

DM/25/2195
Landscaping improvement at Ansty Recreation Ground,
Deaks Lane, Ansty

Planning Statement

Updated 19.12.26

DESCRIPTION	PROPOSED TO EXTEND THE EXTERNAL PATH AND INSTALL A PICKET FENCE AT THE COMMUNITY BUILDING FRONT. INSTALL DRAINAGE ON THE EASTERN SIDE OF THE BUILDING. REPAIR THE MAINTENANCE TRACK ALONG THE WESTERN BOUNDARY. PERFORM DRAINAGE WORKS AROUND THE WESTERN, NORTHERN, EASTERN, AND SOUTHERN BOUNDARIES. INSTALL A PICKET FENCE AROUND CRICKET NETS. REGULARISE STORAGE CONTAINERS THAT ARE ALREADY PRESENT IN THE NORTH FIELD. RELOCATE THE BIN STORE.
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1. Introduction and Background

This Planning Statement supports a proposal for landscaping improvements at Ansty Recreation Ground, Deaks Lane. The works include:

- Extending the external path and installing a picket fence at the community building front.
- Installing drainage on the eastern side of the building.
- Repairing the maintenance track along the western boundary.
- Performing drainage works around the western, eastern, and southern boundaries.
- Installing a picket fence around cricket nets.
- Regularising storage containers in the north field.
- Relocating the bin store.

The site at Ansty has undergone redevelopment in recent years, including the demolition of the existing Village Hall and Ansty Sports and Social Clubhouse. A new Ansty Village Centre, an enlarged car park, a refurbished Groundsman's Store, and a new cricket practice net enclosure have also been constructed.

Despite these developments, the Recreation Ground remains waterlogged from autumn to spring, which prevents the full benefits of the improvements from being realised. This situation has significantly affected the number of football matches held and delayed cricket activities. The scheme aims to enhance groundwater drainage and turf quality cost-effectively.

The ACSC has implemented measures such as clearing drainage ditches, mole-ploughing the pitch, and maintaining it in accordance with Football Association guidance. This application seeks to extend drainage improvements across the site to increase the number of fixtures and diversify sports programs. Additionally, we plan to repair the

access track on the western side of the Recreation Ground to facilitate better access for maintenance vehicles and the public.

This report covers the proposal's background, reviews planning policy, including the National Planning Policy Framework, and assesses the scheme against the Development Plan requirements and other considerations.

This application should be read along with the following plans and supporting statements:

007-001	<i>Existing Location Plan</i>
007-002	<i>Proposed Location Plan</i>
007-003	<i>Existing Block Plan</i>
007-004	<i>Proposed Block Plan</i>
007-010	<i>Proposed Groundworks Plan</i>
007-015	<i>Proposed Landscaping and Drainage Plan</i>

2. Site and Existing Conditions

Ansty is a small settlement located southwest of Cuckfield, north of Burgess Hill and east of the north-south A23. The village is characterised by houses and buildings that typically front local roads in a loose-knit, linear arrangement. The Recreation Ground is located immediately on the north side of Deak's Lane, a short way to the west of its junction with Bolney Road (A272).

The site was turned into a Recreation Ground after World War II. It initially hosted cricket, and football was introduced in the late 1950s. In 1994, the Recreation Ground was extended to relocate the football pitch to an area north of the Recreation Ground (the Recreation Ground Extension) and reorient the cricket pitch. In 2012, the area to the north of the Recreation Ground was further extended to facilitate a second cricket pitch.

The MSDC Playing Pitch Strategy 2015-31 identified that the facilities at Ansty Recreation Ground urgently need repair. In April 2021, construction of a new community building and sports pavilion (the Ansty Village Centre) was completed. Later in 2021, the old Village Hall and Sports and Social Club building was demolished to provide a site for an enlarged car park, which was completed in July 2023.

The site was further developed in 2023 by refurbishing the Groundsman's Store, replacing the asbestos roof, and improving the building's security. This was followed by the construction of a new cricket training net in the northeast corner of the Recreation Ground.

3. Site History

There is an extensive planning history to this site and its redevelopment in recent years. Of most relevance to this application are:

Ansty Village Centre

- DM/16/4609. Demolition of the existing Village Hall and Ansty Sports and Social Clubhouse for the construction of a replacement Ansty Village Centre and provision of an enlarged car park by the Ansty Village Centre Trust (AVCT CIO)
- DM/19/4068. Variation of condition no 1 of application DM/16/4609, to replace approved plans to allow for changes in design. (AVCT CIO)

Car Park Extension

- DM/22/0813. Variation of Condition no 1 relating to planning reference DM/19/4068 to allow for revised plans for amended car parking provision.

