

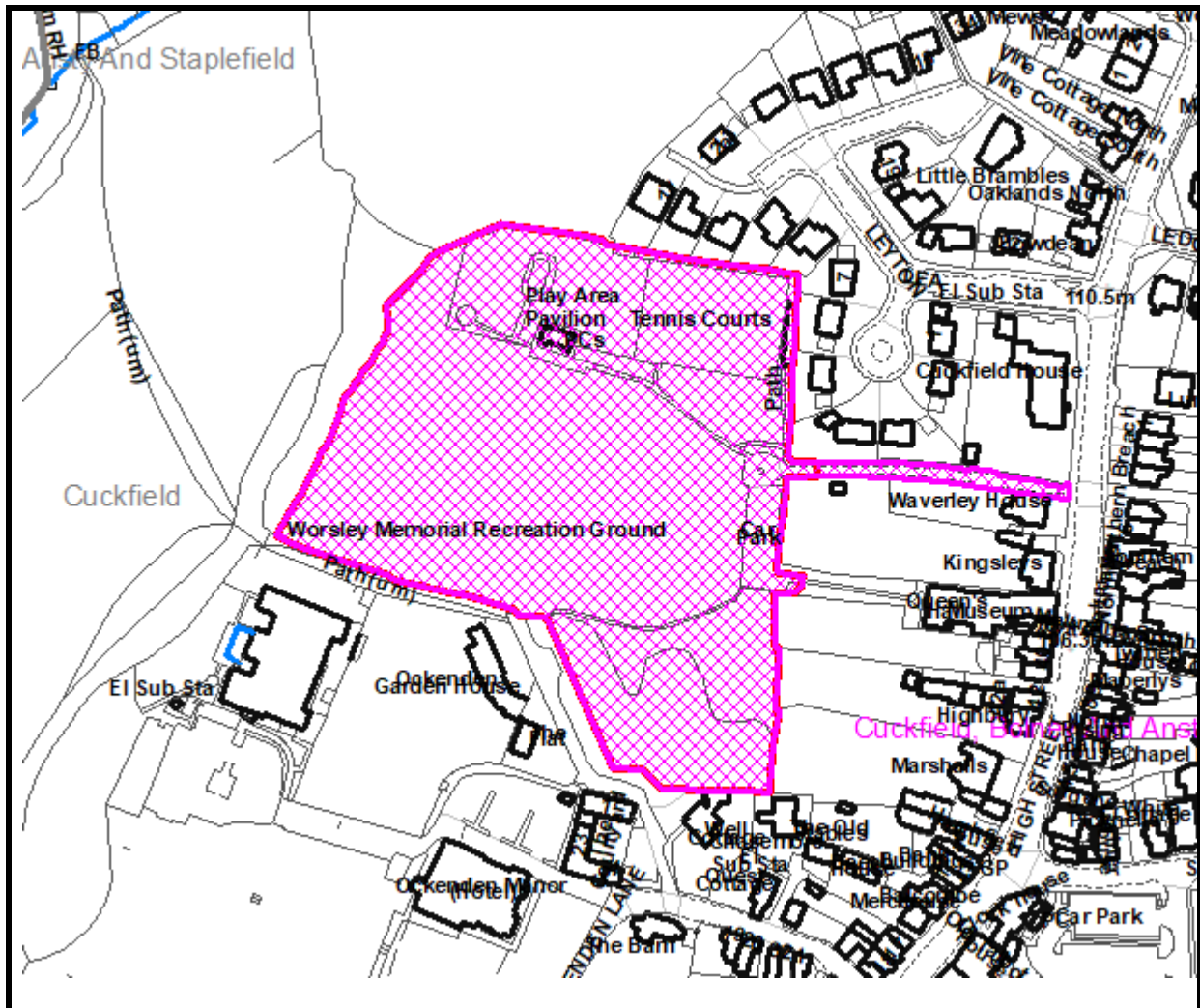
Planning Committee



Recommended for Permission

11th April 2024

DM/23/3213



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Site:	Land At Cuckfield Recreation Ground High Street Cuckfield West Sussex
Proposal:	Installation of equipment to deliver free public WiFi (including: 6m high column with mounted Wireless Access Point, Wireless Access Point attached to Pavilion roof, ducting and associated network infrastructure).
Applicant:	Mr Jones
Category:	Minor Other
Target Date:	27th March 2024

