

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 11 March 2026 12:20:47 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 11/03/2026 12:20 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:	Littlefield House Bolney Road Ansty
----------	-------------------------------------

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments:	<p>I wish to register my objection to this planning application for the proposed housing development.</p> <p>The scale of the proposal is disproportionate for a settlement of this size and raises serious concerns regarding the ability of the village's infrastructure to cope with further development. In recent years the area has already seen multiple housing schemes approved, yet the supporting infrastructure has not expanded at the same pace. This proposal risks compounding existing</p>
-----------	---

problems rather than addressing them.

Highway capacity is a particular concern. The local road network is already under strain, with congestion occurring regularly, particularly during peak commuting periods. The roads serving the village are not designed to accommodate significant increases in traffic, and additional housing will inevitably generate more vehicle movements. This would likely worsen congestion and create further safety risks for pedestrians, cyclists and other road users.

In addition, the village has very limited access to public services and amenities. Public transport provision is minimal and many essential services, including healthcare, schools and shops, are located outside the village and are already operating close to capacity. As a result, residents must rely heavily on private vehicles. Expanding housing in an area with such limited services does not represent sustainable development and risks increasing both traffic and environmental impacts.

There are also concerns about the cumulative impact of development. Previous schemes in the area, including Deak's Paddock and the neighbouring development to which this proposal would connect, were expected to be accompanied by improvements to infrastructure and services. However, residents have yet to see clear evidence that these pressures have been adequately addressed. Approving further development before these issues are resolved would place additional strain on an already stretched community.

Finally, developments of this scale risk eroding the rural character of the village. Large housing expansions can fundamentally alter the nature and setting of small rural settlements, introducing urban levels of density and traffic that are incompatible with the existing character of the area.

For these reasons, I urge the planning authority to refuse this application on the grounds that it represents unsustainable development that would place further pressure on local infrastructure, worsen traffic conditions and negatively affect the character of the village.

Kind regards