

Steve Ashdown

From: Elaine Clarke
Sent: 11 January 2024 10:08
To: Steve Ashdown
Subject: RE: Planning application consultation for application - DM/23/2866 - Land East Of Ansty Way Cuckfield Bypass Cuckfield West Sussex

Dear Steve,

Thank you for the opportunity to comment on the plans for the development of up to 1,450 homes, a residential care home, primary and SEND schools, retail, employment sports and community facilities, retail and employment on Land East Of Ansty Way, Cuckfield Bypass, Cuckfield. The following leisure contributions are required to enhance capacity and provision due to increased demand for facilities in accordance with the District Plan policy and SPD which require contributions for developments of over 5 units.

CHILDRENS PLAYING SPACE

The developer has indicated that they intend to provide three LEAPs, a NEAP and MUGA on site. The DAS makes reference to Fields In Trust guidelines and principles for developing high quality and inclusive play spaces and full details regarding the layout, equipment and on-going maintenance will need to be agreed by condition. The developer states that a number of LAP's are also proposed and whilst some well-designed open space with natural play features, benches and bins to allow people to stop and rest are welcome, formal play equipment for LAPs is not necessary as it tends to provide only limited play value.

FORMAL SPORT

The developer has submitted a Sports Facilities Provision Statement which provides a detailed analysis of the demand for additional sports infrastructure in the Central area, which includes Cuckfield and Ansty. The outline application proposes the installation of two hockey pitches, four tennis / netball courts, four 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. Full details regarding the layout, equipment and on-going maintenance will need to be agreed by condition at the Reserve Matters stage and it will be necessary to review the facility mix at this time to ensure the need for these sports pitches is still a local priority.

In addition, the sports facilities at the new school sites should be subject to a Community Use Agreement to ensure they are made available for wider community use so this will need to be addressed through a Planning condition or legal agreement.

The developer has also proposed an off-site financial contribution to improve the condition and capacity of the sports pitches at Beech Farm Field, subject to a report from a specialist sports consultant to advise on the scope of the works. This would enable the developer to comply with the quantity requirement for outdoor sports, as outlined in Appendix A of the Development and Infrastructure SPD.

COMMUNITY BUILDINGS

The provision of community facilities is an essential part of the infrastructure required to service new developments to ensure that sustainable communities are created. The developer has indicated that the sports hub building will provide a community hall, meeting room and social area in addition to sports changing which would fulfil this requirement. However, any new community facilities should be designed to complement, not compete, with the newly built village hall in Ansty. Local consultation regarding the design of the new sports hub/community building will be essential to ensure there is adequate demand to secure the long-term sustainability of both facilities. Alternatively, a smaller sports hub and financial contribution to expand the existing community and sports provision might be more appropriate.

I note the sports and community facilities are adjacent to the sewage works but I am not aware of the Planning regulations regarding appropriate buffers and restrictions so this may need further consideration.

Thanks,
Elaine

Elaine Clarke
Community Facilities Project Officer
Planning Policy
T: 01444 477275
elaine.clarke@midsussex.gov.uk

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

From: mpc@midsussex.gov.uk <mpc@midsussex.gov.uk>
Sent: Friday, November 24, 2023 3:47 PM
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