

Sarah Valentine

From: [REDACTED]
Sent: 19 August 2026 14:33
To: planninginfo; anne.tidey@midsussex.gov.uk
Subject: Re: Further objection to Planning Application DM/25/2155 – South Lane Impact

[REDACTED]

Dear Ms. Tidey,

I am writing further to the amended plans and drainage information submitted in relation to planning application DM/25/2155.

While I understand that revisions have now been made to the application, our fundamental concerns regarding the proposed development remain.

Our home is situated alongside the proposed development on the same narrow private access road. Our front door, as well as the proposed development, faces towards the recreation ground. We are therefore particularly concerned about the effect this development would have not only on our household and neighbouring properties, but also on the many members of the local community who regularly use this important green space.

1. Direct Impact on Residents of the Private Road

Our property shares the same narrow private access road as the proposed development. Any construction traffic, deliveries, contractors, machinery and associated activity would therefore pass immediately alongside our home.

This is an extremely constrained location for a substantial building project. The private road was not designed to accommodate regular movements of large construction vehicles, skips, plant and deliveries.

The disruption would consequently be very immediate for those of us living on the access road and could potentially continue for many months.

We are concerned about noise, dust, obstruction and the practical difficulties residents may experience accessing their homes while construction vehicles and contractors are using such a limited space.

2. Construction Dust and Health Concerns

The potential level of dust generated during excavation, groundwork and construction is a particular concern for our household.

My partner, Emma, has asthma. Given that our home sits alongside the proposed development and shares the same narrow private access road, we are concerned about her exposure to construction dust and airborne particles throughout the works.

This is especially concerning during excavation, groundwork, the movement and storage of building materials, and periods of dry weather. Given the confined nature of both the site and access, we question how effectively dust could realistically be prevented from affecting neighbouring homes and users of the adjoining recreation ground.

Should permission nevertheless be granted, we would strongly request a comprehensive Construction Environmental Management Plan addressing dust suppression, air quality, noise, working hours, deliveries and construction vehicle movements.

3. Impact on the Recreation Ground and Wider Community

We believe particular consideration should be given to the impact that both the development and its construction would have on the adjoining recreation ground.

Our front door and the proposed development face towards this green space. It is an important and well-used community asset, regularly used by dog walkers, families, children and residents simply wanting access to outdoor space.

Its importance is particularly significant in this part of Hurstpierpoint because many properties along the High Street have limited or no private garden space. For these residents, the recreation ground provides easily accessible green space close to their homes and makes an important contribution to their quality of life.

We therefore believe the impact of the proposal should not be considered solely in terms of the properties immediately neighbouring the development.

Construction traffic, machinery, noise and dust immediately alongside a well-used recreation space have the potential to affect a much wider section of the community. Particular consideration should be given to dog walkers, families with young children and other pedestrians using the recreation ground while construction vehicles are accessing and leaving the site.

Beyond the construction period, we are also concerned that introducing further built development into this location would diminish the sense of openness between the existing buildings and the recreation ground.

We believe the importance of this space to the wider community, particularly those without access to their own gardens, should be carefully considered when assessing the overall impact of the proposal.

4. Scale, Position and Character of the Area

We remain concerned about the scale and position of the proposed development and its relationship with neighbouring buildings and the recreation ground.

The site's position means that a substantial new dwelling would introduce a much more prominent built form immediately alongside this open space.

The site also lies within the Hurstpierpoint Conservation Area, and we believe particular care should therefore be taken to protect the established relationship between buildings, access routes and open green space.

The existence of historic two-storey buildings elsewhere in the vicinity should not automatically justify a new development of similar height in this particular location. Historic buildings form part of the established character of the Conservation Area, whereas any new development should demonstrate that it responds appropriately to its immediate surroundings.

5. Access, Construction Traffic and Safety

The suitability of the private road for construction traffic remains one of our principal concerns.

It is narrow, constrained and provides very limited opportunity for large vehicles to manoeuvre. Construction would inevitably require deliveries of building materials, skips, plant and other equipment.

We question where these vehicles would be able to wait, unload and turn without obstructing residents' access or creating a risk of damage to neighbouring property.

There is also the interaction between construction vehicles and people accessing the recreation ground to consider. Dog walkers, families, children and other pedestrians regularly use the immediate area.

The combination of large construction vehicles manoeuvring within a restricted private road and pedestrians accessing a popular recreation ground gives us significant safety concerns.