Parish:	Cuckfield
Ward Members:	Cllr Malcolm Avery / Cllr Jim Knight /
Case Officer:	Andrew Watt

Link to Planning Documents:

<https://pa.midsussex.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S5WU62KT04L00>

1.0 Purpose of Report

1.1 To consider the recommendation of the Interim Assistant Director for Planning and Sustainable Economy on the application for planning permission as detailed above.

2.0 Executive Summary

2.1 Full planning permission is sought for the installation of equipment to deliver free public WiFi (including a 6m high column with mounted Wireless Access Point, Wireless Access Point attached to Pavilion roof, ducting and associated network infrastructure).

2.2 The application is being reported to committee as Mid Sussex District Council is the landowner.

2.3 National planning policy states that planning should be genuinely plan-led. Planning decisions should therefore be in accordance with the development plan unless material considerations indicate otherwise.

2.4 The proposals are considered to be modest in scope and acceptable in design terms and preserve the character and appearance of the Conservation Area and the settings of nearby listed buildings and the setting of the High Weald National Landscape/AONB. Accordingly, the application is deemed to comply with Policies DP12, DP16, DP20, DP23, DP26, DP34 and DP35 of the Mid Sussex District Plan, Policies CNP1 and CNP5 of the Cuckfield Neighbourhood Plan, the Mid Sussex Design Guide and the NPPF and therefore should be approved.

3.0 Recommendation

3.1 It is recommended that the application be approved subject to the conditions set out in Appendix A.

4.0 Summary of Representations

4.1 None.

5.0 Summary of Consultees

5.1 (Full responses from Consultees are included at the end of this report as Appendix B)

5.2 **MSDC Conservation Officer**

No objection.

5.3 **NatureSpace Partnership – West Sussex Newt Officer**

No comments to make.

6.0 **Town/Parish Council Observations**

6.1 No objection.

7.0 **Introduction**

7.1 Full planning permission is sought for the installation of equipment to deliver free public WiFi (including a 6m high column with mounted Wireless Access Point, Wireless Access Point attached to Pavilion roof, ducting and associated network infrastructure).

8.0 **Relevant Planning History**

8.1 None relevant.

9.0 **Site and Surroundings**

9.1 The 1.61 ha site is a Recreation Ground, located to the west of the High Street in Cuckfield. It is reached via a narrow but straight access road, which leads directly onto a car parking area. The remainder of the recreation ground consists of 3 tennis courts, a pavilion and a play area, all to the north, and a football pitch located centrally. There is mature vegetation screening to the boundaries and a public footpath runs along the southern boundary (CUU/4CU/3).

9.2 The site is located within the Cuckfield Conservation Area and within the countryside. It adjoins the built-up area to the east and the High Weald National Landscape (Area of Outstanding Natural Beauty) to the west. It is also designated as a Great Crested Newt Impact Risk Zone (Red). Residential dwellings back onto the site to the east, part of the north and part of the south, including Ockenden Manor hotel (the main building being Grade II* listed). There are several other listed buildings along this part of the High Street, notably Kingsleys (Grade II), Queens Hall (Grade II) and Marshalls (Grade II*).

10.0 **Application Details**

10.1 Full planning permission is sought for the installation of equipment to deliver free public WiFi (including a 6m high column with mounted Wireless Access Point, Wireless Access Point attached to Pavilion roof, ducting and associated network infrastructure).

10.2 In detail, the 6m high galvanised column will be sited approximately 35m to the west of the pavilion, adjacent to the corner of the play area and about 18m from the western boundary. At the top will be the mounted Wireless Access Point, measuring approximately 20cm in height, 16cm in width and 8cm deep.

