

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 02 October 2026 23:57:56 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 11:57 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: 139 College Lane Hurstpierpoint Hassocks West Sussex

Comments Details

Comment
er Type: Neighbour or general public

Stance: Customer objects to the Planning Application

Reasons
for
comment:

Comment
s: This is an opportunistic development proposal which seeks only to line the pockets of developers and does absolutely nothing to enhance the lives of existing College Lane, Hurstpierpoint and surrounding villages residents. Indeed it does exactly the opposite, by detracting from existing green space and views, and adding to existing issues with water (supply and waste removal) and traffic.

Local roads that will be significantly impacted simply do not have the traffic-carrying capacity to take any more direct or indirect traffic. This is both from the very localised/direct impact this proposal, and the cumulative effect of the large number of proposed developments in Hurstpierpoint and surrounding villages.

Specifically:

College Lane in Hurstpierpoint, especially its noted 'narrow bit', which is already reduced to a standstill/stand-off twice daily during Hurst College term-time, and at any time that a delivery van (Amazon, DPD, EVRI, Tesco, Ocado, Sainsbury's, etc.) decides to stop where only a single traffic lane is available due to parked cars.

Any further traffic load in/from the local area will only make the situation worse and lead to regular gridlock, accidents and confrontation.

Additionally, parts of College Lane have no pavement, forcing residents to walk in the road when going to school with children, walking dogs, or simply going for a walk.

Additional houses will lead to additional cars, more gridlock and angrier, faster and less considerate driving once people clear the gridlock.

My Lived Experience: I've personally been clipped by cars in College Lane on two occasions. Thankfully nothing more serious than a sore/bruised elbow and hand, but it could easily be so much worse, especially if a similar contact were made to a (much smaller than me) child whose head would be where my elbow is...

There is insufficient parking proposed for the development, which will only lead to parking on the road near to the adjacent dangerous corner in College Lane. This proposal is just an accident waiting to happen.

At the time of writing, Chalkers Lane is closed for a number of weeks for gas main repairs and local traffic is horrific at peak times.

Hassocks Station Car Park

This is already at a point where if you arrive after 07:00 on a weekday morning (especially Tue/Wed/Thu) there are no spaces in the car park, nor in any surrounding residential roads (which I'm loath to park in for the impact to those living there).

Additional housing will only make this worse, as anyone buying a new house in Hurstpierpoint, Albourne or Sayers Common will use Hassocks Station. People will either not travel to London/Brighton (or wherever) for work, or get earlier trains, get less sleep and their mental and physical health suffers.

My Lived Experience: arriving at Hassocks station ~07:15 on any weekday when it's (been) raining usually means there are no available car park spaces.

There are also rarely spaces if one arrives mid-morning, and surrounding residential roads are usually also full from a roadside parking perspective.

Water Supply, Waste Water Removal and flooding.

South East Water have demonstrably proven themselves to be incapable of providing consistent fresh water supply to houses in Sussex and Kent. Every week on BBC South/South East Today there are reports of houses without water, primarily due to years of underinvestment. New houses should not even be considered until SEWater have proven they can consistently supply the existing housing stock and have shown, beyond any doubt, that they have the capacity and resilience to provide consistent supply to further housing.

My Lived Experience: Southern Water spent months pumping leaking sewage

from waterways around Malthouse Lane/Jane Murray Way, and more locally, Clayton Wickham Farm, to the north of Belmont Lane/east of College Lane, suffers from raw sewage leaking from the ground/drain covers on the farm. Flooding - whenever there's significant rainfall, the drains in/around College Lane, Hurstpierpoint College, Malthouse Lane and Chalkers Lane cannot cope and there is regularly dangerously significant levels of surface water on the roads, making them at best difficult/dangerous to drive along, and at worst flooding them to the point where they are closed. The drains and sewers mostly appear blocked by mud and leaves and are very ineffective. This must be remedied for the existing housing stock/residents and is wholly unsuitable for additional housing. At the time of writing there is a burst pipe in Malthouse Lane, leading to flooding, road closure and limited/no supply of water in areas of Hurstpierpoint and Burgess Hill...

SE WATER CANNOT ADEQUATELY AND CONSISTENTLY SUPPLY THE EXISTING HOUSING STOCK WITH WATER. DON'T ADD TO THIS CRITICAL ISSUE BY BUILDING MORE HOUSES BEFORE THIS IS REMEDIED.

SE Water have emailed 02-Oct '26:

"The odd shower recently is very welcome after the exceptionally hot and dry year we've had. The Met Office is predicting summer 2026 to be the hottest on record, while July in England was the driest since records began 190 years ago. Between March and August, Sussex only received just over 56 per cent of expected rainfall. We will need to see a lot more steady rainfall to help reverse the impact on water resources.

The ground has become very hard and dry from weeks of high temperatures, and much of the rain we are seeing will run off the surface. It'll take time for more rain to moisten the ground, filter deep down into the underground aquifers, and boost the rivers and reservoirs that supply your drinking water.

These conditions have left the water levels of our Sussex reservoirs to become extremely low, especially Ardingly, which has moved further into drought. This is why we need to take these extra steps now. Our absolute priority is making sure there is always enough water for everyone's essential daily needs."

Irreparable and permanent loss of countryside/green space. Nature is wonderful and essential. Once trees, fields and hedgerows are gone, they are gone for ever. This impacts the people who chose to live in the countryside and the flora and fauna that have even less choice.

The impacts on infrastructure, nature and the unique character of our villages and town in Mid Sussex that would arise from the development of these sites have not been properly assessed and understood, let alone mitigated, due to the position MSDC have been put in by the Planning Inspectorate and should therefore absolutely not proceed in their current proposed form.

School places. Local schools and pre-school nurseries are under severe pressure and there are not local places for any additional children.

Access to NHS GPs & A&E

Local surgeries are full and non-urgent appointment are often two to three weeks out. The area cannot cope with additional thousands of people from a GP access perspective.

Princess Royal (Haywards Heath) and RSCH (Brighton) A&E departments are

already massively over-capacity with often massive wait-times. They cannot cope with existing population numbers, let alone the thousands more that the proposed Mid Sussex site would inflict.

Loss of village character and Mental Health impact to the many in Hurstpierpoint (and surrounding villages) who moved here entirely because of its rural nature and green spaces. The impact to the wellbeing of thousands of existing residents would be enormous, both from the years of noisy, messy building work and the eventual permanent disfigurement of the beautiful environment they chose to live in.

According to the latest "State of Brownfield 2026" report from the CPRE, in 2025 there was enough brownfield land to accommodate a minimum of 1.54 million homes across England - and over half of those already have planning permission. That should be the Government's priority. Instead, they're pursuing a policy to help their friends in the cities whilst punishing rural Britain.

Significant planning history

The planning history of this site and the surrounding area is highly relevant.

The previous application relating to the same 149-161 College Lane site, associated with appeal APP/D3830/W/14/3001881, was refused approximately 12 years ago.

There is also the planning history associated with 13/01250/FUL, concerning the substantially larger proposal for 81 dwellings on College Lane, which was refused following appeal.

The current proposal should therefore not be considered in isolation. The Council should carefully consider what has materially changed since those earlier decisions and whether the planning principles and concerns underlying those decisions remain relevant today.

Please call this development in.

Where
did you
hear
about this
application?

Not specified

Kind regards