

From: planninginfo@midsussex.gov.uk
Sent: 27 September 2026 20:34
To: planninginfo
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 27/09/2026 8:34 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:	161 College Lane Hurstpierpoint Hassocks West Sussex
----------	--

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments: Planning Application DM/26/2178
Land Between 149 and 161 College Lane, Hurstpierpoint, BN6 9AF

Dear Susan Dubberley,

I wish to object to planning application DM/26/2178 for the erection of six dwellings on land between 149 and 161 College Lane.

As a local resident, I am very concerned about the impact this development would have on the character of the area, neighbouring properties and local infrastructure. I do not believe the application complies with a number of Mid Sussex planning policies and I respectfully request that planning permission is refused.

Previous Planning Decisions
This site has been considered before. In 2014, a proposal for three houses on the site was refused by Mid Sussex District Council, and that refusal was subsequently upheld at appeal in

2015. The Planning Inspector concluded that development on this land would harm the rural character of the area and would not be in a sustainable location because future residents would be heavily reliant on cars.

In my view, those concerns remain relevant today. Nothing has fundamentally changed about the site's location, the nature of College Lane, or the role this land plays as a transition between the village and the surrounding countryside. In fact, the current proposal is for six homes, which would create an even greater impact than the scheme that was previously dismissed.

Loss of Countryside Character and Open Space

The application site currently forms an important open gap along College Lane and contributes significantly to the semi-rural character of this part of Hurstpierpoint. When travelling north along the lane there is a clear sense of leaving the built-up area and entering open countryside. This proposal would significantly reduce that feeling and replace open grazing land with a substantial residential development.

Although permission has recently been granted on adjoining land under application DM/24/1139, I do not believe that decision automatically makes this site suitable for development. If anything, it increases the importance of protecting the remaining open land to prevent further incremental urbanisation of the area.

I believe the proposal conflicts with Policies DP12, DP13 and DP26 of the Mid Sussex District Plan, which seek to protect the countryside, prevent harmful coalescence and ensure development respects local character.

Impact on Residential Amenity

The impact on neighbouring residents, particularly those living at 161-167 College Lane, appears to be significantly understated in the application.

At present, neighbouring properties overlook open grazing land which provides an attractive rural outlook and a clear sense of space. The proposed development would replace this open land with six dwellings, roads, parking areas and associated domestic activity. This would fundamentally alter the setting enjoyed by neighbouring residents and result in a substantial loss of openness.

Although the applicant argues that acceptable separation distances can be achieved, residential amenity is about more than avoiding direct overlooking. Existing residents would experience a marked change from looking across open countryside to facing a sizeable housing development immediately adjacent to their properties. The cumulative effect of buildings, vehicles, lighting, boundary treatments and day-to-day residential activity would inevitably create a greater sense of enclosure and urbanisation.

I am also concerned that the proximity and scale of the proposed dwellings would have an overbearing effect on neighbouring properties. The development would erode the spacious character that currently exists along this part of College Lane and would have a harmful impact on the enjoyment of nearby homes.

For these reasons, I do not believe the proposal adequately protects the living conditions of neighbouring residents and therefore conflicts with the objectives of District Plan Policy DP26, which seeks to ensure development does not result in unacceptable harm to residential amenity.

Unsustainable Location

One of the main reasons the previous appeal was dismissed was because the site is poorly connected to local services by foot and public transport. College Lane still lacks continuous footways, bus services remain limited, and pedestrians must walk along sections of unlit road to reach village facilities and public transport links.

As a result, future residents would be heavily dependent on private cars for everyday journeys. This appears to conflict with Policies DP6 and DP21 of the District Plan and with wider planning objectives that seek to reduce car dependency and promote sustainable development.

Cumulative Impact

The effects of this proposal should not be considered in isolation. The neighbouring development approved under DM/24/1139 will already place additional pressure on College Lane. Adding a further six dwellings will increase traffic movements along a road that is narrow, lacks pavements in places and already experiences significant vehicle activity.

I am also concerned that the cumulative impact on drainage and local infrastructure has not been adequately assessed.

Conclusion

For the reasons above, I believe this proposal would:

- Harm the rural character of College Lane and the surrounding countryside.
- Result in the loss of an important remaining open gap.
- Have an adverse effect on neighbouring residents' outlook and privacy.
- Create additional traffic and infrastructure pressures.
- Introduce housing in a location that remains heavily reliant on private car use.

I therefore respectfully request that Mid Sussex District Council refuse planning permission for application DM/26/2178 and give significant weight to the previous refusal and appeal decision relating to this site.

Best regards,

A black rectangular box redacting the signature of the sender.

Kind regards