

From: planninginfo@midsussex.gov.uk
Sent: 22 March 2026 18:23
To: Steven King
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 22/03/2026 6:22 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:	2 Davey Drive Bolney Haywards Heath
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments: As a regular twice a weekday commuter user of the A272, this is an extremely busy route for which congestion is already an issue on this road, particularly on the approach to the mini roundabout in Ansty village, even more so during peak hours, with queues backing up along the A272.

On approach towards the Ansty mini roundabout travelling on the A272, it is clear that there are no pedestrian walkways on the right hand side of the road, whilst on the left hand side there are existing narrow footways, which are poorly maintained and overgrown with vegetation. This creates safety issues for many different types of pedestrian users including children, those with mobility impairments, including wheelchair and mobility scooter users and older local residents. As the walkway is so narrow, there is only room to use this in single file, which again is most unsuitable and dangerous for small children walking with parents/carers.

With the proposed development of 34 dwellings, this would greatly increase the number of private car users, particularly when taking into account that many households have more than one car, there could possibly be in the region of an additional 60 cars. These vehicles would need to exit the single access junction at Upton Drive, which would be very difficult especially during peak hours and would significantly add to the congestion issues, potentially bringing the

traffic on the A272 to a standstill, which would be very bad for the environment with the traffic fumes and increased noise.

From a Highway safety point of view, the residential streets and the A272 junction of Ansty were not designed for this level of traffic.

When travelling along the A272 in non peak hours, traffic frequently exceeds the 30mph speed limit, which again raises safety issues both for pedestrian users of the road and current traffic exiting Upton Drive. If the proposed development were to go ahead, then this safety issue would greatly increase and become a much larger problem.

Also, the location is poorly served by sustainable traffic options, including a very limited irregular bus service, with just 4 return services restricted to Monday, Wednesday and Friday and only running in non peak hour, this would mean that residents would be highly reliant on private car use for their journeys.

In addition, the nearest railway station is Haywards Heath, which is just over 5.2km away. This exceeds the recommended IHT cycling distance and again would mean residents would be solely reliant on using their private cars.

Taking into account all of the above issues, particularly Highway safety and sustainable traffic options, I object to this planning application.

Yours faithfully

Jakob Gowin

Kind regards