clearly the housing needs of the parish and how they will be met by the developments laid out in the Plan. The proposed development of land west of Kemps had been evaluated previously for development and rejected several times over the past 20 years. The Neighbourhood Plan remains in force and a review of the Mid Sussex District Plan does not override it.
3. The proposed area is covered by Policy C3 in the Neighbourhood Plan and is in contravention of the policy.
4. The proposed area encroaches on the Langton Lane Conservation area and a development of this type is not permitted.
5. The proposed timetable for the development is in contravention of the Plan. The Plan covers the period for twenty years from its adoption, whereas the 'Vision Document' for a land at Kemps Farm proposes a two-year build completing in 2028.
6. The proposed development is on a flood plain. That is the only way to describe the fields to the west of Kemps, Nursery Close and Blackthorns. They are waterlogged between October and March each year. Heavy rain quickly fills the limited drainage streams.
7. Of particular concern is the stream which runs north behind Nursery Close, next to an electricity pylon, from where the electricity supply is distributed underground. After recent heavy rain, water in the drainage stream breached the bank and was observed lapping at the base of the pylon.
8. From examination of the 'Vision Document' for the land west of Kemps, it appears that this drainage stream has been omitted. This might explain why the proposed mitigation measures to prevent flooding ('SUDS') will be inadequate. Indeed, the whole design of the measures does not reflect a good understanding of the site and the way in which water will run off into fields to the west and north, damaging these fields and their existing use for agriculture and by the community.
9. There are no school places available within the village or immediate surrounding area.
10. It already takes three weeks to get an appointment at the local health centre and there is no capacity for more patients.
11. Hurstpierpoint High Street cannot support any increase in traffic. It can already take up to half an hour to drive through the High Street at peak times.
12. There were major problems with sewage in Nursery Close as a result of the development at The Grange, requiring upgrade work to be carried out. The existing

infrastructure cannot cope with the extra demand of this development. This is well evidenced by sewage contaminating the drainage stream behind Kemps and the adjacent field.

13. Hurstpierpoint lies in the buffer zone of the South Downs International Dark Sky Reserve. The current western edge of the village provides views of the night sky to the horizon, largely free of light pollution. This development would destroy that view and is against policy.

Yours faithfully,

David Roots