

80 Wickham Hill,
Hurstpierpoint,
West Sussex,
BN6 9NR

27 September 2026

Ms Susan Dubberley
Mid Sussex District Council
Oaklands
Haywards Heath
RH16 1SS

Re: Objection to Planning Application DM/26/2178 — Land Between 149 and 161 College Lane,
Hurstpierpoint, BN6 9SJ

Dear Ms Dubberley,

I am submitting a formal objection to planning application DM/26/2178. The proposal for six dwellings on this countryside-edge site is wholly inappropriate, environmentally damaging, and unsafe. It should be refused.

1. The Proposal Damages the Rural Setting

This land forms a vital buffer between the village and open countryside. Building six houses here would destroy that transition zone. The claim that the development “reflects local vernacular” is simply not credible. The visual massing would impose a hard, urban edge where none exists today. With the current development already underway just to the south of the site altering the landscape, this additional scheme would push the area beyond recognition.

2. Unacceptable Harm to Neighbours

The development would directly compromise the amenity of neighbouring homes. Overlooking, loss of privacy, increased noise, and construction disruption are inevitable. Residents would be forced to absorb the consequences of a scheme that offers them no benefit and considerable harm.

3. Serious Road Safety Risks

College Lane is already hazardous. The proposed access point sits near a blind bend where pedestrians frequently walk in the carriageway. Even a modest increase in vehicle movements heightens the risk of collisions. I am sure that the applicant's traffic assessment does not reflect the lived reality of this road, nor does it acknowledge the near-miss incidents that occur regularly.

4. Loss of Habitat and Landscape Integrity

The suggestion that biodiversity will "increase" is unconvincing. Removing undeveloped land in a sensitive countryside-edge location inevitably reduces habitat quality. Promised planting schemes and "net gain" calculations cannot replace what would be lost. The landscape would be permanently altered, and any wildlife displaced.

5. No Justifiable Need for This Development

The argument that these houses are required to meet local need is weak. This proposal is driven by commercial opportunity, not community benefit. It adds pressure to local infrastructure, helps the further erosion of the rural character of the village, and offers nothing that outweighs the environmental and safety impacts.

6. Lack of Infrastructure

Adding another six houses into the mix of 5,900 already proposed for the local area, may seem a drop in the ocean. However, it is potentially six more families added to the possible 5,900, to rely on our health service, our roads, our school, and most important of all our water supply!

For these reasons, I urge Mid Sussex District Council to refuse planning application DM/26/2178.

Yours faithfully,

A large black rectangular redaction box covering the signature and name of the sender.