

Susan Dubberley

From: [REDACTED]
Sent: 29 September 2026 13:10
To: planninginfo; Susan Dubberley
Cc: Steve Ashdown; [REDACTED]
Subject: Ref: Objection to planning application DM/26/2178 – Land between 149 and 161 College Lane, Hurstpierpoint

You don't often get email from [REDACTED]. [k. Learn why this is important](#)

Dear Planning Inspector,

Dear Susan Dubberly,

29 September 2026

Ref: Objection to planning application DM/26/2178 – Land between 149 and 161 College Lane, Hurstpierpoint – sent by email since the Portal is down 29-30 September 2026.

I am a long-standing resident of Hurstpierpoint and strongly object to the proposed six dwellings on College Lane. My concerns are the loss of this open site, the effect on the character of the village, and the additional pressure on a lane that already struggles to accommodate everyday traffic safely.

Previous refusal and countryside character

I ask the Council to give careful consideration to the reasons a previous proposal for this site was refused. The land forms part of the semi-rural transition between the built-up village and the countryside beyond. Building on it would erode that character and affect views towards the open countryside.

Please explain what, if anything, has changed since the earlier refusal that would justify a different decision now. I also ask the Council to assess the site's contribution to the gap between settlements, rather than treating it simply as infill.

Traffic and pedestrian safety

College Lane is already constrained. As a resident, I regularly see coaches, buses, delivery vehicles and lorries having to stop, turn or reverse when they cannot get through. This causes delays and creates worrying conditions for people walking along the lane, particularly children. I am extremely concerned about how emergency vehicles and care workers get through when traffic is backed up already. Previous experiences have proved putting more traffic on this lane is irresponsible.

These concerns need to be assessed against what happens on the lane at busy times, including school and delivery periods. Ambulances and fire engines have had to stop in traffic and run to get to the destination – this is unacceptable. Because one doesn't live on the lane does not make it right to build more and more houses.

The Council should consider the combined effect of this proposal and other housing developments that would add traffic to College Lane and the surrounding village roads. The existing road layout cannot readily be widened, so I ask for clear evidence that the additional traffic can be accommodated without worsening congestion or pedestrian safety.

Loss of greenfield land

This application would also result in the loss of greenfield land. CPRE's 2025 research estimates that brownfield sites across England could accommodate at least 1.54 million homes. That national figure does not, by itself, identify an alternative site in Hurstpierpoint, but it reinforces the need to justify the loss of open land here and to give proper weight

to its local character and setting. Refer to their information here: <https://www.cpre.org.uk/2026-state-of-brownfield/>

For these reasons, I ask the Council to refuse application DM/26/2178. Please confirm receipt of my objection and ensure it is considered in full when the application is determined.

The below screenshot represents Mid Sussex Portal being down when objections are more likely to be sent. This is an unacceptable behaviour of such a Local Authority.

Please kindly reply to confirm that this objection letter has been accepted and counted.

Yours faithfully,


Shenley House
22 College Lane
Hurstpierpoint
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