

RE: Further Representation — Planning Application DM/26/2178, Land Between 149 and 161 College Lane, Hurstpierpoint

To: susan.dubberley@midsussex.gov.uk

Cc: judy.holmes@midsussex.gov.uk; kathryn.hall@midsussex.gov.uk; Julie.Galvin@midsussex.gov.uk; eric.owens@midsussex.gov.uk; office@hurstpierpoint-pc.gov.uk

Dear Ms Dubberley,

I am writing further to my earlier objection to this application, to raise two additional matters and to record a serious concern about the consultation process itself.

1. Cumulative decision-making and the settlement boundary

My earlier objection set out in detail why this application cannot properly be assessed against DM/24/1139 alone, and why the "contiguous, in part" and "windfall" basis on which that scheme was approved should not be treated as a licence for the site now under consideration. I would ask that this point be read alongside a wider question: taken together with DM/24/1139, DPSC1, MM72–76 and the Thakeham promotion east of College Lane, is the cumulative effect of these decisions, in substance, extending Hurstpierpoint's settlement boundary through a series of individually-assessed permissions, rather than through the plan-making process where that question properly belongs? I would ask that the officer's report address this directly: what evidence demonstrates that each site relied upon as "contiguous" is genuinely within the built-up area, rather than connected to it by a driveway or narrow point of contact; and how the cumulative impact on the settlement boundary and the Hurstpierpoint Neighbourhood Plan's local gap policies has been assessed, rather than each application being considered as if the others did not exist.

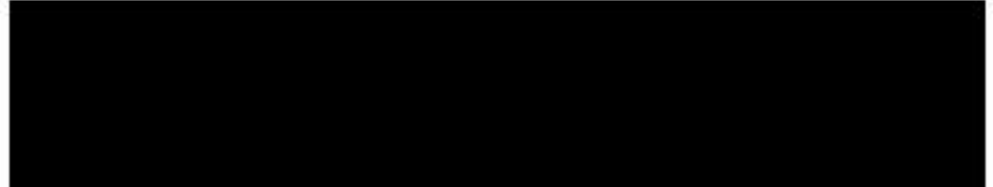
2. Brownfield capacity

I would also ask the Council to have regard to CPRE's State of Brownfield 2026 report, which found that England held sufficient identified brownfield land in 2025 to accommodate at least 1.54 million homes — exceeding the Government's own national delivery target — including some 846,000 potential homes on brownfield sites that already have planning permission but remain unbuilt. I recognise that a national brownfield figure does not by itself determine local site selection, and that much of Mid Sussex's own housing requirement is driven by unmet need transferred from Crawley and Brighton & Hove rather than land availability as such. But given that context, I would ask the Council to confirm what assessment has been made of deliverable brownfield alternatives before greenfield land forming part of a recognised local gap is released, and on what evidential basis such alternatives have been discounted, if they have.

3. Scheduled closure of the planning portal on the final two days of the consultation period

This is not an isolated technical fault. The portal has now been unavailable, repeatedly and for extended periods, across this consultation window and others before it. The Council's own notice confirms that "the online register will not be available on 29 and 30 September while our supplier carries out software maintenance" — meaning the portal will be closed for the entirety of the final two days of the consultation period, up to and including the deadline itself. This is not an unforeseen fault; it is scheduled, and therefore foreseeable and avoidable. That objections can be emailed instead does not answer the point: it depends on residents already knowing to seek a workaround, and offers none of the transparency or confirmation the portal itself is meant to provide. Scheduling essential maintenance to coincide with the close of a live and contentious consultation is very difficult to reconcile with the Council's basic duty to ensure a fair and accessible process. I would ask the Council to confirm that this correspondence is logged against the case file, and to extend the consultation deadline by a period equivalent to the days of access lost, so that no resident is disadvantaged by a closure the Council itself chose to schedule at this time.

Yours sincerely,


1 College Place, BN6 9AF