

Steven King

From: planninginfo@midsussex.gov.uk
Sent: 15 July 2026 12:34
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 15/07/2026 12:34 PM.

Application Summary

Address:	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 received 25/06/2026 showing revised layout, reduction in the number of units to 33 and new footway on A272.)
Case Officer:	Steven King

[Click for further information](#)

Customer Details

Address:	
----------	--

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	: Objections to the Planning Application

Reference DM/26/0454

I am writing with the following objection to the above planning application for the following reasons:

1. Visibility at the junction and current entry/exit way of Upton Drive is restricted in both directions. This has been established in the most recent Highways Technical note due to the bend in the road and the surrounding trees and vegetation. The traffic speeds along the Bolney Road should be 30mph, however again as you will note in the Highways report the vehicle speeds are in excess of 37 mph. At present there are only 15 dwellings using this entrance/exit. If an extra 34 dwellings are allowed to be built to the side of Marwick Close there will be in excess of potentially 50-60 cars trying to get in and out of an entry/exit way that is not safe due to visibility and the speed of the traffic. This has already been determined not to be in accordance with NPPF. The designs for the westbound speeds need to be considered against

- the higher Design Manual for Roads and bridges standards. There has also been a number of collisions in recent years along the Bolney Road, A272 at nearby junctions.
2. Even though the plans have been amended it will still not be safe for pedestrians to walk alongside the development on the Bolney Road. There is also nowhere to cross the road as it is not safe due to the bends in the road, the amount of fast moving traffic and no lights or pedestrian crossing. There are not any pavements for pedestrians within Marwick Close and Upton Drive which with a development of the proposed size will increase the amount of cars by at least 300%, and the current close and surrounding roads were not designed to accommodate this level of traffic. There are also no suitable or safe crossings for pedestrians and this would also create concerns for any children, elderly residents or anyone with mobility issues.
 3. The A272 is a very busy road and the main road from the motorway into either Haywards Heath or Burgess Hill. There is a mini roundabout in Ansty village which is between 2-300 yards from the turning into Upton/Marwick. This roundabout already has heavy congestion during certain times of the day and cannot cope with the extra traffic from a new development of this size and traffic it would generate. Apart from a petrol station with a small shop the village does not have any other amenities and residents have to use their cars to go into Haywards Heath or Burgess Hill for any shopping or travel to the train station or any gym/recreational activity.
 4. The access/exit road which is Upton Drive finishes as it goes in to Marwick Close and turns into a paved pedestrianised area. This is planned to be the way in and out of the new development and would not sustain the amount of traffic driving back and forth over it on a daily basis. Currently this is only used by 4/5 houses. Also with the planned increase in vehicles that will be driving in and out, there is not enough room for 2 cars to pass each other which will then cause major delay and disruption to all residents and cars will be queuing to get in and out of their respective houses.
 5. The land where the development is planned has been used for Agricultural sheep farming for the last few years and is home to lots of local wildlife including grouse, kestrels and pheasants. It is an important piece of land for lots of wildlife and animals, along with being a rural landscape for the village of Ansty and both animals and the village would be irreversibly harmed by allowing a development as the one planned to go ahead.
 6. The village does not have good transport links and a car is required. Sustainable transport options are not suitable, once again causing an increase in car usage which goes against the development planning to produce houses on sites to encourage sustainable travel and reduce the usage of cars. Ansty is a category 4 settlement.
 7. The new development is not in keeping with the current development due to the amount of 2 bedroom houses and flats that are planned. The amended plans show a decrease of houses from 34 to 33. This is not a big enough decrease to allow the new development of houses to be built in keeping with our existing development.
 8. There are 6 car parking spaces on the plans which will be adjacent to one of the existing properties in Marwick Close. With the amount of noise, fumes and disturbance this will cause it will cause a huge amount of disturbance to the current homeowner.
 9. As residents of Marwick Close/Uptown Drive we are frequently having power cuts and we have been told by UK Power Network that there is a lack of capacity on the existing supply grid. We currently are receiving our electricity from generators delivered to the development as the problem could not be fixed overnight. The power cuts are usually so long that we have to be compensated. Our last one which was a week ago lasted for 15 hours. If you are going to allow a further 33 houses to be added to this grid, we will no doubt be looking forward to weekly power cuts.

I urge Mid Sussex District Council to refuse this planning application for all of the reasons above, and also many others that my fellow neighbours, Planning Groups and Transport/Highways agencies will have also mentioned.

Kind regards



Kind regards

