


10 Upton Drive
Ansty
Haywards Heath
RH17 5RQ

14 March 2026

Dear Steven and the Planning Dept, Mid Sussex District Council

Re: DM/26/0454

I am writing to object to the above Planning Application, consisting of 34 homes, with access from Upton Drive and Marwick Close.

Firstly, the proposed development would gain access through an existing small residential housing development of 20 dwellings. Aside from the vast increase in noise and activity from the number of additional vehicles using the adjoining road network, there are serious safety concerns, as highlighted in the enclosed GTA Civils & Transport report.

The Council themselves have confirmed that Ansty has limited services. There is only one irregular bus service within Ansty, that runs 4 services per day, excluding weekends. The nearest station is Haywards Heath, which is over 5km away, so the residents of the proposed development will rely heavily on their private cars.

GTA Civils & Transport has prepared a Technical Note at the residents' request. There are serious highway safety concerns arising from the use of the existing access at the junction with Upton Road and Bolney Road. There is insufficient visibility at the junction to serve the existing and proposed housing and in summary, "the development of 34 homes would result in an unacceptable impact on the safety of the junction and should be refused on highways grounds."

I wish to summarise what I deem to be the key issues as follows:

- The inadequate visibility splays are very unsafe and excessive traffic speeds are frequently observed.
- The A272 / Bolney Road has heavy commuter traffic already. Were this application to be approved, the resultant 54 dwellings, possibly with 2 vehicles, would need to join this traffic, at great risk.
- Upton Drive and the brick-block surface of Marwick Close are not designed for heavy construction traffic, nor the subsequent increase in vehicles once completed.

- There is no safe pedestrian infrastructure
- There is no safe cycle infrastructure

Other issues with the planning proposal are as follows:

- Over development – the density of this number of houses does not reflect the character of the village.
- The environmental and wildlife impact on the field.
- The inevitable light pollution.

Finally, I wish to make it known that following the release of the Notice of Planning Application, we have commissioned GTA Civils & Transport to update their report. Steven King has kindly said we can send this to you once we have it, especially as the Planning Notices around Ansty have a deadline date of 24th March!

I do hope Mid Sussex Council will refuse this application – the site is neither a sustainable, viable or safe option.

Yours sincerely,