10.3 The second Wireless Access Point will be mounted 1.5m above the ridge of the pavilion building, dimensions being the same. Internal components within the pavilion will be installed as follows:

- Internet backhaul – the Sky Ethernet Fibre 1000/100 Mbps service will terminate in a proposed wall mounted cabinet
- Internet router – located within the wall mounted cabinet
- Network switch – located within the wall mounted cabinet

10.4 Externally, the ducting will run alongside the path from the pavilion to the car park and alongside the access road, where it will meet the High Street.

11.0 Legal Framework and List of Policies

11.1 Planning legislation holds that the determination of a planning application shall be made in accordance with the Development Plan unless material considerations indicate otherwise.

11.2 Using this as the starting point, the development plan for this part of Mid Sussex consists of the Mid Sussex District Plan, Site Allocations Development Plan Document (DPD) and the Cuckfield Neighbourhood Plan.

11.3 National policy (which is contained in the National Planning Policy Framework and National Planning Practice Guidance) does not form part of the development plan, but is an important material consideration.

11.4 Mid Sussex District Plan (Mar 2018)

The Mid Sussex District Plan 2014-2031 was adopted at Full Council on 28 March 2018.

Relevant policies:

Policy DP12: Protection and Enhancement of Countryside

Policy DP16: High Weald Area of Outstanding Natural Beauty

Policy DP20: Securing Infrastructure

Policy DP23: Communication Infrastructure

Policy DP26: Character and Design

Policy DP34: Listed Buildings and Other Heritage Assets

Policy DP35: Conservation Areas

11.5 Site Allocations DPD

The SADPD was adopted on 29 June 2022. It allocates sufficient housing and employment land to meet identified needs to 2031.

There are no relevant policies.

11.6 **Cuckfield Neighbourhood Plan (May 2014)**

Mid Sussex District Council formally 'made' the Cuckfield Neighbourhood Plan part of the Local Development Plan for the Parish of Cuckfield as of 1 October 2014. The policies contained therein carry full weight as part of the Development Plan for planning decisions within Cuckfield.

Relevant policies:

Policy CNP1: Design of New Development and Conservation

Policy CNP5: Protect and Enhance the Countryside

11.7 **Mid Sussex District Plan 2021-2039 - Submission Draft (Regulation 19)**

The District Council is reviewing and updating the District Plan. Upon adoption, the new District Plan 2021-2039 will replace the current District Plan 2014-2031 and its policies will have full weight. In accordance with the NPPF, Local Planning Authorities may give weight to relevant policies of the emerging plan according to the stage of preparation; the extent to which there are unresolved objections to the relevant policies; and the degree of consistency of the relevant policies in the emerging plan to the NPPF. The draft District Plan 2021-2039 (Regulation 19) was published for public consultation on 12th January 2024 for six weeks. At this stage the Local Planning Authority does not know which Policies will be the subject of unresolved objections and therefore only minimal weight can be given to the Plan. As such, this planning application has been assessed against the policies of the adopted District Plan.

Relevant policies:

DPC1: Protection and Enhancement of the Countryside

DPC4: High Weald Area of Outstanding Natural Beauty

DPB1: Character and Design

DPB2: Listed Buildings and Other Heritage Assets

DPB3: Conservation Areas

DPI4: Communications Infrastructure

11.8 **Mid Sussex Design Guide Supplementary Planning Document (Nov 2020)**

The Council has adopted a 'Mid Sussex Design Guide' SPD that aims to help deliver high quality development across the district that responds appropriately to its context and is inclusive and sustainable. The Design Guide was adopted by Council on 4 November 2020 as an SPD for use in the consideration and determination of planning applications. The SPD is a material consideration in the determination of planning applications.

Relevant design principles include:

Principle DG11: Respond to the existing townscape, heritage assets and historic landscape

11.9 **National Planning Policy Framework (NPPF) (Dec 2023)**

The National Planning Policy Framework (NPPF) 2023 is also a material consideration and paragraphs 8 (overarching objectives), 11 (presumption in favour of sustainable development), 12 (status of development plan), 38 (decision-making), 47 (determining applications), 118-122 (supporting high quality communications), 131 and 135 (design), 180 (conserving and enhancing the natural environment), 182 (Areas of Outstanding Natural Beauty) and 195-214 (heritage assets) are considered to be relevant to this application.

