

## Steven King

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**From:** planninginfo@midsussex.gov.uk  
**Sent:** 11 March 2026 09:36  
**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 11/03/2026 9:35 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:	8 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: Previous highways evidence commissioned in relation to the same site raised a number of serious concerns regarding the suitability of this location for residential development from a transport and safety perspective. Many of these issues remain relevant to the current proposal.

Visibility at the junction of Upton Drive and the A272 is restricted in both directions due to the geometry of the road and surrounding vegetation. Traffic speed surveys undertaken in the vicinity have recorded vehicle speeds exceeding the posted 30mph limit, meaning greater visibility standards are required for safe junction operation. These visibility requirements are difficult to achieve due to the existing road layout and vegetation.

Access to the proposed development would be via Upton Drive and Marwick Close, which are small residential shared-surface roads currently serving a limited number of dwellings. These roads do not have dedicated pedestrian pavements and were not designed to accommodate the level of traffic that could result from a development of this scale.

Pedestrian infrastructure in the immediate area is also very limited. There are no suitable footways directly serving the site and the existing pavement along the A272 is narrow, poorly maintained and not appropriate for many users. There are also no safe crossing points across

the A272 in close proximity to the site, creating safety concerns for pedestrians, including children, older residents and those with mobility impairments.

The A272 itself is a busy commuter route and the nearby mini roundabout in Ansty village already experiences congestion, particularly during peak travel times. Additional traffic generated by new housing would add further pressure to an already constrained junction and road network.

In addition, the site is currently open agricultural land which forms part of the rural setting of Ansty and provides habitat for local wildlife. Development of this land risks the loss of green space, hedgerows and natural habitats which support birds, small mammals, insects and other wildlife. The site also contributes to the rural character and environmental setting of the village, which could be significantly harmed by urban development.

Furthermore, the location is poorly served by sustainable transport options, with limited bus services and no nearby railway station within convenient walking distance. This would likely result in a high reliance on private car use, which conflicts with planning policies that seek to encourage sustainable travel and reduce car dependency.

Accident records in the vicinity of the site also indicate a number of collisions in recent years along the A272 and nearby junctions, highlighting existing road safety concerns.

For these reasons, I believe the proposed development raises significant highway safety, environmental and sustainability issues and I respectfully request that the council carefully consider these concerns when assessing the application.

Yours faithfully,



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Kind regards