

Peter Davies

From: [REDACTED]
Sent: 30 September 2026 12:35
To: planninginfo
Subject: DM/26/2178 - Land between 149 and 161 College Lane Hurstpierpoint West Sussex

[REDACTED]
Dear Planning Officer,

I am writing to object to the above planning application.

I am sending my objection by email as your planning portal is 'down' today.

The local gap on the East side is particularly vulnerable and contributes to the identity, character and settlement pattern of Hurstpierpoint.

Cumulative development in this section of College Lane will undoubtedly lead to more 'developer led' opportunist applications, which would change the settlement pattern irrevocably.

The application would contravene many District Plan Policies including:

DP12 - Protection and Enhancement of the Countryside
DP13 - Preventing Coalescence
DP14 – Sustainable Rural Development
DP26 – Character and Design
DP31 – Affording Housing
DP38 – Bio-Diversity
DPN8 – Light Pollution

Applications should protect the distinctive character of local towns and villages while remaining sensitive to the countryside.

Once again, it's below the threshold of 11 (as was a previous application in this section of College Lane DM/24/1139) which means local people will not benefit from any affordable housing.

It promotes insidious 'development creep' within the areas of countryside constraint and local gaps between villages and towns.

It doesn't provide anything positive for the Village and just puts a further strain on the infrastructure, which is already at saturation point.

We are being deluged in Hurstpierpoint with an unprecedented number of potential planning sites for the plan period 2021-2040, and it seems that everyone is now 'jumping on the band wagon'.

No serious consideration seems to have been given to the Village of Hurstpierpoint, and the already over-burdened infrastructure and loss of amenity for the residents who live here.

I have lived in College Lane for 30 years... and sadly it's become quite a dangerous place to live with the ever increasing volume of traffic to and from Hurstpierpoint College and being the 'rat run' for traffic avoiding the High Street or cutting through to/from Jane Murray Way.

There are no pavements in substantial sections of College Lane, including where this proposed development is, and College Lane is precarious for foot traffic, cyclists and horses.

HGVs and construction traffic cause frequent traffic jams in College Lane, and regular damage to vehicles and property particularly in the narrow Conservation Area.

Just yesterday an articulated lorry stopped the traffic for around 20 minutes and on days when the High Street is shut we often witness traffic stuck in the Conservation Area for an hour or more. Emergency vehicles would be unable to get through.

CRPE did a Brownfield Study this year which showed there is capacity for at least 1488 homes in Mid Sussex and a potential of 1.54 million homes across England using Brownfield sites.

But it would seem that Greenfield sites are always easier to develop and more lucrative for developers - so we end up losing valuable Greenfield sites when we don't really need to and we are not focussing on the affordable housing that is needed. Development should be plan led and not developer led and we should not be setting dangerous precedents that we cannot reverse and which will encourage repeated incursion into the countryside and important local gaps.

I urge you to refuse this application for all the reasons that conflict with both Local and District Planning Policy.

Yours faithfully,



64 College Lane, Hurst Wickham, Hurstpierpoint BN6 9AH