

Peter Davies

From: [REDACTED]
Sent: 28 July 2026 14:13
To: planninginfo
Cc: Steven King
Subject: Planning Application – Proposed Residential Development of 33 Dwellings on Land at Bolney Road, Ansty

[REDACTED]

Dear Sir/Madam,

I wish to register my objection to the proposed development of 33 dwellings on land at Bolney Road, Ansty.

Having considered the application, I believe the proposal would place unacceptable pressure on the village and would have a lasting negative impact on local infrastructure, road safety, the environment and the character of the community.

My concerns are outlined below.

Impact on the Rural Character of Ansty

One of Ansty's greatest strengths is its rural setting and village identity. The proposed development is out of scale with the existing settlement and would extend housing into open countryside, fundamentally changing the appearance and feel of the area.

Development of this size would erode the distinct rural character that residents value and could set an undesirable precedent for further expansion.

Loss of Open Countryside and Wildlife

The application site is currently an undeveloped green field which provides an important habitat for wildlife and contributes significantly to the landscape surrounding the village.

Replacing this land with housing would result in the permanent loss of valuable green space that cannot be recreated. The countryside surrounding Ansty is an important part of its identity and should be protected wherever possible.

Traffic Generation and Highway Safety

The additional vehicle movements created by 33 new homes would inevitably increase traffic on roads that are already under pressure.

The proposed access arrangements also raise concerns. The surrounding roads are not well suited to accommodate the extra residential traffic, construction vehicles and service vehicles that this development would generate.

I understand that concerns about the safety of the highway have already been raised with the relevant highways authority. These matters should be thoroughly investigated before any planning permission is considered.

Increased traffic would create additional risks for drivers, pedestrians and cyclists using these roads every day.

Existing Congestion

Traffic congestion is already a regular issue, particularly during busy periods.

The local road network was not designed to support development of this scale, and further increases in vehicle movements are likely to worsen delays and reduce the quality of life for existing residents.

Pressure on Electrical Infrastructure

The local electricity supply already appears to be operating close to capacity. Residents frequently experience power interruptions and outages throughout the year, suggesting that the existing network is under significant strain.

Before approving further housing, I believe the Council should be satisfied that the electricity infrastructure can accommodate the additional demand without affecting the reliability of supply to current households.

Drainage Capacity

There are also concerns regarding drainage infrastructure in the area, which already experiences capacity issues and blockages.

An additional 33 dwellings would increase both wastewater and surface water entering the system. Unless meaningful improvements are made beforehand, there is a risk of increased flooding, drainage failures and sewage-related problems.

Evidence should be provided to demonstrate that the existing drainage network has sufficient capacity before any permission is granted.

Noise and Disturbance

The proposal would inevitably lead to increased levels of noise and activity, both during construction and once the development is occupied.

Additional traffic, residential activity, external lighting and construction works would all reduce the peaceful nature of the area and could adversely affect neighbouring properties as well as local wildlife.

For all of these reasons, I respectfully ask the Council to give careful consideration to the cumulative impact of this proposal on the local community before making its decision.

I trust that the concerns of existing residents will be given the weight they deserve.

Yours faithfully,

[REDACTED]
2 Upton Drive
Ansty
RH17 5RQ
[REDACTED]