(AVCT CIO)

- DM/23/0767. Removal of Condition no. 6 relating to application DM/22/0813 - to allow retention of the existing tarmac car park. (AVCT CIO)
- DM/24/0002. Erection of two 4m tall poles to relocate car park LED lighting lamps from the existing power pole, as approved by DM/22/0813. Poles to be in the central margin between the two car park sections (DM/22/0813) (AVCT CIO)

Equipment Store and Cricket Practice Nets

- DM/21/3405. Refurbishment of Groundsman's Store, New Cricket Practice Net Enclosure.

Recreation Ground and Extension

- CD/055/94. Application Under Regulation 4 – Relocation of Existing Cricket and Football Pitches with stock proof fencing, boundary hedge and pitch drainage.
- 11/02597/COU. To extend the area used for football to facilitate a second cricket pitch and a required change of use to amenity/recreation.

4. Proposed Works

a) Enhancing the external path and installing a picket fence at the community building front.

External Path Enhancement

The foot of the external stairs terminates on the edge of the external path, meaning that people descending from the stairs must walk onto turf. This presents a risk to health and safety and is unsatisfactory, given that the stairs are a secondary fire escape from the first floor.

The proposed enhancement to the external path will improve pedestrian circulation around the Centre's north and west elevations and the public alighting at the foot of the external stairs. The enhancement will be kept to a minimum by extending the path for 1m into the Recreation Ground and for a length of 6m. In keeping with the paths around the Centre, the extension will be surfaced with a permeable tarmac.

Picket Fence

The area between the Centre and the Recreation Ground is currently open. We propose installing a picket fence 42 metres long (32.9 m + 6 m + 3 m) and 0.9 metres high, 3 metres north of the Centre. The fence will enhance the building's aesthetic appeal while providing a clear boundary between the Centre and the Recreation Ground. This is particularly important for delineating spaces and ensuring the safety of visitors to the Centre from sporting activity on the Recreation Ground (cricket balls) and from children's parties in the village halls that use the outside space.

Our understanding is that the picket fence will not require planning approval. Class A, Part 2, Schedule 2 of the General Permitted Development Order (GPDO) 2015, allows the erection of a fence, gate, or wall without planning permission, if it is no more than two metres high, and if it is not next to a highway used by vehicles (e.g. internal recreation ground boundary). Nor are we aware of planning conditions from previous permissions that restrict fencing. The fence will be gated (but unlocked) and will not create a fully enclosed area, so it will not affect public access or amenity to either the Recreation Ground or the Centre.

b) Installing drainage on the eastern side of the building.

The external path to the east of the Centre is prone to water pooling due to rainwater running off the adjoining and elevated Recreation Ground area. To alleviate this issue, the proposed French drain will be installed at the foot of the slope to connect to the existing land drain north of the Centre. The land drain was installed as part of the landscaping works in 2021 to help integrate the new Centre with the Recreation Ground.

The French drain will be installed in a trench 0.2 metres wide and up to 0.6 metres deep, to accommodate a 0.1m-diameter perforated pipe running 17 metres along the eastern boundary of the Centre to connect to the existing land drain.

c) Repairing the maintenance track along the western boundary.

The maintenance track extends from the Ansty Village Centre car park around the western perimeter of the Recreation Ground (South Ground) to the Recreation Ground Extension (North Ground) and is 170 metres in length. Parts of the maintenance track are rutted or overgrown, causing vehicles to drive off the track and damage the turf on the Recreation Ground, including compaction.

Section 6 of The Lease of Rights of Way over Recreation Ground between the Council and the ACSC, dated 8 July 2021, includes obligations on the Sports Club to:

‘maintain and keep in good repair and condition, and if necessary, renew the surface of the Access Track to the reasonable satisfaction of the Council.’

The proposed repairs comply with the lease provisions and involve clearing overgrown areas and infilling rutted areas with Type One aggregate to re-establish the two-track roadway within the existing boundary. The repairs will be delivered sympathetically without altering the surrounding environment—vegetation removal or habitat disruption—in the grass margin and hedge adjoining the track.