6. Commercial Waste and Restaurant Bins

We also remain concerned about the arrangements for commercial waste associated with the existing restaurant premises.

Space within the access area is already extremely limited, and it remains unclear where the restaurant's industrial/commercial bins would be permanently stored if this land is developed.

This is an important practical issue. Commercial bins require sufficient space not only for storage but also for collection. Further reducing the available space could result in bins being moved closer to residential properties, the recreation ground, the private access or other inappropriate locations.

We would therefore ask the Council to establish precisely where the existing commercial waste containers would be stored following development and how refuse collection vehicles would access them without obstructing this already constrained road.

7. Cumulative Impact on Residential and Community Amenity

Our objection is ultimately based upon the cumulative impact of introducing a substantial new development into a particularly constrained and sensitive location.

While we understand that amended plans and drainage information have now been submitted, these changes do not in themselves remove our broader concerns regarding construction traffic, noise, dust, access, residential amenity, commercial waste arrangements or the relationship between the development and the recreation ground.

For those of us living on the private road, the effects of construction would occur immediately alongside our homes.

For the wider community, there is also the potential for considerable disruption immediately adjacent to an important and heavily used green space, which is particularly valuable to residents who have little or no private outdoor space of their own.

Taken together, we believe these factors demonstrate that the impact of the proposal extends considerably beyond the footprint of the proposed dwelling itself.

Conclusion

For the reasons outlined above, we respectfully ask Mid Sussex District Council to refuse planning application DM/25/2155.

In reaching its decision, we would ask the Council to give particular consideration to:

- the immediate impact on residents sharing the private access road;
- construction dust, noise and disturbance in close proximity to existing homes;
- the potential impact of construction dust on neighbouring residents;
- the suitability and safety of the narrow private access for construction vehicles;
- the interaction between construction traffic and people accessing the recreation ground;
- the importance of the recreation ground to High Street residents and others who have limited or no private garden space;
- the effect of further development on the openness and character of this part of the Conservation Area;
- the scale and position of the proposed development;
- the unresolved arrangements for restaurant commercial waste and industrial bins; and
- the cumulative impact on residential and community amenity.

Should the Council nevertheless be minded to approve the application, we would strongly request that strict conditions are imposed covering construction working hours, dust suppression and air quality, noise, construction vehicle movements, deliveries, storage of materials and appropriate measures to protect neighbouring residents and users of the recreation ground throughout the construction period.

Thank you for taking the time to consider our further objection and the concerns of residents who would be directly affected by the proposed development.

Yours faithfully,

Fred



On Tue, 7 Apr 2026 at 09:38, planninginfo <planninginfo@midsussex.gov.uk> wrote:

Dear Fred,

Thank you for your email. They will be redacted to remove your name and email address and saved to the case file. It may take 1-2 days to appear on our website.

Kind regards

Peter

Peter Davies MSc (Hons)

