

From: planninginfo@midsussex.gov.uk
Sent: 23 March 2026 10:53
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 23/03/2026 10:52 AM.

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 Marwick Close Ansty 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: The proposed development for 34 new dwellings is a substantial additional number of homes in a location which has limited growth. This would also result in a large amount of extra private cars using the single access junction at Upton Drive and the A272. The visibility at this junction is restricted in both directions, which is due to the shape of the road and the hedgerows and vegetation. With all the extra vehicles trying to exit the junction, this would have an impact on highway safety.

The A272 is a busy commuter route and the mini roundabout in Ansty village already has congestion problems, especially during peak travel times. The additional traffic from the proposed housing site would result in even more congestion, Highway safety issues, noise and traffic fumes.

Upton Drive and Marwick Close are existing small residential roads serving just 20 homes, these are shared surface roads and do not have dedicated pedestrian footways. It is not designed to serve a large amount of traffic, which would be generated from a development of this size, especially as there is only a single access road and it is very narrow where the proposed entrance site would be.

Ansty is a small rural village with limited amenities.

There are insufficient sustainable travel opportunities, which is a limited bus service only running on some weekdays with just a few return journeys per day, outside of peak hours which is unsuitable for commuters.

The nearest train station at Haywards Heath is not within walking distance and is also classed as exceeding the recommended cycle distance, therefore this would result in a high additional reliance on private car use by the new housing residents.

There are no local schools close by, therefore more car journeys twice a day would be needed.

Ansty has limited growth potential and is classed as a Small Village Category 4 with limited services, yet there is more housing growth planned here, than for example East Grinstead which is a Town Category 1 and has many more amenities.

It would appear that 4 other Small Villages Category 4 in the District Plan 2021-2039

Allocations have zero housing growth.

Also, the Planning Application is Premature, as this site is not allocated in the Local Plan and site allocations are currently under review.

When we attempt to go for a walk locally on a designated Public Footpath/Public Bridleway, after exiting Upton Drive and turning left, as there is no pedestrian infrastructure on that side of the road, we have to cross over the road and walk on the pavements, but as these pavements are so narrow and overgrown, we have no choice but to walk in single file. We then have to cross back over the busy A272 which has fast traffic, (there have been traffic speed surveys undertaken in the area with recorded speeds in both directions higher than the 30mph limit) to be able to commence our walk properly.

The existing pavements are not suitable for all users, such as those with mobility needs. This is also a highway safety concern.

I therefore object to any further housing development, particularly with the highway safety and sustainability issues.

Yours faithfully,

A black rectangular box redacting the signature of the person.

Kind regards