

Susan Dubberley

From: [REDACTED]
Sent: 15 September 2026 10:23
To: Susan Dubberley
Subject: Planning Application DM/26/2178 – Land Between 149 and 161 College Lane, Hurstpierpoint

You don't often get email from [REDACTED]

Dear Susan,

I wish to object to the proposed construction of six dwellings on this site.

My objection is not to new housing in principle. Hurstpierpoint needs appropriate housing, including genuinely affordable housing, but development must be in the right place, supported by adequate infrastructure, and sympathetic to the village's character and capacity.

My first concern is the additional traffic and highway safety implications for College Lane. This road is already constrained, serving residents, school traffic, cyclists and pedestrians. Parts of the lane lack pavements, making it difficult and potentially dangerous to walk towards the village, local services and public transport. If you have travelled on Collage Lane, it is extremely narrow in places. Six additional dwellings will inevitably generate further vehicle movements, deliveries and visitor traffic on a road that already experiences considerable pressure.

This should not be considered simply in terms of the number of cars generated by six houses in isolation. The Council should consider the cumulative impact of this development alongside existing and proposed development in and around Hurstpierpoint. Individually, developments may appear relatively small, but collectively they place increasing pressure on roads, parking, schools, healthcare and other local services.

The village's infrastructure is already under significant pressure. Further housing will increase demand for school places, GP and healthcare services, road capacity, and community facilities. New housing should therefore be planned strategically alongside the infrastructure needed to support the additional population, rather than added incrementally without sufficient consideration of cumulative impacts.

I am also concerned about the changing character of Hurstpierpoint and College Lane. Part of what makes Hurstpierpoint distinctive is the relationship between the village, its lanes and the surrounding countryside. Incremental development of individual plots and parcels of land risks gradually urbanising this environment and eroding the separation between the built settlement and open countryside.

This is particularly relevant on College Lane, where the semi-rural setting and views towards the countryside contribute significantly to its character. Previous planning decisions in this area have recognised the importance of retaining openness and important sightlines. It is also the last green line keeping the surrounding villages as separate areas, e.g. preventing the merging of Hassocks and Hurstpierpoint. The Council should apply those principles consistently when considering this application.

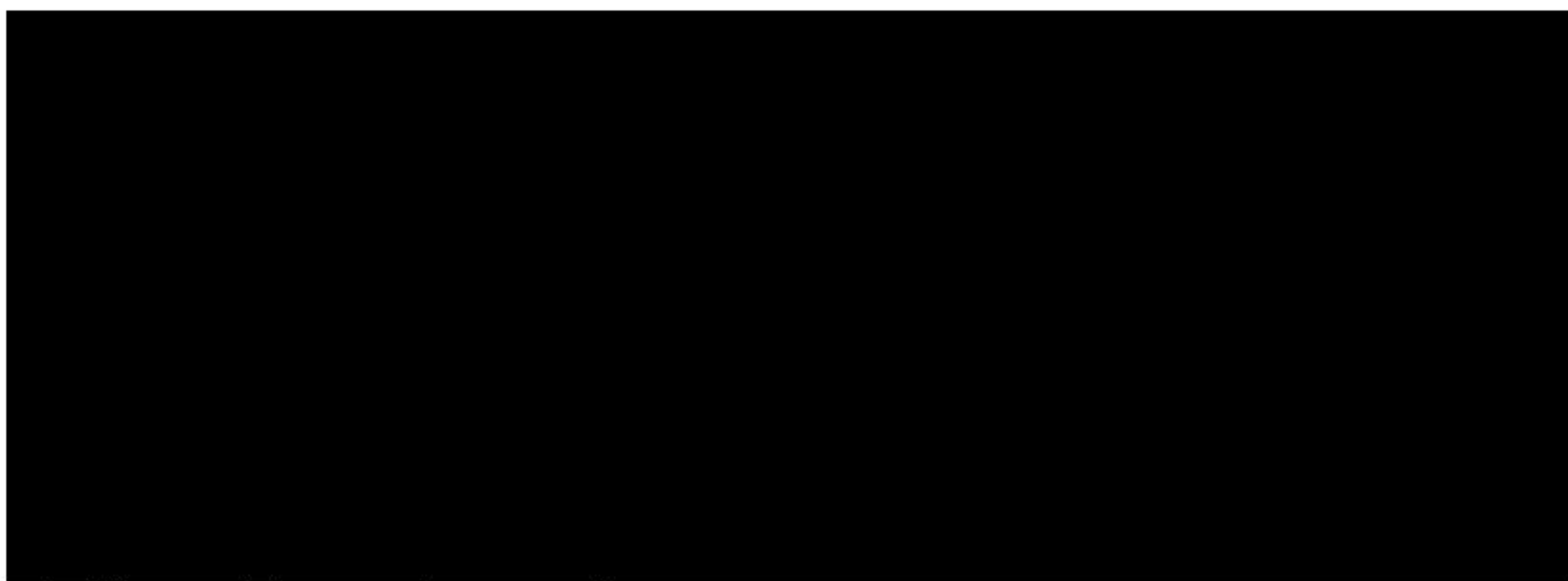
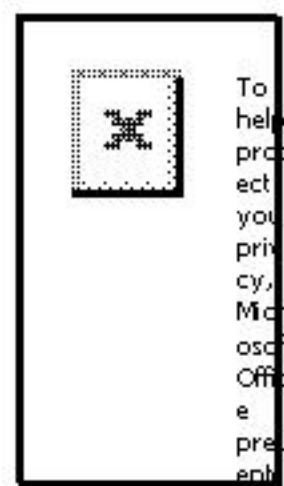
A wider concern is that increasing development pressure is leading to individual parcels of land being viewed primarily as opportunities for residential development. The planning system should ensure that decisions are based not simply on whether another small development can physically be accommodated, but on whether the cumulative result represents good planning for Hurstpierpoint as a whole.

I would therefore ask the Council to consider:

- 1. the cumulative increase in traffic and the safety of pedestrians on College Lane, particularly where there is no continuous pavement;
- 2. additional pressure on local schools, GP/healthcare provision and other village infrastructure;
- 3. the impact of further development on the semi-rural character of College Lane and the relationship between the village and surrounding countryside;
- 4. whether the proposal contributes sufficiently to the type of housing actually needed locally, particularly affordable housing; and
- 5. the cumulative effect of continuing piecemeal residential development on the character, infrastructure and sustainability of Hurstpierpoint.

For these reasons, I respectfully request that you refuse planning permission for DM/26/2178.

Kind regards,



10 Bloomsbury Way, London WC1A 2SL

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