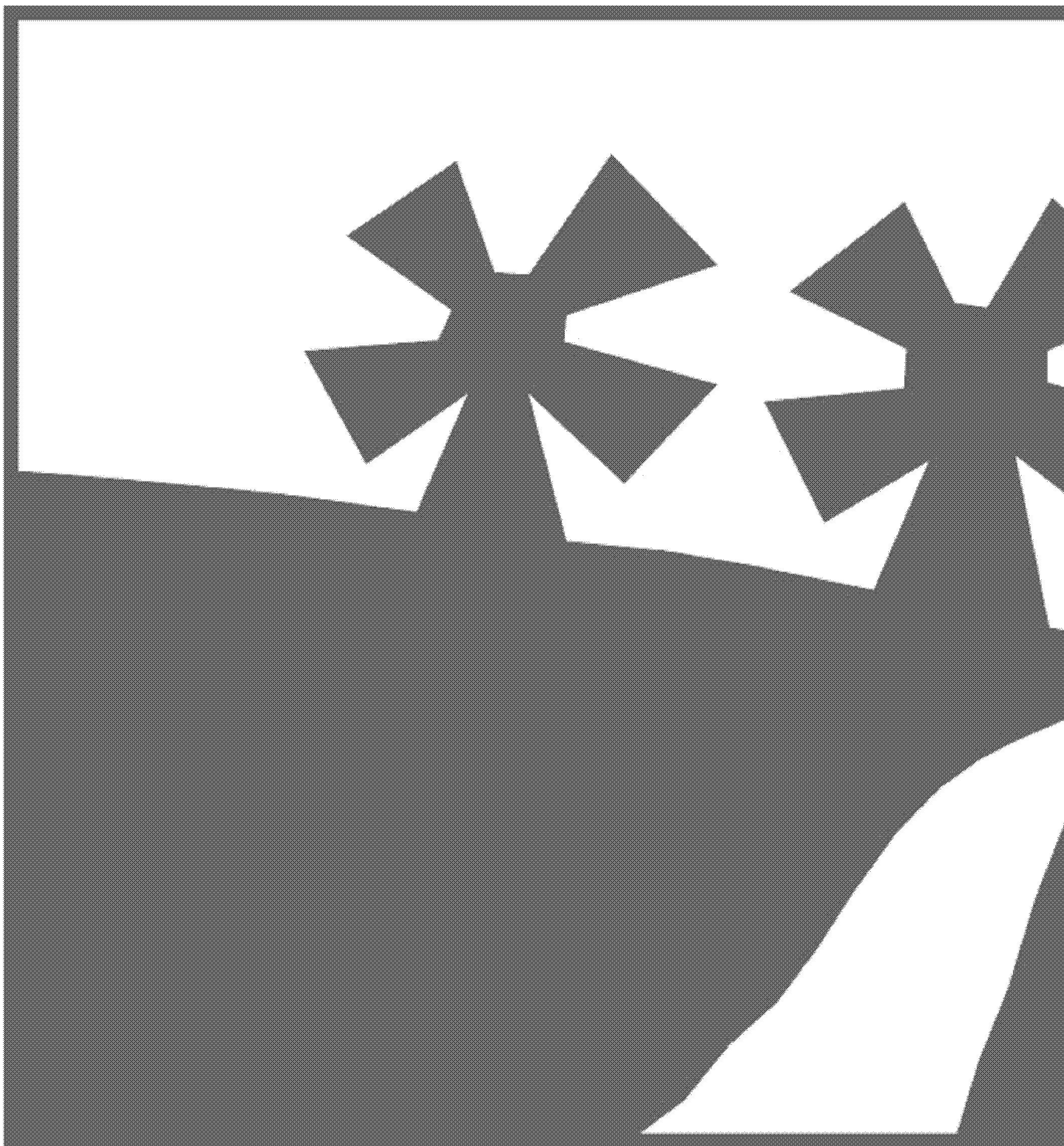
Trainee Planning Officer

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WMIT

Working together for a better Mid Sussex

From: Fred Versen <fversen4@gmail.com>

Sent: 06 April 2026 20:52

To: anne.tidey@midsussex.gov.uk

Cc: [planninginfo](mailto:planninginfo@midsussex.gov.uk) <planninginfo@midsussex.gov.uk>

Subject: Objection to Planning Application DM/25/2155 – South Lane Impact

You don't often get email from fversen4@gmail.com. [Learn why this is important](#)

Dear Ms Tidey,

I hope this message finds you well.

I am writing in relation to planning application DM/25/2155 (Proposed Two-Storey Dwelling adjacent to Nupur, [122 High Street, Hurstpierpoint](#)). As a resident of South Lane, whose property directly faces the access and proposed site, I would like to formally raise my concerns regarding this application.

While I understand the need for appropriate development, I am particularly concerned about the level of disruption this proposal would cause to those of us living on South Lane. The current setting is relatively open and low in impact, and the introduction of a two-storey dwelling in this elevated position would create a far more dominant and intrusive presence. This would significantly affect our outlook and the overall character of the immediate environment.

In addition to the visual impact, the practical implications are also troubling. The access road is narrow and already under strain, and any increase in traffic during both construction and ongoing use would inevitably lead to further disturbance, noise, and safety concerns for nearby residents.

A further issue that does not appear to have been adequately addressed is the provision for commercial waste from the surrounding restaurants. There is currently very limited space for industrial bins, and it is unclear where these would be accommodated should the development proceed. This raises concerns about potential obstruction, visual impact, and general amenity, particularly for properties on South Lane nearby this area.

Given these factors, I would be grateful if these concerns could be taken fully into account when assessing the application. The cumulative impact on residential amenity, access, and the character of the area feels significant and, in my view, weighs against the proposal.

Thank you for your time and consideration and please find my objections in full attached.

Yours sincerely,

Fred Versen

The Old Coach House,

South Lane, Hurstpierpoint

BN6 9YD

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