

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 15 March 2026 14:09:21 UTC+01:00
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 15/03/2026 1:09 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

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Customer Details

Address: The Laurels, Bolney Road Ansty Haywards Heath

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I would very much like to object to this application for the following reasons. 1. Ansty is a category 4 settlement within the hierarchy recognised by the Planning Authority. Such settlements are defined as having very limited services which cannot sustain anything other than very limited development. The village has already proportionately received a higher quantum of development than any other such settlement in the District and indeed in settlements higher up in

that hierarchy. This contradicts the logic within both the existing and emerging District Plan. This matter is currently being examined by the Planning Inspector in the ongoing hearings.

2. Traffic along the Bolney Road is already very heavy and the nature of the road makes it especially dangerous. It is also prone to surface flooding in the direction of the A272. This situation (likely to get worse with climate change) means that traffic - during periods of heavy rainfall - pulls into the centre of the road thus facing oncoming vehicles in the opposite direction. Any more traffic using this road can only worsen the problem.

3. The Wastewater Treatment Works along the Cuckfield bypass is already at capacity and Southern Water have already stated that a major upgrade will be required before any further development in the area can be permitted.

4. Although Ansty & Staplefield Parish Council have not opposed the development (except in relation to the traffic issue), this scheme is in fact in violation of the Neighbourhood Plan.

5. As previously mentioned, Mr Bore - the Planning Inspector who is currently examining the Local Plan - has stated that he is interesting in receiving evidence concerning the provision of public transport in Ansty which is currently pathetically inadequate with services being provided 4 times a day in each direction on just 3 days a week with just 2 services on Tuesdays and Thursdays. There is no weekend service at all and the one service in each direction during the week is for the exclusive use of school children.

Although this site is included for development in the emerging Local Plan, the Inspector has raised questions regarding the spatial strategy. This seems inconsistent with regard to (on the one hand) promoting development in the main towns and villages where there is infrastructure to support this whilst choosing to allocate a site such as this where it does not. On this point I rather find myself agreeing with the Inspector.

Kind regards