



Planning Statement

Cuckfield Cricket Club – Solar (PV) Panels

Installation of mounted solar panels to both flat and pitched roofs to the main pavilion.

at

Cuckfield Cricket Club, South Street, Cuckfield, RH17 5AB

Planning Design and Access Statement

on Behalf of

Cuckfield Cricket Club

February 2025

Gould Baxter
2 Lucastes Mews
Paddockhall Road
Haywards Heath
West Sussex
RH16 1HE

Tel: 01444 452604

Email: hh@gouldbaxter.co.uk

Contents

1.	Introduction	1
2.	Use	2
3.	Amount	2
4.	Layout	3
5.	Planning Statement / Scale	3
6.	Landscaping	5
7.	Drainage Statement	6
8.	Appearance	6
9.	Access	7
10.	Sustainability	7
11.	Conclusion.....	8

1. Introduction

- 1.1 This is a Planning Statement prepared to accompany a Full Planning application for the installation of mounted solar panels to both flat and pitched roofs to the main pavilion at Cuckfield Cricket Club, South Street, Cuckfield, RH17 5AB.
- 1.2 This statement adjoins a full planning application to be submitted for the above proposed works.
- 1.3 The existing pavilion is a recreation sports facility, plans can be found with this application, and the approved 2010 planning application 10/02917/FUL. The property is not listed, and the site is not within a Conservation Area, AONB, or National Park.
- 1.4 This application demonstrates the following:
 - a) The principle of development is supported by the relevant planning policies within the Mid Sussex District Council Local Plan.
 - b) The proposed building sits within a generously proportioned plot, providing private amenity space.
 - c) The proposals will not have any detrimental impact upon the amenity of the neighbouring properties. The proposed location of the installations faces away from the both the neighbouring Lodge and Cuckfield Park.
 - d) The property is in a sustainable location and the proposals will not have a detrimental impact upon the amenity of the neighbouring properties.

2. Use

- 2.1 The proposal will retain and enhance the existing areas for outdoor sport (F2c) use of the property.

3. Amount

- 3.1 The proposals include the installation of 45 mounted solar panels to both flat and pitched roofs to the main pavilion, and the various enabling works involved.

4. Layout

- 4.1 The layout of the proposed installation can be viewed on the accompanying plans. The solar arrangement will span the flat roof, along with both the southern and western pitched roofs.

5. Planning Statement / Scale

5.1 There are several planning policies relevant to this application, including:

Mid Sussex District Plan 2014-2031

DPS3 Renewable and Low Carbon Energy Schemes

National Planning Policy Framework

Sustainable Development – Chapter 2

Promoting Renewable and Low-Carbon Energy – Chapter 14

5.2 **Planning History and Principles**

DM/21/3686 – 1x Ash tree: Reduction in height of approx. 7m and reduction in spread of approx.. 4m, finished dimensions of approx. 20m in height and approx. 13m in spread. Approved 2021.

10/02917/FUL – Extension and refurbishment of Cuckfield Cricket Club Pavillion. Approved 2010.

Setting

The main pavilion, sits towards the south of the plot, overlooking the 2 main pitches. Storage areas and artificial nets are located to the south of the pavilion, there is a small timber structure located centrally to the site adjacent to the car park and entrance from South Street.

5.3 **Scale**

This proposal demonstrates a sensitive approach to design by respecting the setting of the site and the neighbouring properties.

5.4 **Neighbour Amenities**

With reference to planning policy DP26, the proposed installation will not have any detrimental impact upon the neighbouring properties, due to its rural nature and the proposal being shielded from view to benefit from solar catchment.

5.5 **Design**

The proposals are therefore able to demonstrate compliance with the relevant Mid Sussex District Council planning policies and the relevant policies within the NPPF.

6. Landscaping

- 6.1 The proposals will involve no landscaping developments.

7. Drainage Statement

- 7.1 The existing site is currently served by a drainage system connected into the public sewage network.
- 7.2 The installation of the panels is expected to have a de minimis effect on surface water run-off.

8. Appearance

- 8.1 The current appearance of this building can be reviewed from the plans and elevations supplied with this application. Please also see the attached data sheets and technical information regarding the installations themselves.

9. Access

- 9.1 The proposed site will retain its main access, located off South Street.

10. Sustainability

- 10.1 The alterations to the main pavilion have been designed with sustainability in mind which includes the following features:
- a) Provision for total of 45 Solar (Photovoltaic) Panels mounted to the pitched and flat roofs of the pavilion, providing a renewable energy source in line with DPS3 Renewable and Low Carbon Energy Schemes (Mid Sussex District Plan 2021-39)
 - b) The proposals mitigate the requirements of traditional power sources aligning with the Sustainable Development Goals and Renewable Energy Development set out within the National Planning Policy Framework (NPPF)

11. Conclusion

- 11.1 These proposals are of sensitive design that will greatly enhance the existing structure. To summarise:

-
- a) The principle of development is supported by the relevant planning policies within the Mid Sussex District Council Local Plan.
 - b) The proposals are largely as approved previously, with the proposed revisions having no detriment to neighbouring properties, amenities, or the street scene.
 - c) The proposed building sits within a generously proportioned plot, providing private amenity space that is appropriate with the size of the proposed dwelling
 - d) The proposals will not have any detrimental impact upon the amenity of the neighbouring properties. The proposed dwelling has been designed to respect the spacing between the application property and its neighbour to the north of the site (Cuckfield Park)
 - e) The property is in a sustainable location and the proposals will not have a detrimental impact upon the amenity of the neighbouring properties.

Therefore, for the reasons stated above, the proposals comply with the relevant policies of the MSDC and the NPPF.