

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 06 September 2026 20:37:39 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 06/09/2026 8:37 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.) (Updated Road Safety Audit and Designers Response and plans received 03/08/2026).
Case Officer:	Steven King

[Click for further information](#)

Customer Details

Address:	17 Upton Drive Ansty
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Objection to Planning Application - Proposed Residential Development, Ansty I wish to formally object to the proposed residential development at the end of our road in Ansty.

I have serious concerns regarding the suitability of the site, the adequacy of the proposed access, the impact on highway safety, the lack of existing infrastructure within Ansty, the substantial wildlife value of the site, and the significant disruption and harm that would be caused to families who already live in the surrounding properties.

1. Highway safety and unsuitable access

The access road serving the proposed development is wholly inadequate for the level of traffic that would be generated during both the construction phase and subsequent occupation of the proposed homes.

The road is extremely narrow and, in sections, has no pedestrian footway at all. It is already barely adequate for the relatively small number of homes currently served by it. It is not wide enough for two vehicles to pass safely in a number of places, particularly when residents are legally parked on the road, as they are permitted to do and frequently do in practice.

The introduction of additional construction traffic, followed by the considerably greater number of vehicle movements associated with the proposed residents, would place substantial additional pressure on an already inadequate road.

This is particularly concerning because there are numerous children living in the existing development who walk, cycle and play in and around the road. The combination of a narrow carriageway, parked vehicles, lack of pedestrian footways and increased traffic would create an unacceptable risk to existing residents, particularly children and other vulnerable pedestrians.

The construction period itself could present a particularly serious highway safety issue, given the likely presence of heavy goods vehicles, construction machinery and contractor vehicles using an access road that is already unsuitable for two-way traffic in places.

The applicant should be required to demonstrate convincingly, through an appropriate and independent transport assessment, that the road and surrounding highway network can safely accommodate both construction traffic and the permanent increase in traffic.

2. Existing access and difficulty joining the main road

Residents already experience difficulties safely joining the main road from the existing development.

The existing junction and surrounding road conditions can make entering the main road challenging, particularly when traffic is

approaching. Adding a significant number of additional vehicle movements to this situation would inevitably increase the potential for conflict and delay.

This is a small rural community, and the existing highway arrangements have not been designed to accommodate the level of additional traffic that this proposal would generate.

The Council should therefore carefully consider the cumulative impact of the development rather than assessing the proposed access in isolation.

3. Ansty lacks the infrastructure necessary to support further development

Ansty is a very small community with limited infrastructure and services. The proposal would place additional demands on facilities and services that are already under considerable pressure.

There is clear evidence from the experience of residents in the existing development that local infrastructure is not always adequate even for the current number of properties.

For example, there have been more than 70 power cuts affecting the existing development in approximately four years. This is an extraordinary level of disruption and demonstrates that the existing electricity infrastructure has experienced significant reliability issues.

These outages have a particularly serious impact on families with young children and vulnerable residents. They are not simply an inconvenience: repeated loss of electricity can cause significant disruption to family life and can be particularly distressing and difficult for vulnerable adults and children.

Before additional housing is approved, the Council should be satisfied that the necessary utility infrastructure has sufficient capacity and resilience to support the proposed development without further adversely affecting existing residents.

4. Significant disruption and impact on existing families

The proposed development would cause substantial disruption to the lives of families who already live in the immediate vicinity of the site, particularly during what would potentially be a prolonged construction period.

Residents would have to live alongside construction traffic, noise, dust, machinery, deliveries and increased vehicle movements. Given the constrained nature of the existing road, this disruption would be particularly intrusive and difficult to manage.

The impact should not be considered simply as a temporary inconvenience. The development would permanently alter the environment immediately surrounding existing homes and introduce substantially greater traffic and activity into an area that is currently a small residential community.

There are also residents living close to the proposed site who are particularly vulnerable to significant stress and disruption, including individuals with serious medical and mental health needs. Severe stress can have a profound impact on their wellbeing and, in some cases, can have extremely serious consequences.

