



Email: susan.dubberley@midsussex.gov.uk

17th September 2026

Dear Ms Dubberley,

Re: Formal objection to Planning Application DM/26/2178 – Land between 149 and 161 College Lane, Hurstpierpoint, West Sussex.

I am writing to formally object to the above referenced planning application for the erection of 6 dwellings with associated access, landscaping, parking and areas of open space.

I am a local resident and operator of guest accommodation in the vicinity, and I have significant concerns regarding the proposed development on the following material planning grounds.

1. Over development and loss of open space

The site currently provides valuable open space/green field within the residential fabric of College Lane. The introduction of six new dwellings represents an excessive density for this location and would result in the loss of undeveloped land that contributes positively to the character and amenity of the area.

2. Impact on local character and amenity

The scale, massing and proximity of the proposed dwellings are out of keeping with the existing pattern of development along College Lane. The proposal would alter the semi-rural residential character of the road and create a precedent for further densification in this part of Hurstpierpoint.

3. Highways, safety and parking

College Lane is already subject to a narrow carriageway, suitable for one car only, on-street parking pressure and limited visibility. The addition of six households will generate significant extra vehicular movements exacerbating existing congestion and creating potential highway safety concerns, particularly at peak times and during school hours.

4. Drainage and flood risk

The site is in close proximity to known surface water drainage constraints and lies within a flood risk zone. The proposed hard standing and increased run off from six new dwellings may overwhelm existing drainage infrastructure and increase flood risks to neighbouring properties.

5. Impact on neighbouring amenity

The proposed layout and massing raise concerns regarding overlooking and loss of privacy for existing properties. The proximity of the new dwellings to existing boundaries is unacceptable and would materially harm residential amenity.

6. Strain on local services and infrastructure

Hurstpierpoint's local services including schools, medical facilities and waste collection are already under pressure. The introduction of six additional households, without corresponding

infrastructure improvements, is unsustainable and contrary to the principles of the emerging Local Plan.

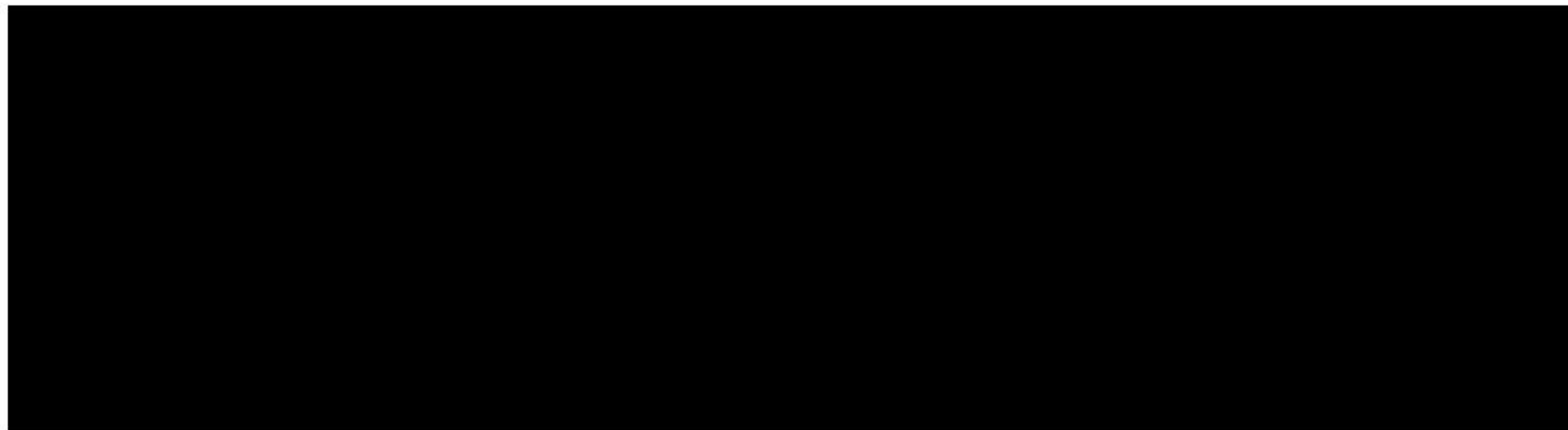
7. The present use of the land is agricultural and change of use will result in the loss of valuable fast diminishing agricultural land.
8. **Lack of safe pedestrian access**
Access to public transport at the southern end of the Lane is unsafe, there are no pavements meaning pedestrians would be walking up the Lane, which is dangerous.
9. **Need for Affordable Housing**
The six houses proposed are aimed at the luxury market and it is not required in the village, which requires affordable housing.

In the light of the above I respectfully request that Mid Sussex District Council refuse planning permission for application DM/26/2178 or alternatively require substantial amendments to reduce density, improve design and mitigate the adverse impacts outlined.

I would be grateful if this objection is placed on the public file for this application and taken into account when determining this matter.

Please do not hesitate to contact me should you require any further information.

Yours faithfully,

A large black rectangular redaction box covering the signature area.