

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 13 March 2026 17:50:36 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 13/03/2026 4:50 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:	Ley Spring Bolney Road Ansty
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Subject: Formal Objection - Breach of Policy AS6, Topographical Impact, and Highway Safety Dear Mr. King, I am writing to formally object to DM/26/0454. While the site is allocated under Policy AS6, the current proposal for 34 dwellings is a significant over-development that fails to respect the topography of the land, the safety of the highway, or the specific

environmental protections mandated by the Site Allocations DPD.

1. Topographical Impact and Overshadowing (The Upton Drive Precedent)

The proposed site sits at a higher elevation than existing neighbouring properties. We already have a clear and negative precedent in the village: the houses built at Upton Drive.

The "Looming" Effect: Because the Upton Drive properties were built on higher ground, they significantly obscured natural sunlight for residents on the lower slopes.

Cumulative Loss of Light: The 34 proposed dwellings in DM/26/0454 will exacerbate this. Due to the site's elevation, these structures will act as "light barriers," casting long shadows that deprive existing homes of solar gain. This represents a severe loss of residential amenity and privacy.

2. Severe Highway Stress, Noise, and Pollution

The traffic situation on Bolney Road (A272) is at a breaking point.

Roundabout Gridlock: Traffic frequently reaches a "standstill" at the Ansty roundabout. Adding the vehicle movements of 34 households into this bottleneck will lead to total failure of the local highway network. I have numerous pictures of traffic tailing back down the road at a standstill and would have uploaded them here but there is no facility to do this on this platform.

Atmospheric Pollution: Idling engines from queuing traffic already cause significant noise and air pollution. The developer's assessment ignores the reality of "stop-start" traffic, which creates localized pollution hotspots that are detrimental to public health.

Unsafe Access: Routing all traffic through Marwick Close, a narrow residential cul-de-sac, is dangerous and entirely unsuitable for the volume of residents and service vehicles proposed.

3. Failure to Provide a "Rural Transition" (Breach of Policy AS6)

Policy AS6 explicitly mandates a "significant landscape buffer" to protect the rural character of the High Weald.

Hard Urban Boundary: Instead of the required "soft edge," this plan proposes a dense, hard urban boundary.

Loss of Biodiversity: The proposal threatens the "tree belt" and established hedgerows along the southern and eastern boundaries. These are vital ecological corridors that Policy AS6 was designed to protect. This development represents an unacceptable urban encroachment into the countryside.

4. Drainage and Surface Water Flood Risk

As a professional with extensive experience in drainage systems,

I am deeply concerned about the "run-off" from this high-elevation site.

Velocity of Run-off: Converting this elevated greenfield site into 34 homes with impermeable surfaces will force surface water down the slope toward existing properties at a much higher velocity.

Infrastructure Capacity: The existing local drainage network is already under stress. Without a far more robust and lower-density strategy, this development poses a direct flood risk to properties on the lower side of the hill.

Conclusion

This proposal is an over-development that repeats the topographical mistakes of Upton Drive, ignores the traffic crisis on Bolney Road, and flatly ignores the rural transition requirements of Policy AS6. I urge the Council to refuse this application.

Kind regards