While this is a repair and renewal rather than a development of the track, it will deliver benefits by providing a clearly delineated route for maintenance vehicles and by improving pedestrian access to the Recreation Ground, particularly in winter when ground conditions are poor.

d) Performing drainage works around the western, northern, eastern, and southern boundaries.

The Recreation Ground is on Weald Clay, which has poor drainage due to low permeability, high water retention, slow infiltration, and shrink-swell behaviour that leads to compaction.

We propose installing a subsurface drainage system with land drains and mole ploughing to direct water to existing ditches. Enhanced maintenance, including annual verti-draining and monthly winter deep slitting, will improve soil aeration and prevent surface water accumulation.

Two new land drains will be installed:

- i. A 271 metre land drain around the western, northern, and eastern sides of the Recreation Ground, which will discharge into the existing land drain and drainage ditch on the north-west boundary, and which drains to the west.
- ii. A 30m land drain to the eastern side of the Village Centre, and the southern boundary of the Recreation Ground, that will connect to the existing land drain installed as part of the landscaping following its construction.

The routing of the perimeter land drains, i) and ii) above, will be 15 metres from the line of the trees and outside the line of the tree canopy and root protection zones to ensure there is no impact on the boundary trees and hedges and to ensure easy access for the periodic mole ploughing, which is expected to be repeated every 3 to 4 years.

The proposed installation of the 282-metre-long land drains will be at a depth of approximately 0.7 metres. The drainage system will consist of a 100mm perforated pipe laid along the trench, surrounded by 20mm shingle, to ensure effective subsurface water collection and filtration. Upon completion of the installation, the trench will be backfilled and the surface turf reinstated to preserve the site's visual character. As indicated above, the land drains will discharge into the existing drainage ditch located along the north-west boundary of the Recreation Ground, ensuring an appropriate and sustainable outfall for collected water. The Recreation Ground turf surface will be replaced to its original state within 1-2 months and within the two years allowed for restoration of baseline habitat when dealing with temporary losses under biodiversity net gain accounting.

Mole ploughing across the Recreation Ground will create sub-surface channels at one-meter intervals, following topography, to further improve groundwater movement and assist in the drainage of surface and subsurface water via the land drains, enhancing overall drainage efficiency. The mole ploughing will include light rolling of the surface to ensure minimal disturbance of the turf and to maintain the Recreation Ground's character.

e) Installing a picket fence around cricket nets.

In late 2023, a new cricket training net was installed in the northeast corner of the Recreation Ground to replace the nets removed during the Centre's construction. The proposed picket fence will be erected along the western and southern boundaries of the installation, measuring 36.15 metres in length, 0.9 metres in height, and positioned 1.5 metres from the edge of the installation. This fence is intended to safeguard the installation from other users of the Recreation Ground, including dog walkers.

As referenced above, we understand that the picket fence will not require planning approval under the General Permitted Development Order (GPDO) 2015.

f) Regularising storage containers in the North Ground.

In 2012, Ansty Sports and Social Club (ASSC) assumed responsibility for maintaining the Recreation Ground Extension from the Council. Subsequently, it installed two storage containers on the North Ground to securely store grounds maintenance equipment that could not be accommodated in the Groundman's Store. The containers have standard dimensions of 6.06m (length), 2.44m (width), and 2.59m (height).

We are applying for a Certificate of Lawfulness of Existing Use or Development (CLEUD) under Section 191 of the Town and Country Planning Act 1990 to regularise the planning status of two containers. These containers have been used continuously for equipment storage in their current location for over four years without enforcement.

We have attached dated photographs as proof that the containers were installed over four years ago, have remained in place continuously, and have been used consistently for storage, with no enforcement action or concealment. See Annex A.

g) Relocation of the Bin Store

The car park layout approved under DM/22/0813 provided for the construction of

a bin store in the central margin between the east and west car park areas. In the event, a small screen was built in the central margin, which only partially obscures the waste bins from vehicles and pedestrians entering the car park.

The current location of the waste bins detracts significantly from the Centre's aesthetic and limits our ability to complete the landscaping of the central margin. Therefore, we propose relocating the waste bins to a new purpose-built, fully enclosed store (dimensions: 3 metres long by 1.8 metres deep, 1.83 metres high, with wooden closeboard) in the northwest corner of the car park, adjacent to the entrance to the maintenance track. The area will also accommodate a compost bin to facilitate recycling of material from the planted borders.

