

Susan Dubberley

From: [REDACTED]
Sent: 17 September 2026 18:05
To: Susan Dubberley
Subject: Objection to DM/26/2178 land between 149 & 161 College Lane

[REDACTED]
Dear Madam

Portal failure and procedural fairness

Due to ongoing technical issues with the online planning portal during the consultation window local residents have been unable to submit their objections online. Please provide written confirmation that this objection has been manually added to the case file and published on the public registry. Furthermore, I request formal assurance that the community's right to participate in this consultation has not been compromised by these recurrent system failures.

The site was refused permission to build and the appeal was dismissed

An application for three houses on this site was refused on 14th November 2014 and the appeal dismissed 13 May 2015. The refusal states:

'The proposed development is located within the countryside area of development restraint and of a semi-rural character providing the transition between the built up part to the village and countryside beyond. Whilst the site lies opposite the development boundary this point of College Lane benefits from sporadic housing development with the site allowing wider views to the countryside. As such the proposal harms the character and appearance of the locality. In addition, the proposal is in an unsustainable location, where occupants would be reliant on the use of a private car to gain access to local services. These adverse impacts significantly and demonstrably outweigh the benefits.'

The proposed development for six dwellings and associated infrastructure represents a materially large and more urbanising form of development that the scheme previously refused in 2014 and dismissed at appeal. Although the applicant cites the approval of a neighbouring site (DM.24/1139) and a housing land supply shortfall as a material change circumstances, the site's character, appearance, and accessibility remain unchanged since 2015.

Profound and unevaluated aggregate impact

This application can't be considered in isolation. The parish is already absorbing an exception onslaught of new housing - already consented and proposed:

DM/24/1139 - Seven dwellings currently being built adjacent to 147-149 College Lane

DPSC1 - the proposal of 1,350 dwellings on land west of Burgess Hill/north of Hurstpierpoint, bordering Malthouse Lane which connects directly to College Lane

MM72-MM76 - a further 419 dwellings proposed around Hurstpierpoint through the District Plan Main Modifications

The Thakeham outline scheme for 75 houses on land east of College Lane

An approved expansion of Hurst College which will cause increased servicing and coach movements along College Lane

Infill

The Council's pre-application officer commented that 'an argument could be made that the site could be viewed as an infill development given the recent approval of houses to the south and the existing development to north'. This is not correct. The seven houses currently being built were granted as a contiguous development not infill and the planning officer explicitly said at the time that this would not change the boundary of the built-up area and would not in itself be used as justification for further development.

Infill is normally limited to one or two houses. The proposed development of six dwellings on a 0.48-hectare site with a new access road, attenuation pond and SuDS basin would constitute a small housing estate not infill.

Traffic

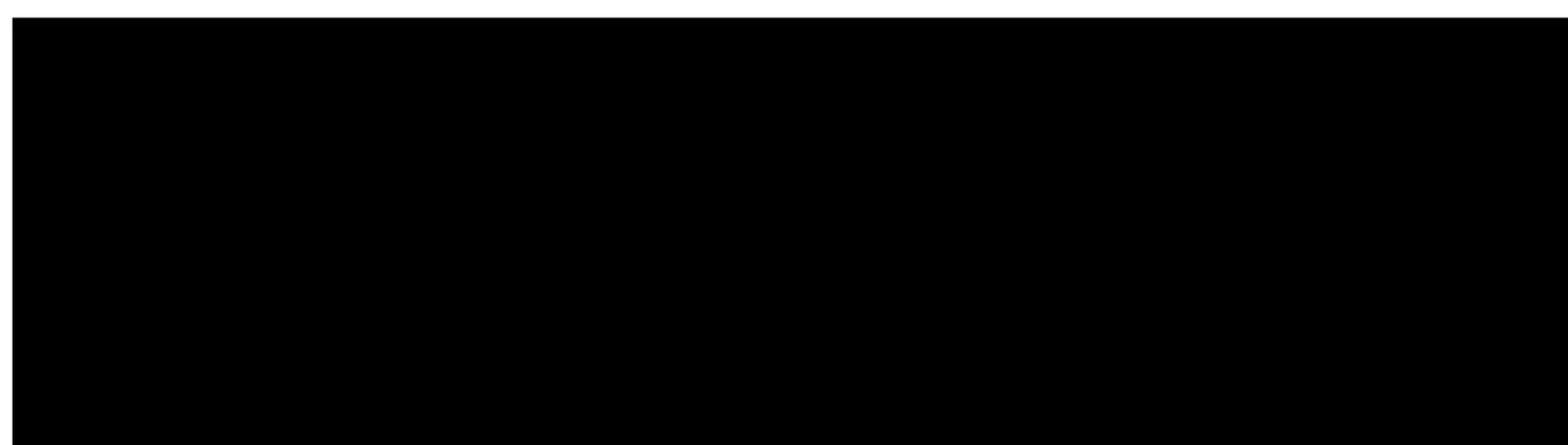
College Lane (and adjoining Malthouse Lane) are winding, narrow country lanes. They have no pavements apart from a short stretch at the south end of College Lane. There is no public transport. Pedestrian use includes walkers and runners and horse riders also use the lanes. From Nos 1-161 College Lane the road is mostly reduced to a single lane because of on-road parking making vehicle and pedestrian use hazardous especially during Hurst College drop off and collection times when the Lane becomes almost impassable. College Lane simply cannot cope with any additional traffic.

Loss of countryside

Development of this active agricultural and grazing site will result in a loss of countryside that directly conflicts with local biodiversity policies. Furthermore, converting this land eliminates the essential green buffer between the village and Hurstpierpoint College, actively undermining the core conservation objectives outlined in the Hurstpierpoint Neighbourhood Plan.

Finally, I think this proposal should be called in for discussion by the planning committee, as the development is more than five houses and there is considerable strengthening local opposition.

Yours faithfully

A large black rectangular redaction box covering the signature area.