

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 07 July 2026 20:11:09 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 07/07/2026 8:11 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

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Customer Details

Address:	Sherwood Bolney Road 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 DM/26/0454 I wish to object to planning application DM/26/0454 on the following grounds: - Water supply: The local water infrastructure is already under significant strain. There have been occasions when residents have had to obtain water from the village hall due to shortages. Further development will increase demand on an already

inadequate water supply.

- Flood risk and drainage: The area has a history of flooding following recent developments. Flooding associated with the Sunnyside development directly affected Fairbanks and Sherwood and both the Cottages and Netherby experienced flooding that residents attribute to inadequate drainage connected with the Sigma Homes development at Marwick Close.

- Previous drainage failures: Sigma Homes installed a drain beneath the land at Butler Farm which discharges into the gully beside the footpath known as Pinks Lane footpath 99CR. This resulted in the footpath flooding for approximately two years, effectively turning it into a stream. This demonstrates that previous drainage solutions have not performed adequately or tested.

- Failure to enforce planning conditions: The previous Sigma Homes development was subject to a condition requiring permanent speed restriction measures as in a permanent SID. Despite the Council being notified, these measures have still not been installed. This raises concerns about the effectiveness of enforcing planning conditions before further development is approved.

- School capacity: Local schools are already full and oversubscribed. Additional housing will place further pressure on education provision.

- Highway safety: The A272 remains a significant road safety concern. The Council consistently failed to ensure that the prepaid vegetation maintenance alongside the A272 towards Cuckfield was carried out, reducing visibility for children walking to Warden Park School. During periods of roadworks, children were forced to walk in the carriageway.

- Traffic: Vehicles continue to exceed the 30 mph speed limit through the village. Additional traffic from this development will increase congestion and make it more difficult and dangerous for vehicles to exit nearby lanes and properties onto the A272.

- Sustainable transport: Although the proposal includes cycle parking, it makes no provision for safe cycling infrastructure. There are currently no dedicated cycle lanes through Ansty, making cycling along the A272 hazardous for many users. The application fails to demonstrate how residents will be able to make safe and realistic journeys by bicycle to Burgess Hill, Haywards Heath or surrounding villages. Public transport is also extremely limited. Apart from two school buses during the week, children and many residents have little option but to rely on parents or private cars to access schools, employment, healthcare, shops and other services. The proposal would therefore increase reliance on private vehicles rather than support sustainable travel.

- Poor quality design: The proposed development fails to provide adequate private outdoor amenity space for each dwelling. The gardens are disproportionately small for a semi-rural village setting and do not provide sufficient usable space for families, recreation, gardening or food growing. The cramped layout represents overdevelopment of the site and is out of keeping with

the spacious character of the surrounding area.

- Loss of countryside and biodiversity: The development would extend into open countryside, resulting in the loss of a rural landscape that supports wildlife, including owls and bats. Increased lighting and activity would erode the area's valued dark skies and harm local biodiversity.

Conclusion

This proposal represents another incremental expansion of Ansty without the corresponding investment in essential infrastructure. Existing deficiencies in water supply, drainage, flood prevention, highway safety, school capacity, active travel and public transport have not been adequately addressed following previous developments. Approving further housing in these circumstances would place an unacceptable additional burden on local infrastructure, erode the character of this semi-rural village and fail to deliver sustainable development.

For these reasons, I respectfully request that Mid Sussex District Council refuses planning application DM/26/0454.

Kind regards