The Centre's waste management contract provides three bins for general waste, recycling, and glass. The general waste and recycling bins are locked and are generally accessed by Club staff/volunteers no more than two or three times a week. Bottling out is usually carried out no more than twice a week and is done inside the Centre to minimise the impact on neighbouring properties.

5. Planning Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise. These considerations include the National Planning Policy Framework. For the Act, the key Development Plan documents for this application comprise the saved policies of the Mid Sussex District Plan 2014 – 2031 and the Ansty and Staplefield Neighbourhood Plan 2018.

6. National Planning Policy Framework

The NPPF, released in December 2024, details the Government's planning policies for England and their application. The planning system targets sustainable development across economic, social, and environmental dimensions (paragraph 7).

Chapter 6 highlights that planning policies should create conditions for businesses to invest and grow. Paragraph 88 states that policies should support community facilities like meeting places, sports venues, and open spaces to enhance the rural economy.

Chapter 8 discusses planning policies for creating healthy, inclusive, and safe communities that encourage social interaction and support healthy lives through accessible green infrastructure and sports facilities. Paragraph 103 states:

Access to a network of high-quality open spaces and opportunities for sport and physical activity is essential for the health and well-being of communities and can deliver wider benefits for nature and support efforts to address climate change.

The works proposed in this application represent the next stage in the recent planning history for the Ansty Village Centre and the Recreation Ground. This has created a much-needed community facility and sports venue, promoting healthy recreation and improving open space to enhance the rural economy. All tiers of planning policy support the provision and improvement of recreation and community facilities, acknowledging the positive impact such facilities can have on the health, social well-being and sustainability of communities, particularly those in rural locations.

7. Mid Sussex District Plan

DP12: Protection and Enhancement of the Countryside

Policy DP12 of the Mid Sussex District Plan states that development in the countryside is only permitted where it maintains or, where possible, enhances the quality of the rural

and landscape character of the district and where it is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document, or a relevant Neighbourhood Plan.

The proposed works will enhance the Recreation Ground, improve public access, and not adversely impact the site's rural and landscape character.

DP13: Preventing Coalescence

DP13 of the Mid Sussex District Plan states that "Provided it is not in conflict with Policy DP12: Protection and Enhancement of the Countryside, development will be permitted if it does not result in the coalescence of settlements which harms the separate identity and amenity of settlements and would not have an unacceptably urbanising effect on the area between settlements."

The proposed works will not result in the coalescence of settlements in Ansty and Cuckfield to the north, nor will they harm the separate identity and amenity of settlements bordering the Recreation Ground.

DP24: Leisure and Cultural Facilities and Activities

Policy DP24 of the Mid Sussex District Plan supports development that provides enhanced leisure and cultural activities and facilities, including allotments, in accordance with the strategic aims of the Leisure and Cultural Strategy for Mid Sussex.

The MSDC Playing Pitch Strategy 2015-31 identified that the facilities at Ansty Recreation Ground urgently need repair. Having constructed a new community building, sports pavilion, and enlarged car park, the ground improvements in this application will improve the quality and accessibility of the playing areas and help ensure the project delivers the envisaged recreational outcomes.

DP26: Character and Design

Policy DP26 of the Mid Sussex District Plan requires development to address the character and scale of the surrounding buildings and landscape, be of high-quality design and layout, and protect open spaces, trees, and gardens that contribute to the area.

If the proposed works constitute 'development,' we consider that the Development Policy is complied with. The drainage work involves very limited or no above-ground impact. The maintenance track repairs are limited to the existing track, and the materials used are sympathetic to the Recreation Ground's rural setting.

DP29: Neighbouring Amenities

Policy DP29 of the Mid Sussex District Plan requires development not to cause significant harm to the amenities of nearby properties.

As the proposal deals with landscaping improvements, there is no harm to the amenity for residents adjoining the Recreation Ground. The proposed re-siting of the bin store will have limited to no impact on the neighbouring single-story bungalow, known as Westmeadon, due to the screening recently installed by the neighbour and the proposed screening. Noise is not harmful given the Centre's waste management practices.

DP29: Noise, Air and Light Pollution

Policy DP29 of the Mid Sussex District Plan requires the environment to be protected from unacceptable levels of noise, light and air pollution.