11.10 **National Planning Practice Guidance**

11.11 **National Design Guide**

11.12 **Ministerial Statement and Design Guide**

On 1 October 2019 the Secretary of State for the Ministry of Housing, Communities and Local Government made a statement relating to design. The thrust of the statement was that the Government was seeking to improve the quality of design and drive up the quality of new homes. The Government also published a National Design Guide, which is a material planning consideration.

The National Design Guide provides guidance on what the Government considers to be good design and provides examples of good practice. It notes that social, economic and environmental change will influence the planning, design and construction of new homes and places.

11.13 **High Weald Area of Outstanding Natural Beauty Management Plan 2019-2024 (4th ed, Feb 2019)**

This Plan has been prepared by the High Weald Joint Advisory Committee (including representatives from 15 local authorities, including Mid Sussex District Council) and sets out the long-term objectives for conserving this nationally important landscape.

12.0 **Assessment**

12.1 It is considered that the main issues that need to be considered in the determination of this application are as follows:

- The principle of development;
- The design and visual impact on the character of the area;
- Impact on the Conservation Area;
- Impact on the setting of Listed Buildings;
- Impact on the setting of the National Landscape/AONB;
- The impact on neighbouring amenity;
- Other matters; and
- Planning Balance and Conclusion

12.2 **Principle of development**

12.3 Policy DP12 of the Mid Sussex District Plan states (in part):

'The countryside will be protected in recognition of its intrinsic character and beauty. Development will be permitted in the countryside, defined as the area outside of built-up area boundaries on the Policies Map, provided it maintains or where possible enhances the quality of the rural and landscape character of the District, and:

- it is necessary for the purposes of agriculture; or*
- it is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan.'*

12.4 Policy CNP5 of the Neighbourhood Plan is similar in intent:

'Outside of the Built up Area Boundary, priority will be given to protecting and enhancing the countryside from inappropriate development. A proposal for development will only be permitted where:

a) It is allocated for development in Policy CNP 6 (a) and (b) or would be in accordance with Policies CNP 10, CNP 14 and CNP 17 in the Neighbourhood Plan or other relevant planning policies applying to the area, and

b) It would not have a detrimental impact on, and would enhance, areas identified in the Cuckfield Landscape Character Assessment (summarised in Table 1) as having major or substantial landscape value or sensitivity, and

c) It would not have an adverse impact on the landscape setting of Cuckfield and

d) It would maintain the distinctive views of the surrounding countryside from public vantage points within, and adjacent to, the built up area, in particular those defined on Map 5, and

e) Within the High Weald Area of Outstanding Natural Beauty it would conserve and enhance landscape and scenic beauty and would have regard to the High Weald AONB Management Plan.'

12.5 The relevant supporting policies to these two above are Policy DP20 and DP23 of the Mid Sussex District Plan.

12.6 Policy DP20 states (in part):

'Proposals by service providers for the delivery of utility infrastructure required to meet the needs generated by new development in the District and by existing communities will be encouraged and permitted, subject to accordance with other policies within the Plan.'

12.7 Policy DP23 states (in part):

'The expansion of the electronic communication network to the towns and rural areas of the District will be supported.'

When considering proposals for new telecommunication equipment the following criteria will be taken into account:

- The location and appearance of the proposed apparatus and associated structures should seek to minimise impact on the visual amenity, character or appearance of the surrounding area. On buildings, apparatus and associated structures should be located and designed in order to seek to minimise impact to the external appearance of the host building;*
- New telecommunication equipment should not have an unacceptable effect on sensitive areas, including areas of ecological interest, areas of landscape importance, Areas of Outstanding Natural Beauty, the South Downs National Park, archaeological sites, conservation areas or buildings of architectural or historic interest and should be sensitively designed and sited to avoid damage to the local landscape character;'*

12.8 In principle, therefore, the proposal to provide free Wi-fi to the public would meet these policies, subject to compliance with the detailed design criteria, which is assessed in the following 4 sections.

