

## Steve Ashdown

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**From:** Elaine Clarke  
**Sent:** 23 December 2024 09:56  
**To:** Steve Ashdown  
**Subject:** RE: Planning application consultation for application - DM/23/2866 - Land East Of Ansty Way Cuckfield Bypass Cuckfield West Sussex (additional information)

Hi Steve,

Thank you for the opportunity to comment on the additional information submitted regarding the Outline Planning application for the proposed development at Land East of Ansty Way.

### On Site Formal Sports Provision

The concept masterplan shows a sports facility including hockey, outdoor and indoor tennis and padel courts. The Sports Facilities Provision Statement proposes the provision of two sand dressed hockey pitches, four outdoor tennis / netball courts and four covered floodlit padel courts plus the potential for an indoor tennis complex, subject to additional funding provided via a Lawn Tennis Association loan and the appointment of a leisure operator to run and develop the facilities.

Padel tennis and netball were not considered as part of the Council's 2019 Playing Pitch Study but England Netball appear supportive, Padel is a growing sport and there is an identified demand for more hockey pitches in the District. However, the plans submitted are indicative only and it is too early to specify what pitches/courts should be provided on the area of land allocated for sports and ancillary facilities. The development of an indoor tennis facility is speculative as this will not be delivered by the developer and a leisure operator has not been identified. Similarly it is not clear who will manage the sports hub and deal with bookings of the other proposed facilities. Further consultation will be required to develop plans for a sustainable sports hub at this site and details regarding the layout, facilities and on-going maintenance will need to be agreed by condition.

### Off Site Formal Sport Contributions

The applicant has submitted further information to support the need for pitch drainage improvements at Beech Farm Field. Beech Farm Field is adjacent to Whiteman's Green, it is well-used for youth football and mini rugby. The site is currently leased to Cuckfield Cosmos FC and the Beechy Bottom Parkland Reserve Change of Use Application (DM/24/2867) indicates that the land owner intends to provide the club with a freehold interest in the land. Cuckfield Cosmos FC has been seeking funds for drainage improvements which are clearly needed, as evidenced by the Playing Field Performance Quality Standard Assessment submitted by the developer. The Council's 2019 Playing Pitch Study also identified issues with parking and limited changing and toilet facilities.

In order to secure offsite improvements the Council would normally require a financial contribution and the developer has estimated the overall cost of the pitch drainage improvements at £1.26m (exc .VAT) which would need to be secured via a S106 Agreement. These monies could be drawn upon to fund the grass pitch improvement works on the condition the applicant meets the Council's Release of S106 funding criteria which includes evidence of security of tenure and long term community access. If within a 5 year period the pitch drainage improvements have not been fully delivered at Beech Farm Field, the remaining Formal Sport contributions could be used to support alternative sports facility development schemes at Cuckfield Recreation Ground and / or Whitemans Green and / or Ansty Recreation Ground and North Field.

Thanks,  
Elaine

Elaine Clarke

Community Facilities Project Officer

Planning Policy

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-----Original Message-----

From: mpc@midsussex.gov.uk <mpc@midsussex.gov.uk>

Sent: 14 November 2024 15:13

To: Elaine Clarke <elaine.clarke@midsussex.gov.uk>; planningsystemssupport <planningsystemssupport@midsussex.gov.uk>

Subject: Planning application consultation for application - DM/23/2866 - Land East Of Ansty Way Cuckfield Bypass Cuckfield West Sussex

Please find attached a consultation letter from Mid Sussex District Council - DM/23/2866

Regards

Service Support Team, Mid Sussex District Council, Oaklands, Oaklands Road, Haywards Heath, West Sussex, RH16 1SS