

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 02 October 2026 21:57:29 UTC+01:00
To: "Susan Dubberley" <susan.dubberley@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 02/10/2026 9:57 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:	110 College Lane Hurstpierpoint
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Comments Details

Comment er Type:	Neighbour or general public
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Stance:	Customer objects to the Planning Application
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Reasons
for
comment:

Comment s:	I strongly object to the proposed erection of 6 dwellings with associated access, landscaping and parking on land between 149-161 College Lane.
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The site is located along a rural lane which narrows to a single vehicle width along it's length. Although noted as such in the supporting statements, the site is not well connected to the village centre and amenities. The village centre is some 25

minutes walk from the site along countryside footpaths and across a meadow. There is no continuous footpath along the Lane and it is hazardous walking along the Lane itself to reach the village due to increasing heavy traffic. Local transport routes are not readily available within reasonable walking distance and any new homes will be heavily reliant on travel by private car. College Lane is already unable to cope with the current volume of heavy traffic which use it on a daily basis. The Lane is regularly completely blocked and at a standstill. Emergency vehicles are often unable to pass.

This site is located within the countryside and outside the boundary built up area of the village. The development would obscure important views of the countryside from College Lane, despite the very limited field of view identified as 'protected' within the supporting statements.

This development is proposed immediately adjacent to a 7 property development (DM/24/11390) with the same concerns having been raised in relation to that planning application. The case officer for application DM/24/11390 stated on record at the Planning Committee meeting that the approval of application DM/24/11390 would not change the boundary of the built up area. Therefore this proposal for 6 new homes is not contiguous with the existing built up area. It is located within the countryside, specifically the strategic gap, and should therefore be refused. Local residents are already being severely impacted by the construction traffic and dust accessing that site.

Drainage has not been considered properly, with foul drainage regularly discharging in this area into / through adjacent farmland.

Surface water flooding in this area of the Lane in particular looks to increase significantly with climate change. Building on this field will only exacerbate a worsening problem with the addition of extensive hard landscaped areas on a Lane already susceptible to (and often impassable due to) significant flooding.

Any decision on this application cannot be made in isolation and must be carefully considered in association with, not only neighbouring application DM/24/1139 currently under construction, but also in the context of the many other sites in and around Hurstpierpoint which have been put forward as part of amendments to the District Plan.

Whilst the proposals put forward in this application alone would have a significant adverse impact on road safety and the rural nature of the area, the cumulative impact of all proposed sites in the locality would be devastating to village life, local ecology, and cause severe chaos on the local highway network.

The current infrastructure simply lacks the capacity to safely accommodate additional vehicular traffic. To fully appreciate the existing constraints, I strongly request that the planning officer conduct a site visit at approximately 8:15 AM during term time to witness firsthand the severe traffic congestion, narrow pinch points, and safety risks residents face on a daily basis.

In accordance with National Planning Policy Framework (NPPF) guidelines regarding road safety and cumulative transport impacts, this proposal will

exacerbate existing hazards for drivers, pedestrians, and cyclists alike. Furthermore, the erosion of green space and increased traffic volume will irreversibly compromise the rural character of our village and harm local wildlife habitats.

In 2025 there was enough brownfield land to accommodate a minimum of 1.54 million homes across England, exceeding the government's national housing delivery pledge of 1.5 million.

This application, for 6 new homes with in the countryside, should therefore be refused.

Where did you hear about this applicatio n?	Not specified
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Kind regards