

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 29 July 2026 21:44:58 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 29/07/2026 9:44 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: 107 MACKIE AVENUE HASSOCKS

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer made comments in support of the Planning Application
Reasons for comment:	
Comments:	As a long-standing previous resident of Ansty, I wish to submit comments to Support for the Proposed Development The proposed development represents a logical and natural extension of the existing built form of Ansty. The site is immediately adjacent to established residential development and integrates with the village rather than creating an isolated or

disconnected form of growth.

The proposal makes efficient use of land on the edge of the existing settlement and should be viewed as a sustainable infill and rounding-off opportunity. Rather than extending development into a remote location, the proposal sits alongside existing homes, roads and infrastructure, allowing the village to evolve in a cohesive and proportionate manner.

The development would provide much-needed new homes at a time when there remains significant demand for housing allowing people to join, return or remain in the village. The delivery of additional homes, including family housing, will help support those housing needs and contribute towards maintaining a balanced and sustainable village community.

The site benefits from an existing relationship with the village and should not be viewed as an isolated greenfield proposal. It is physically connected to the existing new residential area and will form a continuation of the established pattern of that development.

The layout demonstrates a well-considered design approach which reflects the surrounding residential character while providing attractive new homes, landscaping and public realm improvements.

The development would strengthen and support the long-term vitality of the village.

The proposal offers opportunities to improve pedestrian connectivity and accessibility compared to the current situation. The introduction of new pedestrian links and improved walking connections will encourage movement between the development and the village.

The scheme also has the potential to improve connections to the surrounding countryside and existing Public Rights of Way network, allowing both existing and future residents to enjoy greater recreational opportunities and access to the rural environment, strengthen links between existing neighbourhoods and surrounding countryside.

Villages are not static places and must be allowed to evolve sensitively over time.

Ansty itself has experienced carefully managed growth and the existing newly completed Marwick Close / Upton Drive development demonstrates that new housing can be successfully integrated into the village landscape. The proposed development continues that evolution in a manner that respects the existing settlement pattern.

Importantly, the land does not represent a detached or speculative location. It sits directly adjacent to existing housing and is visually and physically associated with the built-up area of the village.

The proposal therefore reads as a natural completion of the edge of the settlement rather than a disconnected expansion into open countryside.

The development provides an opportunity to deliver new landscaping, tree planting, ecological enhancements and high-quality public spaces which can improve the appearance of the site compared with its current condition.

Well-designed residential developments have the ability to create attractive new environments that future residents can enjoy while also contributing positively to the wider village setting.

The proposed layout appears to retain a clear landscape structure whilst creating a coherent residential environment that integrates with the neighbouring development.

The highways concerns raised by residents of Marwick Close and Upton Drive, in my opinion, these concerns significantly overstate the likely impact of the proposed development and fail to recognise the history and planned evolution of this site.

The suggestion that Marwick Close and Upton Drive were only ever intended to serve the existing development is simply not consistent with the way the estate was originally conceived and delivered. The expressly reserved rights for future residential use of the existing Marwick close estate road anticipated the continuation of the estate road beyond the existing houses. The road network was therefore designed with future expansion and connectivity in mind from the outset.

The proposed development does not seek to create an entirely new access arrangement in an unexpected location. The land sits immediately beyond the existing estate and naturally connects to the established road network already serving the area. The relationship between the existing development and the proposed development is obvious on the ground, and the alignment of the road layout reflects the fact that future connectivity was always envisaged.

Marwick Close and Upton Drive have been functioning safely and successfully since they were constructed. Despite suggestions that the road network is unsuitable, there is no evidence of an established highway safety problem associated with the existing access arrangements or any reported accidents on the junction.

It is therefore reasonable to ask why an access route that was anticipated when the estate was created, and which has always

provided the logical means of serving the adjoining land, should now be portrayed as unacceptable simply because that adjoining land is coming forward for development?

The opportunities for sustainable travel will naturally differ between rural and urban areas as recognised by national planning policy. Villages cannot reasonably be expected to offer the same level of public transport and infrastructure as larger towns, and this reality must be considered when assessing development proposals.

Overall, the proposed development represents a logical extension to the existing built form of the settlement. The land immediately adjoins the existing estate, the road network was established with future connectivity in mind, rights were reserved for future residential use of the proposed development, and the principle of linking the two areas has existed for many years.

When the development is viewed as a whole, the proposal should be recognised as:

- A logical extension to the existing residential area.
- A site that was always intended to connect to the existing estate road network.
- A scheme capable of delivering much needed new homes.
- A development that supports the long-term sustainability of Ansty.
- A proposal that enhances pedestrian connectivity.
- A well-related site adjoining existing development rather than a detached or isolated location.
- An opportunity to complete the natural evolution of this part of Ansty in a planned and coherent manner.

"This proposal should not be viewed as an isolated development in the countryside, but rather as a natural continuation of an existing residential area that was clearly envisaged when the neighbouring development and associated estate road were originally designed and delivered."

For all of these reasons, I hope the proposed development is approved. Ansty has benefited greatly from carefully planned new housing in recent years, with many new residents now enjoying the opportunities and quality of life that village living provides. It is worth remembering that many of those currently living in the newer parts of the village are themselves only able to enjoy Ansty because previous developments were granted permission. This proposal offers the same opportunity for other families to become part of the very same community!

Kind regards

