

I am Michael Hurley, a local resident. I have made detailed submissions on the proposed Ansty Farm development for MSDC Reg 18 and Reg 19 District Plan Public Consultations and the planning application DM/23/2866. Over these submissions I have questioned the sustainability of the proposed on-site facilities, arguing that the size of the development would be insufficient to make them self-sustaining and conclude, for example, that a GP surgery would be sub-scale (being the smallest in West Sussex) and unlikely to survive. I argue residents would need to access health and other services in Cuckfield. In the consultation for planning application 2866, West Sussex County Council state that a bus service would need to be provided in-perpetuity and others have questioned the long-term viability of such a service.

In my submissions I examined in detail the potential wheeling and walking routes from various locations across the 100-hectare Site to facilities in Cuckfield, noting that the journey distances quoted by the developer are measured from the centre of the site. The Centre of Cuckfield is some 2.5 km from the Centre of the Site. Residents living in the Southern edges of the proposed development will face an additional 0.5 km journey. A round-trip of some 6km would be an immense challenge to those wheeling or who are otherwise mobility impaired. Furthermore, the Site is not flat and neither are the routes into Cuckfield. In my submissions I have undertaken a topographical study of routes into Cuckfield. For example, a round trip from the Southern edge of the Site to the GP Surgery in Cuckfield would be some 7.9 km with 150 metres of uphill and downhill gradients. As a sense of scale, this is greater than the ascent / descent to the Trig point at the top of Ditchling Beacon from Underhill Lane in Ditchling.

I ask the inspector to be sensitive to the needs of mobility impaired residents and those who are not fortunate enough to own a car when the hearings cover the sustainability of the location of the proposed development.

The detailed information in my submissions is in the public domain and I can provide electronic copies of these documents to the Inspector if that is helpful.

Thank you for your attention.