This is particularly important in the context of residents already experiencing repeated disruption from issues such as power failures and the limitations of the existing infrastructure.

The Council should give proper consideration to the cumulative effect of the proposed development on the amenity, wellbeing and quality of life of existing residents, rather than considering each impact in isolation.

5. Wildlife and biodiversity

The application site supports a substantial amount of wildlife and appears to provide an important habitat within the local area.

The loss and development of this land would inevitably disturb and potentially displace established wildlife and habitats, including birds, mammals, insects and other species that rely upon the site.

Given the amount of wildlife observed on and around the site, I am concerned that the ecological value of the land may be understated.

I request that the Council requires comprehensive and appropriately timed ecological surveys before determining the application, including consideration of protected species and habitats. A limited survey undertaken at a single point in the year may not adequately reflect the site's importance to wildlife.

The Council should also carefully consider whether the proposed development would result in a genuine biodiversity improvement or whether claimed mitigation would simply compensate for the loss of an established and functioning habitat.

6. Impact on the character of Ansty

The proposed development is out of keeping with the scale and character of Ansty.

Ansty is a small rural community whose character is defined by its limited scale, open spaces, countryside setting and relatively low-density residential development.

Introducing additional housing at this location would represent a significant change to the existing character of the area and would contribute to the gradual urbanisation of a community that does not have the infrastructure or highway capacity to support substantial additional development.

The cumulative impact of further development should also be considered, rather than treating this application as an isolated proposal.

7. Residential amenity

The development would have a significant impact on the residential amenity of existing households surrounding the site.

In addition to the permanent increase in traffic and activity, existing residents would potentially face a prolonged period of construction disturbance immediately adjacent to their homes.

Particular consideration should be given to noise, dust, vibration, construction traffic, working hours, deliveries and the ability of construction vehicles to safely access and leave the site without obstructing the existing residential road.

The Council should be satisfied that the development would not result in an unacceptable loss of residential amenity for the families already living there.

8. Concerns regarding the circumstances surrounding the site

I also have serious concerns regarding the circumstances in which the site was acquired and the history of the land.

It is my understanding that the site was effectively commandeered through means that may have been illegitimate, and I believe the circumstances surrounding its acquisition warrant further scrutiny.

I appreciate that private land ownership and legal disputes are not ordinarily material planning considerations. However, given the nature of the concerns, I respectfully request that the Council ensures that the applicant has demonstrated the necessary legal control over the land and that all relevant ownership and procedural requirements have been properly satisfied before the application is determined.

Conclusion

I respectfully ask the Council to refuse this planning application on

the basis of the significant and cumulative impacts that it would have on the existing community.

In particular, I ask the Council to take into account:

- * The inadequate and extremely narrow access road, including sections without any pedestrian footway.
- * The fact that vehicles cannot safely pass in parts of the road, particularly when residents are legally parked.
- * The significant increase in construction and permanent traffic and the resulting highway safety risk to existing residents and children.
- * The existing difficulties residents face when joining the main road and the increased risk that additional traffic would create.
- * The fact that Ansty is a very small community with limited infrastructure and services.
- * The history of more than 70 power cuts in approximately four years affecting the existing development, demonstrating existing infrastructure reliability problems.
- * The disproportionate impact that further disruption could have on vulnerable adults and children.
- * The substantial disruption to the lives and wellbeing of existing families that would result from construction and the permanent change to the area.
- * The serious impact that significant stress and disruption could have on residents with serious medical and mental health needs.
- * The substantial wildlife and ecological value of the site and the need for comprehensive ecological assessment.
- * The detrimental effect on the rural character and setting of Ansty.
- * The cumulative impact of the proposal on the highway network, infrastructure, residential amenity and existing community.

Taken together, these issues demonstrate that this is not simply a matter of adding a small number of houses. The proposal would place significant additional pressure on an already constrained road and infrastructure network and would materially affect the safety, wellbeing and quality of life of the families who already live here.

I therefore respectfully request that the planning application is refused.

Kind regards