

Steven King

From: planninginfo@midsussex.gov.uk
Sent: 21 July 2026 13:13
To: Steven King
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 21/07/2026 1:13 PM.

Application Summary

Address:	Land Parcel At Bolney Road Ansty West Sussex
Proposal:	Proposed erection of 33 new homes with access from Marwick Close, vehicle and cycle parking, landscaping, drainage, and associated infrastructure and highway works. (amended plans received 25/06/2026 showing revised layout, reduction in the number of units to 33 and new footway on A272.)
Case Officer:	Steven King

[Click for further information](#)

Customer Details

Address:	2 Marwick Close 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 wish to strongly object to the above planning application. The A272 is a busy commuter route used by many vehicles. At present the roads to the small Ansty roundabout which is a very busy junction already struggles with the number of vehicles, particularly during peak hours and there are congestion issues now. It would be extremely difficult to exit the junction at Upton Drive/Marwick Close onto the A272, taking into account the large increase in number of vehicles, especially as this would be the single access junction, creating a backlog of cars, which would be unacceptable. Furthermore, visibility splays at the exit junction of Upton Drive/Marwick Close is restricted in both directions, this is due to the layout of the road which is curved and there is also a lot of vegetation in both directions, but particularly even more so when looking Westbound. Traffic speeds along the A272 are high outside of peak hours. There have been traffic speed surveys undertaken in the area, with recorded speeds in both directions being considerably higher than the 30mph limit, particularly those going westbound with speeds recorded at over 37mph. This

in turn increases the risk of road accidents. Taking the above into account this access point would be unsafe.

The surrounding roads would be brought to a standstill at peak times, which would also be bad for the environment with a large increase of traffic fumes and air pollution.

This could also result in emergency access issues.

Upton Drive and Marwick Close is currently only a very small residential cul-de-sac development serving a total of just 20 dwellings on a shared surface roadway. It is very narrow in Marwick Close, particularly the road approaching the entrance to the proposed site at approximately 5.2 metres in width, which means there is only room for a single car to drive in the road.

With the proposed development of 33 additional dwellings, this could result in there being approximately 60 plus extra vehicles, as a lot of households have more than one car (plus some have motorbikes.) This would then result in delays in traffic flow in the close, even more so during peak hours, due to cars being unable to pass each other and would cause an increase in traffic fumes and air pollution and disruption to residents. It would be difficult for some of the current residents to safely exit or enter their driveways, due to the build up in traffic.

Also, there are no pavements for pedestrians exiting their homes to walk on, which would be unsafe.

The existing roadway was designed to serve the current small development only. It was not designed for a large amount of traffic, which would result from a development of this scale, especially as there is only a single access road. There would also be Construction disruption, including HGVs, dust and noise which would affect nearby homes.

Also, it is not clear how deep the current foundations of the block paving on the road on Marwick Close are and with a potential large amount of heavy traffic and construction traffic, plus the additional continuous traffic from the proposed development, this could cause the road to sink.

Ansty itself is classed as a Category 4, Small Village and only has very limited services, which is a small petrol station with a small shop with limited supplies on site. The location is poorly served by an irregular bus service, that only runs a few services per day, excluding weekends. As the nearest railway station is Haywards Heath, which is just over 5km away and exceeds the recommended IHT cycling distance, this would mean that residents of the proposed site would have no choice but to rely solely on private car use, for commuting, school runs and all other daily activities, which in turn would conflict with planning policies for sustainable travel.

In addition there are no Dentists, Doctors, or Schools in the immediate area and those further afield are not accessible by walking, due to extremely narrow walkways or none at all. It would also be dangerous for cyclists. Again the residents of the proposed site would have to rely solely on private car use.

There would be further extra pressure on the local infrastructure, taking into account frequent power cuts.

Indeed we recently had a very long power cut on 10th-11th July 2026 which lasted over 13 hours. We then had to have our electricity supplied from generators delivered to the development, as the issue could not be resolved.

We understand from UK Power Network that there were 64 power cuts since March 2021 and there has also been a further 4 power cuts since then, a Total of 68 power cuts to date.

This clearly shows that there is a lack of capacity in the existing supply grid and there is no infrastructure for yet more houses.

There is also very poor mobile phone and internet signals in the area, with WiFi unobtainable during power cuts.

The proposed site is currently an agricultural field and we have frequently seen this being used by a Wild Deer family, rabbits, buzzards, partridges and many other birds.

The area is part of the rural setting of Ansty and with the potential loss of green space and habitats for animals and birds, this would be greatly harmed by an urban development of this size.

I therefore do not support any further development and would respectfully request MSDC to refuse this planning application.

Yours faithfully

[Redacted Signature]

Kind regards