

**From:** planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>  
**Sent:** 02 March 2026 22:27:47 UTC+00:00  
**To:** "Steven King" <steven.king@midsussex.gov.uk>  
**Subject:** Mid Sussex DC - Online Register - Comments for Planning Application  
DM/26/0454

## Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 02/03/2026 10:27 PM.

### Application Summary

Address:	Land Parcel At Bolney Road Ansty West Sussex
Proposal:	Proposed erection of 34 new homes with access from Marwick Close, vehicle and cycle parking, landscaping, drainage, and associated infrastructure and highway works.
Case Officer:	Steven King

[Click for further information](#)

### Customer Details

Address:	Greenwood Bolney Road, Ansty Haywards Heath
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### Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments:	I object to this application on the following planning grounds:  Highway Safety, Access & Emergency Vehicles: Bolney Road is a busy main road with frequent speeding and congestion. Many existing properties have restricted visibility and blind driveways, making access hazardous. The road is often congested, with instances of double parking and limited visibility around bends. A 34-home estate using a single access point onto this road will significantly increase traffic movements, worsen
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congestion, increase conflict points, and further reduce highway safety.

A single access arrangement also raises serious concerns regarding emergency vehicle access, particularly given existing congestion and restricted visibility.

#### Construction Phase Impact:

As our property directly opposite the site, we will experience the full impact of construction activity. The scale of development will result in prolonged heavy goods vehicle movements, noise, dust, vibration, and general disturbance. This will significantly affect residential amenity, road safety and access during the construction period, particularly given the constrained nature of Bolney Road.

#### Impact on My Property and Residential Amenity:

My property (Greenwood) directly faces the development site, with main living areas, bedrooms, and a home office all overlooking it. The site is elevated above my property, meaning vehicle headlights and estate lighting will directly impact my home. Due to the higher ground level of the site, the development is likely to significantly reduce morning sunlight and natural daylight. The proposal will cause loss of outlook, increased noise, light pollution, headlight glare, visual intrusion and overshadowing, resulting in unacceptable harm to residential amenity.

#### Private Layby and Footpath Access:

We own the private layby in front of our property opposite the site. Given the proposed pedestrian access linking the development to Bolney Road, there is concern that new residents and visitors may use this private area for access or parking, leading to conflict, and safety concerns as this area is vital for us to be able to turn in and out of our driveway safely without reversing into the dangerous main road.

#### Scale, Form and Character:

This is an estate-style development that is out of character with the village's low-density form. The layout, density and suburban estate design are not appropriate for this location and will urbanise the edge of the village.

#### Unsustainable Location:

The village has no supporting infrastructure such as shops, schools or medical services. The development will be car-dependent and does not represent sustainable development.

#### Infrastructure Capacity

The village has experienced prolonged water shortages and a hosepipe ban lasting from summer through to February, demonstrating existing pressure on local water resources. The area also suffers from frequent power cuts, indicating limited electrical infrastructure resilience. Adding 34 new homes will place

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further strain on already pressured utilities.

#### Cumulative Impact

The combined effects of traffic risk, construction disruption, amenity harm, character change, settlement expansion and infrastructure pressure create unacceptable planning harm.

#### Conclusion

For these reasons, the proposal causes material harm to highway safety, residential amenity, village character and infrastructure capacity and should be refused.

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Kind regards