

Steven King

From: [REDACTED]
Sent: 18 August 2026 10:03
To: Steven King
Subject: Application No: DM/26/0454

[REDACTED]

Planning Application Objection

Planning Application Reference: DM/26/0454

Location: 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/RSA response received August 2026).

Date: 18th August 2026

Case Officer: Steven King

Dear Mr King,

OBJECTION to Planning Application DM/26/0454

I am writing to formally register my strong objection to the proposed residential development of 33 homes on the Land Parcel at Bolney Road, Ansty.

While I note the recent amendments reducing the unit count and revising the layout and footway proposals, the scheme remains fundamentally unsustainable and inappropriate for this location. My objection is based on the following material planning considerations:

1. Highway Safety & Inadequate Access via Marwick Close

- **Inappropriate Access Route:** Funnelling traffic for 33 new dwellings through **Marwick Close**—a quiet, narrow, residential cul-de-sac—will generate an unacceptable increase in vehicular movements, turning manoeuvres, and congestion.
- **Safety Concerns at the Junction:** The integration of additional traffic onto the busy **A272 (Bolney Road)** represents a significant highway safety hazard. Despite the updated Road Safety Audit and footway revisions along the A272, sightlines, high traffic speeds, and increased vehicle intensity will create dangerous conflict points for vehicles, cyclists, and pedestrians.

2. Intrusion into the Countryside & Harm to Rural Landscape Character

- **Landscape Impact:** The site forms an open, green gap and transition into the surrounding open countryside. The introduction of 33 suburban dwellings, hardstanding, domestic lighting, and boundary fences represents an unacceptable urbanisation and encroachment into the rural setting.

- **Loss of Natural Habitat:** The site layout threatens established tree belts and hedgerow habitats that provide essential visual screening along Bolney Road and support local wildlife corridors.

3. Drainage, Run-off & Flood Risk

- **Surface Water Management:** The local area suffers from persistent surface water run-off and drainage constraints. Replacing permeable greenfield land with significant impermeable surfaces (roofs, access roads, driveways) will exacerbate surface run-off towards lower-lying ground and neighbouring properties.
- **Infrastructure Capacity:** There is serious concern regarding whether local foul and surface water infrastructure has sufficient capacity to accommodate 33 additional dwellings without increasing downstream flood and pollution risks.

4. Unsustainable Settlement Location & Infrastructure Deficit

- **Car-Dependent Development:** Ansty is a small, low-tier settlement with very limited day-to-day services and irregular public transport connections. Future residents of 33 new homes will be heavily reliant on private motor vehicles for commuting, shopping, medical services, and school runs, which is contrary to sustainable development principles.
- **Strain on Local Services:** Local infrastructure—including primary school provision, GP surgeries, and dental practices in neighbouring towns—is already operating under substantial pressure and cannot sustainably absorb the increased demand.

5. Residential Amenity & Noise Disturbance

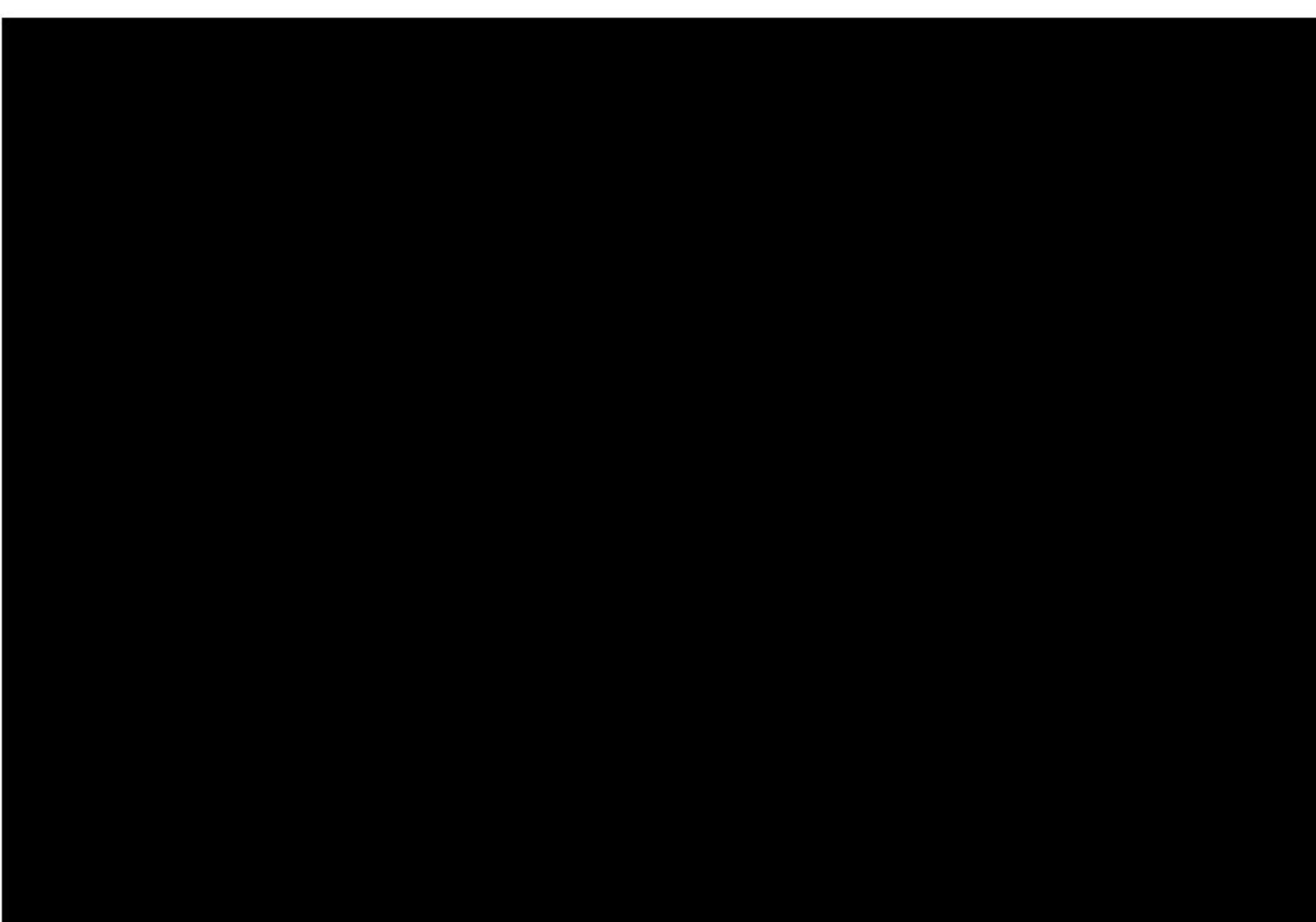
- **Disturbance to Existing Residents:** The development will cause severe loss of amenity for existing residents in Marwick Close and surrounding properties through continuous traffic noise, headlights, disturbance, and loss of outlook during both the construction phase and long-term occupation.

Conclusion

The proposed development of 33 homes constitutes an overdevelopment of a rural site that will cause severe highway safety problems, countryside harm, drainage pressures, and a detriment to existing residential amenity.

For these reasons, I respectfully request that Mid Sussex District Council **REFUSES** planning permission for application **DM/26/0454**.

Yours sincerely,



Tel: 07772535248