



Active
Travel
England

Active Travel England
West Offices
Station Rise
York
YO1 6GA
Tel: 0300 330 3000

Your Ref: DM/23/2866
Our Ref: ATE/23/00933/OUT
Date: 16 December 2024

Active Travel England Planning Response Detailed Response to an Application for Planning Permission

From: Planning & Development Division, Active Travel England

To: Mid Sussex District Council

Application Ref: DM/23/2866

Site Address: Land East Of Ansty Way Cuckfield Bypass Cuckfield, West Sussex

Description of development: Outline planning application (All matters reserved except for access) for the redevelopment of land to the east of Ansty to create a new Garden Community, comprising of the erection of up to 1,450 homes (including 30% affordable housing), up to 90 residential care units (C2 class), a primary school, a SEND school, health hub, sports facilities including all weather hockey pitches and tennis centre, allotments, retail, community and employment uses together with ancillary and associated development including new and enhanced pedestrian/cycle routes, open spaces, and landscaping

Notice is hereby given that Active Travel England's formal recommendation is as follows:

- b. **Conditional approval:** ATE recommends approval of the application, subject to the agreement and implementation of planning conditions and/or obligations as set out in this response.

1.0 Background

Active Travel England (ATE) welcomes the opportunity to provide a further response regarding the Outline Planning Permission (all matters reserved except access) for the redevelopment of land to the east of Ansty to create a new Garden Community. The proposed site (98.75 ha) is located in Mid Sussex, between Ansty immediately to the west, Cuckfield approximately 1 km (0.6 miles) to the north of the proposed development, and Haywards Heath approximately 2 km (1.2 miles) to the east.

2.0 Summary

ATE made an initial 'Deferral' response on the 22nd of December 2023. Since this time ATE has met with representatives of the applicant (Arden Consulting Engineers - ACE) on the 15th of August of 2024 and has subsequently received a Transport Technical Notes (TTN) in a Transport Addendum (TA) document, dated November 2024. In consideration of ATE's initial comments and concerns regarding the proposed development's active travel provision, ATE's revised position is detailed as follows:

2.1 Trip generation and assignment/Travel Plans

Rating: PASS > CONDITION/CONTRIBUTION RECOMMENDED

ATE acknowledges that the applicant has provided comprehensive multi-modal daily trip generation figures and that these are representative of the proposed development (Appendix A of the TA addendum, TTN #11, p.3).

With regards to ATE's request that a more comprehensive and ambitious approach is taken by the applicant in the production of a Travel Plan (TP), ATE notes, that the applicant is willing to accept a condition/S106 agreement attached to any planning permission on page 11 of the TTN to commit to the creation of a full Travel Plan, which can be agreed in writing with the local authority prior to occupation. Although ATE welcomes this commitment it advises that the targets are suitably ambitious and in alignment with national active travel targets (at the discretion of the local planning and highways authorities).

2.2 Details of Active Travel provision of the three roundabout access points and the Public Rights of Way (ProW)

Rating: PASS > CONDITION/CONTRIBUTION RECOMMENDED

ATE acknowledges the details of the access points, including those at the proposed roundabouts and connections via the PRoWs and is satisfied with this provision, such as the Toucan Crossing on the A272 and details such as cyclist priority measures and signalised crossing points to complement these. These have also been complemented with the application of the JAT.

Furthermore, ATE notes that ACE supports the setting of a suitable planning condition which can then stipulate further details of active travel provision (i.e. construction details such as surface materials). ATE advises that these conditions ensures that these details are compliant with national and local policy.

2.3 Internal Layout & Site Permeability

Rating: CONDITION/CONTRIBUTION RECOMMENDED

ATE acknowledges the proposed design code as discussed with ACE in August 2024 and how this document can guide the more detailed components of the internal layout of the proposed development in forthcoming planning submissions. At this stage ATE advises that an informative be set that signposts the setting of planning conditions at the stage when details of the internal layout are required.

2.4 Mobility Hub (Cycle Parking and other Active Travel amenity)

Rating: PASS > CONDITION/CONTRIBUTION RECOMMENDED

ATE welcomes the presentation of mobility hub and 'mini'-mobility hub details as indicated via drawings 2207280-SK01 and 2207280-SK06. This demonstrates a strong intention that the proposed development will benefit from strong cycle/scooter parking and associated provision throughout the scheme. Further details of these and also the number of cycle parking spaces in alignment with Table 11.1 of LTN 1-20 can be set as a condition of planning permission, of which ACE has suggested in para. 2.28 (TTN #11, p.9).

3.0 Next Steps

If necessary, ATE would be content to review further submitted information with a view to providing a further response and recommended wording for planning conditions and obligations as appropriate.