12.9 **Design and visual impact on the character of the area**

12.10 Policy DP26 of the Mid Sussex District Plan states (in part):

'All development and surrounding spaces, including alterations and extensions to existing buildings and replacement dwellings, will be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside. All applicants will be required to demonstrate that development:

is of high quality design and layout and includes appropriate landscaping and greenspace;'

12.11 Policy CNP1 of the Neighbourhood Plan states:

'New development in accordance with the Neighbourhood Plan will be permitted where it:

a) Is designed to a high quality which responds to the heritage and distinctive character and reflects the identity of the local context of Cuckfield as defined on Map 3 - Conservation Areas and Character Areas, by way of:

i. height, scale, spacing, layout, orientation, design and materials of buildings,

ii. the scale, design and materials of the public realm (highways, footways, open space and landscape), and

b) Is sympathetic to the setting of any heritage asset and

c) Follows guidance in the Conservation Area Appraisals and Management Plans, the High Weald AONB Management Plan, and

d) Respects the natural contours of a site and protects and sensitively incorporates natural features such as trees, hedges and ponds within the site, and

e) *Creates safe, accessible and well-connected environments that meet the needs of users, and*

f) *Will not result in unacceptable levels of light, noise, air or water pollution, and*

g) *Makes best use of the site to accommodate development.'*

12.12 Design Principle 42 of the Mid Sussex Design Guide SPD advises (in part) that:

'Modern services ... can create a cluttered appearance and detract from the design of an otherwise successful development. Careful consideration, therefore, needs to be given to their location and positioning on buildings at the initial design stage.'

12.13 There is an existing galvanised floodlighting column in front of the pavilion so the principle of an additional galvanised column to the west and tucked away at the corner of the play area against a backdrop of trees, is considered acceptable. Its height is relatively modest and there is very limited clutter on top, due to the single Wireless Access Point of exceedingly modest dimensions. The second Wireless Access Point atop the ridge of the pavilion building itself is also considered to be acceptable in design terms. Once the initial ducting has been dug over and landscaped, it will also be acceptable, particularly as it is sited immediately to the north and alongside the access road and the footpath from the car park to the clubhouse. Therefore, the visual impact will be acceptable. Accordingly, it is considered that the proposals would comply with Policy DP26 of the Mid Sussex District Plan, Policy CNP1 of the Neighbourhood Plan and the Mid Sussex Design Guide SPD.

12.14 **Design and visual impact on the character and appearance of the Conservation Area**

12.15 The proposed development is located within the Cuckfield Conservation Area.

12.16 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 refers to Conservation Areas and states: *'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.'*

12.17 Policy DP35 of the Mid Sussex District Plan states (in part):

'Development in a conservation area will be required to conserve or enhance its special character, appearance and the range of activities which contribute to it. This will be achieved by ensuring that:

New buildings and extensions are sensitively designed to reflect the special characteristics of the area in terms of their scale, density, design and through the use of complementary materials;

Open spaces, gardens, landscaping and boundary features that contribute to the special character of the area are protected. Any new landscaping or boundary features are designed to reflect that character;'

12.18 Design Principle 11 of the Mid Sussex Design Guide SPD seeks to ensure that heritage assets are enhanced and preserved where appropriate.

12.19 Paragraphs 200, 201, 203, 205 and 208 of the NPPF are relevant, as follows:

200. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

201. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

203. In determining applications, local planning authorities should take account of:

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness.

205. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

208. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

- 12.20 The Council's Conservation Officer has commented that the proposed works will result in a certain amount of visual clutter within the open space, and to the roof of the pavilion building, but this is limited and in the case of the column will be largely viewed against the backdrop of the adjacent trees. The impact on the character of the space and the positive contribution it makes to the character and appearance of the Conservation Area, and the settings of the nearby listed buildings, is considered to be minimal and acceptable.
- 12.21 These views are supported. On this basis, the proposed works will comply with Policy DP35 of the Mid Sussex District Plan, Policy CNP1 of the Neighbourhood Plan and the NPPF.

