

Ms. Susan Dubberly
Mid Sussex District Council
Oaklands,
Haywards Heath RH16 1SS



Objection to Planning Application

Subject: Planning application DM/26/2178 – Land Between 149 And 161 College Lane, Hurstpierpoint, West Sussex, BN6 9SJ

Dear Ms. Dubberly,

I am writing to strongly object to planning application DM/26/2178, for the erection of six new dwellings, together with associated access, landscaping, parking and public open space areas, on land between 149 and 161 College Lane, Hurstpierpoint. I request that the MSDC refuse or call in this application based on the following:

The proposed development will have an adverse effect on the character and appearance of the area. The site – essentially a land-grab, lies on the eastern side of College Lane and forms part of the transition between the existing built-up area and the countryside. Although the application states that the layout and design are intended to “blend with the local vernacular”, the introduction of six dwellings on approximately 0.48 hectares would represent a significant addition which will be visually intrusive and out of keeping with the rural character of the locality – especially with the development currently taking place to the north of the site, following questionable approval from MSDC.

There will be a negative effect on neighbouring properties, including a loss of privacy, unavoidable light pollution, overlooking, overshadowing and an unacceptable visual impact. The development will additionally result in increased noise, disturbance and disruption for nearby residents during both construction and occupation.

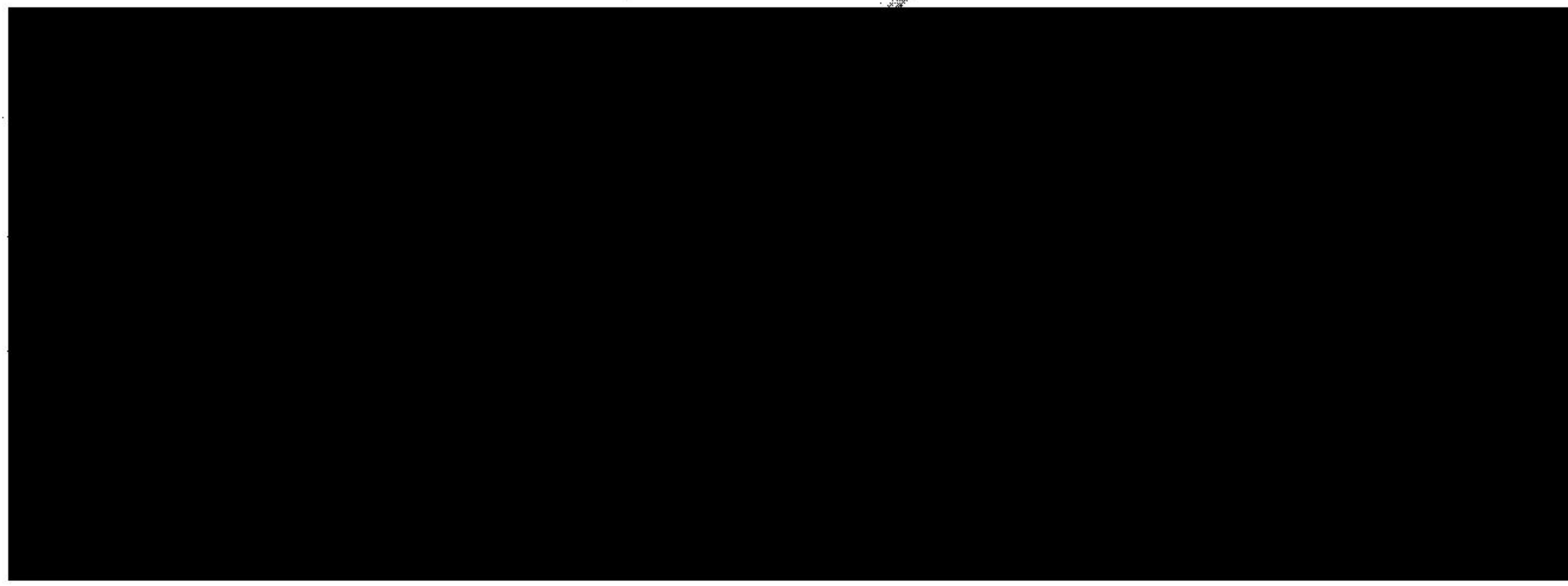
The application should be carefully assessed in relation to road and pedestrian safety. Whilst the addition of six dwellings may not place that much additional pressure on an already busy College Lane, the presence of

a sharp bend in close proximity will be extremely dangerous for unsuspecting pedestrians walking on the road, and vehicles. There are already several near-misses on this stretch of road several times a week.

The negative effect on trees, hedgerows, wildlife and the wider landscape must be considered. Whilst the proposal refers to retaining high-quality boundary trees, introducing new planting and achieving a minimum 10% biodiversity net gain, these claims are surely questionable, unmeasurable and cannot be enforced.

The proposed landscaping should not be treated at face value if the development would nevertheless cause harm to the character of this countryside-edge location.

Whilst the developer's justification to build will be, as usual, the need for more housing, this is laughable. The developers and their consultants have zero care for the impact on the countryside, the country's housing needs, local residents, or anyone else, provided that they can profit from this wanton rural destruction.



6/2178.