

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 10 March 2026 23:29:21 UTC+00:00
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 10/03/2026 11:29 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 Upton Drive 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: I am writing to formally object to the above planning application for the construction of 34 new homes with access via Marwick Close, including associated vehicle and cycle parking, landscaping, drainage and associated infrastructure and highway works.

My objection is based on a number of significant concerns relating to highway safety, the suitability of the surrounding road network, environmental impact and the effect on the character of the existing residential area.

Marwick Close is currently a small residential cul-de-sac branching from Upton Drive, which itself connects to the A272. The road was clearly designed as a quiet dead-end residential street serving a limited number of properties.

The proposal would fundamentally change the purpose and function of Marwick Close by opening the end of the cul-de-sac to provide access to a new development of 34 homes on the adjacent field. This would transform a quiet residential road into the primary access route for a significantly larger housing area.

Such a change would result in a substantial increase in vehicle movements along Marwick Close and Upton Drive, including residents, visitors, delivery vehicles and service traffic. These roads were not designed to accommodate the level of traffic associated with a development of this scale, and doing so would negatively affect the safety, character and residential amenity of the area.

The entrance to Upton Drive connects directly to the A272, which is a busy country road carrying a high volume of through traffic. Vehicles often travel at speed along this road, creating an already challenging junction for residents entering and leaving the area.

Increasing the number of vehicles accessing and exiting the area as a result of a 34-home development would significantly increase turning movements at this junction, which could heighten the risk of accidents and congestion.

Traffic speeds along the A272 are often high due to its function as a main rural route. Vehicles turning into Upton Drive must slow quickly, and those exiting must merge with fast-moving traffic.

A development of this scale would result in far more frequent turning movements, increasing the potential for dangerous situations for both existing residents and new occupants.

Marwick Close and Upton Drive were designed to serve a small residential community rather than acting as an access route for a larger housing development. Increased daily traffic from residents, visitors, service vehicles and delivery vans would place significant pressure on roads that are narrow and residential in character.

This would change the nature of the area from a quiet residential environment into a busier access route, which would negatively impact existing residents.

There is currently limited pedestrian infrastructure in the area. In places, footpaths are minimal or absent, meaning pedestrians must share the road with vehicles.

Introducing a development of 34 homes would inevitably increase pedestrian activity, including children and vulnerable residents, yet the surrounding roads do not appear to be designed to safely accommodate this level of pedestrian and vehicle interaction.

The A272 already experiences significant traffic volumes as a key route for commuters and through-traffic. The surrounding roads already experience traffic pressure during peak hours.

Adding further vehicle movements associated with a development of this scale would contribute to congestion and increase safety concerns within the local road network.

The proposed development site currently forms part of a green field area that supports local wildlife and contributes to the natural character of the surroundings. Development of this land could result in habitat loss and disturbance to wildlife through construction activity, increased traffic and changes to the landscape.

These impacts should be carefully considered given the importance of protecting local biodiversity and maintaining green spaces within the community.

The area surrounding Marwick Close currently benefits from relatively low levels of artificial lighting, which helps preserve the rural character of the neighbourhood and supports local wildlife.

A development of 34 homes would introduce additional lighting from streetlights, vehicle headlights, residential lighting and security systems. This increase in artificial lighting could lead to light pollution, affecting both nearby residents and wildlife, and diminishing the darker night environment that currently exists in the area.

Conclusion

Given the safety concerns relating to the junction with the A272, the unsuitability of Marwick Close as an access point for a development of this scale, the increased traffic impact, lack of pedestrian infrastructure, environmental concerns and potential increase in light pollution, I believe this proposal would have a detrimental impact on both the safety and character of the area.

I therefore respectfully request that the planning authority carefully consider these concerns and refuse the application.

Kind regards