12.22 **Impact on the setting of Listed Buildings**

12.23 The recreation ground (red-lined site) is surrounded by several listed buildings, notably Ockenden Manor hotel (the main building being Grade II* listed) to the south; and Kingsleys (Grade II), Queens Hall (Grade II) and Marshalls (Grade II*) to the east.

12.24 Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:

'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'

12.25 Policy DP34 of the Mid Sussex District Plan states (in part):

'Development will be required to protect listed buildings and their settings. This will be achieved by ensuring that:

A thorough understanding of the significance of the listed building and its setting has been demonstrated. This will be proportionate to the importance of the building and potential impact of the proposal;

Alterations or extensions to a listed building respect its historic form, scale, setting, significance and fabric. Proposals for the conversion or change of use of a listed building retain its significance and character whilst ensuring that the building remains in a viable use;

Traditional building materials and construction techniques are normally used. The installation of uPVC windows and doors will not be acceptable;

Satellite antennae, solar panels or other renewable energy installations are not sited in a prominent location, and where possible within the curtilage rather than on the building itself;

Special regard is given to protecting the setting of a listed building;

Where the historic fabric of a building may be affected by alterations or other proposals, the applicant is expected to fund the recording or exploratory opening up of historic fabric.'

12.26 Design Principle 11 of the Mid Sussex Design Guide SPD seeks to ensure that heritage assets are enhanced and preserved where appropriate.

12.27 Paragraphs 200, 201, 203, 205 and 208 of the NPPF are relevant, and these are set out above in the preceding section of this report..

12.28 The Council's Conservation Officer has stated that the impact of the proposal on the character of the space and the positive contribution it makes to the settings of the nearby listed buildings, is considered to be minimal and acceptable.

- 12.29 These views are supported. On this basis, the proposed works will comply with Policy DP34 of the Mid Sussex District Plan, Policy CNP1 of the Neighbourhood Plan and the NPPF.
- 12.30 **Impact on the setting of the High Weald National Landscape (formerly AONB)**
- 12.31 The site is located adjacent to the High Weald National Landscape (Area of Outstanding Natural Beauty).
- 12.32 Section 85 of the CROW Act 2000 states:
- 'In exercising or performing any functions in relation to, or so as to affect, land in an area of outstanding natural beauty in England, a relevant authority other than a devolved Welsh authority must seek to further the purpose of conserving and enhancing the natural beauty of the area of outstanding natural beauty.'
- 12.33 Policy DP16 of the Mid Sussex District Plan states (in part):
- 'Development on land that contributes to the setting of the AONB will only be permitted where it does not detract from the visual qualities and essential characteristics of the AONB, and in particular should not adversely affect the views into and out of the AONB by virtue of its location or design.'*
- 12.34 Paragraph 182 of the NPPF states that:
- 'Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimize adverse impacts on the designated areas.'*
- 12.35 Given the modest nature of the development and its screening from the NL/AONB by mature trees and viewed in context with existing recreational development (including an existing floodlighting column), it is not considered that the proposal would detract from the setting of the NL/AONB and therefore the above policy and guidance would be met.
- 12.36 **Impact on neighbouring amenity**
- 12.37 Policy DP26 of the Mid Sussex District Plan states (in part):
- 'All applicants will be required to demonstrate that development:*
- does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see Policy DP29)'*
- 12.38 Although the proposals would be visible from neighbouring properties, they would be viewed in context with existing (and intervening) recreational development. Therefore, as the nearest distance would be approximately 35m to the boundary of

12 Leyton Lea (from the pavilion) and approximately 65m from the new column, it is not considered that any neighbouring occupiers would be adversely affected by the proposals.

