

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 28 September 2026 19:11:41 UTC+01:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/26/2178

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 28/09/2026 7:11 PM.

Application Summary

Address:	Land Between 149 And 161 College Lane Hurstpierpoint West Sussex
Proposal:	Erection 6no. dwellings with associated access, landscaping, parking and areas of open space.
Case Officer:	Susan Dubberley

[Click for further information](#)

Customer Details

Address: Malthouse Barn, Malthouse Lane Hurstpierpoint

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I wish to object to the above application for six dwellings. My main concerns are road and pedestrian safety on College Lane and, more broadly, the cumulative impact of continuing incremental development around Hurstpierpoint without the necessary infrastructure being planned and delivered alongside it. Traffic and pedestrian safety College Lane is already heavily constrained. It is very narrow in

places, carries significant traffic associated with Hurstpierpoint College and has inadequate pedestrian provision along important sections. At school drop-off and collection times in particular, the combination of traffic volumes, parked vehicles and pedestrians creates conditions which are already difficult and, in my view, unsafe.

The issue should therefore not be whether six additional houses, considered in isolation, generate a large number of additional vehicle movements. The relevant question is the cumulative effect of this development together with existing and proposed development along College Lane and in the surrounding area.

This is particularly important because the emerging Mid Sussex District Plan itself recognises the need for significant highway, pedestrian and cycle improvements associated with further development in this area, including a shared-use path along College Lane. Granting further individual permissions in advance of a coherent solution risks adding traffic and pedestrian movements before the infrastructure required to accommodate them safely is in place.

Incremental development and loss of countryside

There is also a wider strategic concern. Hurstpierpoint has experienced substantial development and further significant development is now proposed around the village. Considered individually, each application can be characterised as relatively modest. Considered cumulatively, however, the effect is the progressive urbanisation of the countryside surrounding Hurstpierpoint and the erosion of the physical and visual separation between Hurstpierpoint, Hassocks to the east and Burgess Hill to the north.

This incremental approach risks achieving through a succession of individual planning decisions an outcome which should properly be considered through the District Plan process: namely, where Hurstpierpoint should grow, how much growth it can sustainably accommodate, how the remaining countryside and separation between settlements should be protected, and what transport and other infrastructure is required to support that growth.

The emerging District Plan proposals themselves demonstrate the scale of the issue. Significant additional housing is being considered around Hurstpierpoint, including land east of College Lane. Those proposals include requirements for highway works, sustainable transport measures and improved pedestrian and cycle connections. It would therefore be premature to permit further piecemeal development without considering how it fits within that wider strategy.

Conclusion

I ask the Council to refuse this application, or at minimum not determine it favourably until the cumulative implications for College Lane and the wider village have been properly assessed within a coherent infrastructure and development strategy.

The issue is not simply whether six additional houses can physically be accommodated on this particular site. It is whether continuing incremental development is sustainable when considered alongside the developments already permitted and those now proposed around Hurstpierpoint, and whether it further erodes the countryside and separation that give Hurstpierpoint its distinct identity.

Further development in this sensitive area should be infrastructure-led and considered through an approved District Plan, rather than proceeding incrementally ahead of it.

Kind regards