

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 27 September 2026 17:21:10 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 27/09/2026 5:21 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:	120 College Lane Hurstpierpoint Hassocks
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	FORMAL OBJECTION TO PROPOSALS FOR ERECTION OF 6no. DWELLINGS ON LAND BETWEEN 149 AND 161 COLLEGE LANE HURSTPIERPOINT WEST SUSSEX To: Mid Sussex District Council Planning Policy Team Dear Sir/Madam, I wish to submit my strong objection to application DM/26/2178 for the erection of 6 dwellings on land between 149 and 161 College Lane, Hurstpierpoint, West Sussex. This site has already been refused planning for a lesser number of

dwellings, 3, in 2014 on the grounds that this proposed development area is outside the development boundary, would harm the character and appearance of the locality, and is an unsustainable location. Occupants would be reliant on private vehicles to access local services.

I have lived in College Lane for the past 23 years, building a home for myself, my wife, 3 children, and several dogs. My children have grown up in Hurstpierpoint, attending local primary and secondary schools and have experienced firsthand the detrimental impact that the Hurstpierpoint sprawl has already had on the environment, schooling, healthcare and traffic.

I recognise the need for additional housing and support sustainable development where it is appropriately located and supported by infrastructure. However, the development proposed in this area is neither proportionate nor sustainable, and risks causing significant harm that outweigh any potential benefits.

1. Location adjacent to current new development

Whilst this proposed development is adjacent to a new development, currently in the state of build, it remains outside of the district plan. The new development does not extend the current development boundary. This means that this application does not result in an in-fill development.

2. Insufficient Infrastructure Capacity

Residents of Hurstpierpoint have been experiencing major congestion on local roads for years. The main areas of concern are the High Street in Hurstpierpoint and Wickham Hill through Stonepound crossroads. Hurstpierpoint High Street has a natural pinch point which has previously been altered to support the ever-increasing flow of traffic. This road houses a number of busy local shops and amenities however it cannot physically be developed any further to accommodate the significant number of vehicles that the above-mentioned sites will bring. This street experiences several vehicle stand-offs and blockages resulting from the limited space available and extremely high flow of traffic. The natural route from these planned sites to the local secondary school would be via Wickham Hill and Stonepound Crossroads. This area experiences long tail backs in the morning resulting in average drop-off times from College Lane of 35 minutes, which is not acceptable. To avoid the very busy traffic during rush hour the Children can opt to walk however children living in the planned development of this application would have to endure a very dangerous walk along a busy school drop off route without any safe pavement.

Whilst there are a number of great primary and secondary schools in the area there are a very limited number of places and insufficient to accommodate the increase in demand from the proposed sites. As a family we have already experienced this shortfall resulting in us having to send 2 of our children to schools in adjacent villages.

The Mid Sussex Health Centre is already fully stretched, making it very difficult to secure an urgent appointment and very long lead times for anything routine.

No clear evidence has been provided demonstrating how the local infrastructure can scale or be funded and delivered before occupation of these homes.

3. Risk of Settlement Coalescence

The proposed developments would significantly reduce the open countryside separating Hurstpierpoint, Sayers Common, Hassocks, Albourne and Burgess Hill. The resulting loss of strategic gaps would erode village identity, create urban sprawl and permanently alter the rural character of the area.

4. Environmental and Landscape Harm

Development on this land would likely result in loss of agricultural land, biodiversity impacts, increased flood risk, additional traffic emissions and damage to the landscape setting of the South Downs and surrounding countryside.

6. Sustainability Concerns

As a result of dated local infrastructure, many residents already depend heavily on private vehicles due to limited public transport, distance to local schools, and lack of safe pavements. The proposed development would generate substantial additional traffic unless transformative transport investment is secured and delivered.

Conclusion

I respectfully request that the Council rejects proposals for developments on this site. The cumulative scale of development in Hurstpierpoint is disproportionate, threatens village identity, places unacceptable pressure on infrastructure, risks significant environmental harm and has not been demonstrated to be a sustainable development.

Yours faithfully,

Kind regards