12.39 Accordingly, the scheme would comply with Policy DP26 of the Mid Sussex District Plan.

12.40 **Other matters**

12.41 The site is located within a designated Great Crested Newt – Impact Risk Zone (Red). Accordingly the West Sussex Newt Officer has made comments (reproduced at the end of this report) but does not recommend that any informatives or conditions are necessary in this instance, and hence there would be no conflict with biodiversity legislation, policy and guidance.

13.0 Planning Balance and Conclusion

13.1 The proposals are considered to be modest in scope and acceptable in design terms and to preserve the character and appearance of the Conservation Area and the settings of nearby listed buildings and the setting of the High Weald National Landscape/AONB. Accordingly, the application is deemed to comply with Policies DP12, DP16, DP20, DP23, DP26, DP34 and DP35 of the Mid Sussex District Plan, Policies CNP1 and CNP5 of the Cuckfield Neighbourhood Plan, the Mid Sussex Design Guide and the NPPF and therefore should be approved.

APPENDIX A – RECOMMENDED CONDITIONS

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the plans listed below under the heading 'Plans Referred to in Consideration of this Application'.

Reason: For the avoidance of doubt and in the interest of proper planning.

3. The materials and finishes of the column hereby permitted shall be implemented in accordance with the submitted schedule specified in the Planning Statement, namely galvanised steel, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a development of visual quality and to accord with Policy DP26 of the Mid Sussex District Plan and Policies CNP1 of the Cuckfield Neighbourhood Plan.

INFORMATIVES

1. In accordance with Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
2. Your attention is drawn to the requirements of the Environmental Protection Act 1990 with regard to your duty of care not to cause the neighbours of the site a nuisance.

Accordingly, you are requested that:

- Hours of construction/demolition on site are restricted only to: Mondays to Fridays 0800-1800hrs; Saturdays 0900-1300hrs; No construction/demolition work on Sundays or Public Holidays.
- Measures shall be implemented to prevent dust generated on site from crossing the site boundary during the demolition/construction phase of the development.
- No burning of materials shall take place on site at any time.

If you require any further information on these issues, please contact Environmental Protection on 01444 477292.

Plans Referred to in Consideration of this Application

The following plans and documents were considered when making the above decision:

Plan Type	Reference	Version	Submitted Date
Proposed Elevations	NOR-WSU-1926-DL-00	B	25.01.2024
Proposed Elevations	NOR-WSU-1926-DL-01	B	25.01.2024
Existing Block Plan	A		19.12.2023
Existing Block Plan	B		19.12.2023
Existing Block Plan	C		19.12.2023
Existing Block Plan	D		19.12.2023
Proposed Block Plan	A		19.12.2023
Proposed Block Plan	B		19.12.2023
Proposed Block Plan	C		19.12.2023
Proposed Block Plan	D		19.12.2023
Proposed Block Plan			23.01.2024
Proposed Elevations	NOR-WSU-1926-DL-01	D	31.01.2024

APPENDIX B – CONSULTATIONS

MSDC Conservation Officer

The application site, Cuckfield Recreation Ground, is an area of public open space located to the west side of the High Street, within the Conservation Area, including a pavilion, playground and tennis courts. There are a number of listed buildings in the vicinity, including II and II* buildings to the east along the High Street, and II* listed Ockenden Manor to the south.

The current proposal is for the installation of equipment relating to the provision of external Wi Fi, including an antenna to the roof of the existing pavilion, and a 6m high column to one corner of the playground.

The proposed works will result in a certain amount of visual clutter within the open space, and to the roof of the pavilion building, but this is limited and in the case of the column will be largely viewed against the backdrop of the adjacent trees. The impact on the character of the space and the positive contribution it makes to the character and appearance of the Conservation Area, and the settings of the nearby listed buildings, is considered to be minimal and acceptable.

The proposal is therefore considered to meet the requirements of District Plan Policies DP34 and DP35 and the relevant paragraphs of the NPPF.

NatureSpace Partnership – West Sussex Newt Officer

The type of application is not considered to be relevant to the District Licensing Scheme in this case and we consider there would be no likely impact on great crested newts or their habitats. I therefore have no comments to make at this time. If the proposal changes, then please seek further advice from me if necessary.