

Susan Dubberley

---

**From:** planninginfo@midsussex.gov.uk  
**Sent:** 28 September 2026 09:24  
**To:** planninginfo  
**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 28/09/2026 9:24 AM.

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: | 141 college lane hurstpierpoint |
|----------|---------------------------------|

Comments Details

|                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Commenter Type:      | Neighbour or general public                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Stance:              | Customer objects to the Planning Application                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Reasons for comment: |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Comments:            | <p>RE: Planning Application DM/26/2178 - Proposed 6 Dwellings at Land Between 149 and 161 College Lane, Hurstpierpoint</p> <p>I am writing to object to Planning Application DM/26/2178 for the proposed construction of six dwellings on land between 149 and 161 College Lane, Hurstpierpoint.</p> <p>I would request that this application is called in for determination given that it exceeds five dwellings and raises significant planning issues affecting the wider community.</p> <p>My Personal Experience of College Lane<br/>I live on College Lane and see first-hand the pressures that this road and the surrounding area are already under.<br/>College Lane is a narrow rural lane which has experienced increasing traffic over recent years. During term time it effectively becomes a rat-run for parents dropping off and collecting pupils from Hurstpierpoint College, and traffic regularly backs up as a result. Parts of the lane are so narrow that vehicles struggle to pass each other safely, particularly within the Wickham Conservation Area. It only takes a large vehicle becoming stuck for long sections of the road to</p> |

become gridlocked.

My concerns regarding this proposal must also be viewed within the context of the substantial amount of development already approved, proposed, or under consideration in this area. The District Plan and Main Modifications could result in thousands of additional dwellings across Hurstpierpoint, Albourne and Sayers Common. Although this singular application proposes only six dwellings, it represents another incremental erosion of countryside and further pressure on infrastructure that is already struggling to cope.

#### Previous Refusal and Unchanged Circumstances

This site has previously been refused planning permission because it lies within the countryside area of development restraint and forms part of the important transition between the village and the open countryside beyond.

The previous refusal also found that the development would harm the character and appearance of the locality and would represent development in an unsustainable location where future occupants would be heavily dependent on private car use.

In my view, none of the circumstances which led to that refusal have materially changed. If anything, the pressures on local roads, services and infrastructure have increased significantly since that decision was made.

#### Impact on the Local Gap and Countryside Setting

The site remains outside the built-up area boundary and within an area that contributes to the open countryside setting of Hurstpierpoint.

Recent decisions have repeatedly emphasised that new development should not automatically redefine settlement boundaries.

To permit development on this site would create a clear precedent for incremental expansion into surrounding fields. Individual developments may appear modest when viewed in isolation, but collectively they result in a gradual erosion of the countryside which planning policy is intended to protect.

The site continues to fulfil an important role in maintaining openness and preserving the rural character of the area.

Development would reduce that openness and further urbanise the approach to the village.

#### This is Not Genuine Infill Development

The application describes the proposal as infill development. I do not believe this is an accurate characterisation.

Infill development typically involves the filling of a small gap within an otherwise continuous built frontage. This proposal would instead introduce six dwellings on a greenfield site beyond the established pattern of development, creating what is effectively a small housing estate rather than filling a simple gap.

The proposal would therefore extend development into the countryside rather than complete an existing built-up frontage.

#### Highway Impact and Traffic Capacity

The previous refusal identified the site's unsustainable location and dependence on private vehicles. That concern remains valid today.

Traffic levels on College Lane have increased substantially over the past decade. College Lane and Malthouse Lane now serve over 200 properties, and the daily traffic associated with Hurstpierpoint College places considerable pressure on the network during school term times.

The narrow section of College Lane through the Wickham Conservation Area cannot realistically be widened and already struggles to cope with existing traffic volumes. Additional development in this location would intensify congestion and place further pressure on infrastructure that is already operating beyond its intended capacity.

The issue is not simply the six dwellings proposed in this application. It is the cumulative effect of this proposal together with recent approvals, proposed District Plan allocations, the DPSC1 development and future expansion proposals in the area.

The transport implications of this cumulative growth have not, in my view, been adequately assessed.

#### Pedestrian Safety

Pedestrian safety on College Lane is a significant concern.

Large sections of the lane have no continuous footway, and there is no safe pedestrian route along much of the southern section. Residents, walkers and school children are therefore frequently required to share road space with vehicles.

There have been repeated concerns raised regarding pedestrian safety on College Lane, including during consideration of nearby planning applications. The fundamental constraints of the lane remain unchanged.

Additional vehicle movements generated by this development would increase risk on a road which is already unsuitable for significant further traffic growth.

#### Water, Drainage and Sewerage Infrastructure

There are also serious concerns regarding the capacity and condition of local utility infrastructure.

Water pressure in the area is already poor, and recent outages have affected local residents and services. Concerns have also been raised publicly regarding the ability of water infrastructure providers to keep pace with housing growth in this area.

Similarly, the local sewerage network is already showing signs of failure. Raw sewage has repeatedly surfaced in fields adjoining College Lane following heavy rainfall and entered nearby watercourses. The northern end of Malthouse Lane has also experienced recurrent sewerage-related road closures and pollution incidents.

Before any further development is approved, clear evidence should be provided that both the sewerage network and water infrastructure have sufficient capacity and resilience to accommodate additional demand.

#### Pressure on Local Services

Local infrastructure is already under strain.

Schools are effectively full, local GP services are operating at capacity, and residents are increasingly experiencing the consequences of infrastructure struggling to keep pace with development.

There is little evidence that sufficient improvements will be delivered to support continued housing growth in this part of the district.

#### Loss of Greenfield Land and Biodiversity

The site is currently undeveloped greenfield land and forms part of the semi-rural character of this area.

Development would result in the permanent loss of countryside and habitat for wildlife. As a nearby resident, I regularly observe bats and other wildlife using the surrounding land. Once these green spaces are developed, their environmental value cannot be recovered.

At a time when national policy places increasing emphasis on biodiversity recovery and nature conservation, the loss of additional greenfield land should be avoided wherever possible.

#### Loss of Views and Rural Character

The open nature of this site contributes to views towards the surrounding countryside and to the distinctive semi-rural character of College Lane.

The Planning Committee has previously required amendments to neighbouring developments in order to preserve views and maintain the transition between village and countryside. Those considerations remain relevant and should continue to carry significant weight.

#### Summary

For all of these reasons, I believe Planning Application DM/26/2178 should be refused.

The site has previously been refused because of its location within the countryside area of development restraint, its unsustainable nature and the harm it would cause to the character of the area. Those concerns remain valid today.

The proposal would further erode the countryside setting of Hurstpierpoint, cannot genuinely be described as infill development, would place additional pressure on already congested roads and overstretched infrastructure, would increase risks to pedestrian safety on College Lane, and would result in the loss of valuable greenfield land and wildlife habitat.

Taken individually and cumulatively with the extensive development already proposed in this area, the application is neither justified nor sustainable.

I therefore respectfully request that Planning Application DM/26/2178 is refused.

I would be grateful if you could confirm receipt of this objection and that it will be taken into account in the determination of the application.

---



Kind regards