



08 September 2026

Dear Steven and the Planning Dept, Mid Sussex District Council

Re: DM/26/0454

I am writing once again to strongly object to the above Planning Application consisting of 33 homes, with access from Upton Drive and Marwick Close.

As I have detailed before, there are many reasons for my objection to this proposed development, which I will not repeat entirely here, but I wish once again to reflect to the Planning Department at the Council.

- Highways safety access

Upton Drive and Marwick Close cannot safely serve the proposed development. The level of traffic that will be generated during both the construction, and subsequent occupation of the proposed homes, is far too great for the narrow block paved road. Upton Drive and Marwick Close have extremely narrow sections and part of both roads have no pedestrian footpath at all. In places two vehicles cannot safely pass each other, particularly when residents or their guests need to park on the road.

The proposed development would create an unacceptable risk for the current residents, particularly with the combination of a narrow road, parked vehicles, lack of pedestrian footpaths and the increased traffic.

The construction period itself is likely to present a particularly serious highway safety issue, given the presence of heavy goods vehicles, construction machinery and contractor vehicles using an access road that is already unsuitable for two-way car traffic in places.

- Access and the junction onto the A272

Current residents and visitors already experience difficulties safely joining the A272 from the existing development. The junction is already a very challenging one, particularly with traffic on the main road frequently exceeding the speed limit and the limited view that drivers have leaving Upton Drive. Adding more vehicles into the mix at this junction would inevitably increase the potential for, at best, delay and at worst, an accident. The existing junction and road have not been designed to accommodate the level of additional traffic that this proposal would generate. I wish to beg the Council to carefully consider the safety impact of the development on Upton Drive, Marwick Close and the junction to the A272.

- Insufficient infrastructure

Ansty is a small, rural village with limited infrastructure and services, and the proposed development would place additional demands on these limited facilities and services. Local infrastructure is not adequate even for the current number of properties and as I have mentioned before, there has been more than 70 power cuts affecting the existing development, one lasting over 13 hours. This is an

unacceptable level of disruption and demonstrates that the existing electricity infrastructure is not reliable at present, let alone with 33 new dwellings.

It is paramount the Council is satisfied that the necessary utility infrastructure has sufficient ability and resilience to support the proposed development, without further adversely affecting the existing residents.

- Disruption during construction

Current residents will have to live alongside construction traffic, machinery, noise, dust, vibration and increased vehicles for many years. The current nature of our small development (20 dwellings) combined with the size of the existing roads of Upton Drive and Marwick Close will mean residents face extraordinary disruption. This will be particularly intrusive and difficult to control and what's more, the proposed development will permanently alter the environment immediately surrounding existing homes. There will be substantially more traffic and activity in an area that is currently a small residential community. I hope that the Council is fully satisfied that the development will not result in an unacceptable loss of residential amenity for the families already living here.

- Ansty – character and impact

The proposed development is inconsistent with the established scale and character of Ansty. The village is a small rural community defined by its modest size, open spaces, countryside setting, and relatively low-density pattern of residential development.

Introducing additional housing at this location would fundamentally alter the existing character of the area and accelerate the gradual urbanisation of a community that lacks the infrastructure and highway capacity to accommodate such significant further growth.

- Planning Application Process

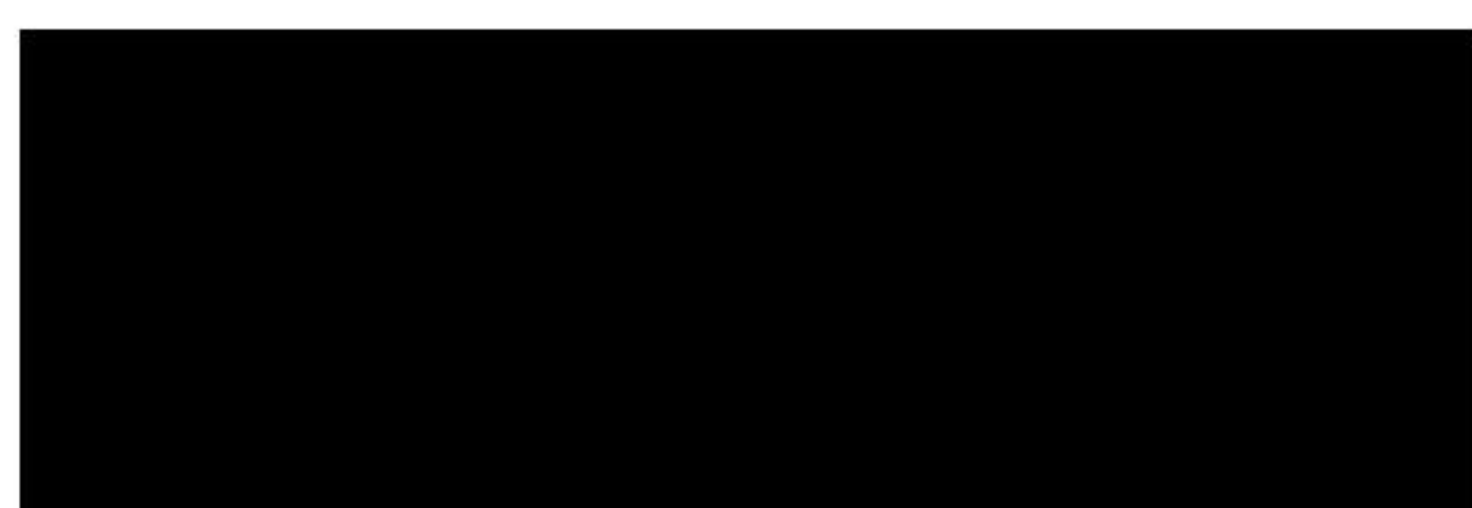
Devine Homes seem to have been given the opportunity to continually address objections raised. Whilst I am not overly familiar with the planning application process, it seems that the rational and procedure you are following in respect of the above planning application is very favourable towards Devine Homes. It appears that the planning department is working very co-operatively with the applicant for a development of this scale, giving them numerous opportunities to amend their application, prior to a decision, or before being put before a planning committee.

- Consideration of new access road to the proposed development site

Finally, I would like to query why, if this development is to be granted permission, it has not been considered that the proposed development have its own access? Whilst it is obvious that the cost to Devine Homes will be far less to use the already existing roads of Upton Drive and Marwick Close, this should not be a reason to so drastically impact current residents. I am quite sure Devine Homes have the financial means and wherewithal to build a new entrance and exit road to their new development.

In conclusion given the arguments I have outlined above, and in my previous two objections, I respectfully request that the planning application is refused.

Yours sincerely,

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