

From: planninginfo@midsussex.gov.uk
Sent: 15 March 2026 19:05
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 15/03/2026 7:04 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:	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: 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.

The A272 is a busy commuter route used by many vehicles and with the proposed development for 34 homes, this could result in there being approx 60 plus extra vehicles, as a lot of households have more than one car (plus some have motorbikes) and it would be extremely difficult to exit the junction at Upton Drive/Marwick Close, 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. There have been traffic speed surveys undertaken in the area, with recorded speeds in both directions being considerably higher than the 30mph limit. 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. This could also result in emergency

access issues.

Upton Drive and Marwick Close is only a very small residential development with just 20 dwellings on shared surface roads. It is 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.

It is very narrow in Marwick Close, particularly near where the entrance to the proposed site would be, there is only room for a single car to drive in the road, with no pavements for pedestrians to walk, which would be unsafe.

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, this could cause the road to sink.

Pedestrian access is extremely limited as per the previous paragraph and there are no existing footways fronting the site. On the opposite side of the A272 there are existing narrow footways, but these are not adequately maintained, resulting in these being unsuitable from a safety point of view in respect of children, those with mobility issues and older citizens.

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 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 and have to rely solely on private car use, which in turn would conflict with planning policies for sustainable travel.

Ansty has been assessed as having limited growth potential, yet more housing growth is currently proposed here than in East Grinstead which is a Category 1 Town settlement.

There is also the issue of prematurity, because the site is not allocated in the Local Plan as allocations are currently under review.

There would be extra pressure on the local infrastructure, taking into account recent water shortages and frequent 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.

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

Yours faithfully



Kind regards