As the proposal deals with landscaping improvements, there is no detrimental impact on the environment because of unacceptable levels of noise, light and air pollution.

DP37: Trees, Woodland and Hedgerows

Policy DP37 of the Mid Sussex District Plan, in part, states "Development that will

damage or lead to the loss of trees, woodland or hedgerows that contribute, either individually or as part of a group, to the visual amenity value or character of an area”.

The work to repair the maintenance track will be restricted to the existing track's parameters and the surface restoration. It will have no impact that will damage or lead to the loss of trees, woodland, or hedgerows adjoining the Recreation Ground. The land drain proposed for the western boundary of the Recreation Ground will be installed 15 metres from the existing trees and well outside the tree canopy. There will therefore be no arboricultural impact from the works proposed.

DP38: Biodiversity

Policy DP38 of the Mid Sussex District Plan seeks to ensure development:

“Protects existing biodiversity, so that there is no net loss of biodiversity. Appropriate measures should be taken to avoid and reduce disturbance to sensitive habitats and species. Unavoidable damage to biodiversity must be offset through ecological enhancements and mitigation measures (or compensation measures in exceptional circumstances)”

The total site area is 4.78 hectares. At first sight, this might suggest that a biodiversity net gain (BNG) assessment is required. However, the proposed work does not fall within the scope of development that triggers the statutory BNG requirement, for the following reasons:

- **No material habitat loss.** The track repair work will be undertaken wholly within the existing footprint. Verges and hedgerows will be avoided, and only minimal, temporary vegetation clearance is required, which will naturally regenerate without intervention. These works constitute maintenance rather than redevelopment and will result in no measurable change in biodiversity value.
- **Temporary works with reinstatement.** The installation of land drainage will involve disturbance of the Recreation Ground surface only during construction. Following completion, the surface will be reinstated and overseeded. As the land is restored to its existing condition, there is no permanent change to land use or biodiversity value.
- **De minimis scale of new development.** The only new development element is the proposed extension of the path along the northwest boundary. This amounts to approximately 6 square metres—less than 0.01% of the total site area. This falls within the de minimis provisions of the planning legislation and does not result in a measurable loss of biodiversity.

In conclusion, the statutory requirement for biodiversity net gain applies only when development proposals result in a measurable impact on biodiversity. In this case, the works primarily comprise maintenance and reinstatement; no priority habitats are affected, and the sole new development element is of such minimal scale that it is exempt.

DP41: Flood Risk and

Drainage Flood Risk

Proposals for development will need to follow a sequential risk-based approach, ensure development is safe across its lifetime and not increase the risk of flooding elsewhere. The District Council's Strategic Flood Risk Assessment (SFRA) should be used to identify areas at present and future flood risk from a range of sources, including fluvial (rivers and streams), surface water (pluvial), groundwater, infrastructure and reservoirs.

The District Council's Strategic Flood Risk Assessment (June 2015) has identified 'no

specific flood risk issues in and around Ansty’.

We have engaged Unda Consulting Limited to undertake a flood risk assessment to determine whether the proposed Recreation Ground drainage works are likely to be affected by current or future flooding from any source; whether they will increase flood risk elsewhere; and whether the measures proposed to address these effects and risks are appropriate.

Drainage

Sustainable Drainage Systems (SuDS) should be implemented in all new developments of 10 dwellings or more, or equivalent non-residential or mixed development, unless demonstrated to be inappropriate, to avoid any increase in flood risk and protect surface and groundwater quality. Arrangements for the long-term maintenance and management of SuDS should also be identified.

The preferred hierarchy for managing surface water drainage from any development is: 1. Infiltration Measures, 2. Attenuation and discharge to watercourses, and if these cannot be met, 3. Discharge to surface water only sewers.

The District Council’s Strategic Flood Risk Assessment (June 2015) provides SuDs guidance for drainage schemes in Ansty:

For Ansty, the ground conditions consist of sandstone and siltstone with moderately drained soil on gentle slopes. Combined infiltration and attenuation facilities will likely be the most appropriate form of SuDS in this locality. Land in this location overlies a minor aquifer, and therefore, high groundwater vulnerability will need to be addressed in any SuDS design.

8. Ansty and Staplefield Neighbourhood Plan

Policy AS2: Preventing Coalescence

Development proposals are expected to demonstrate that they would not result in coalescence with any neighbouring settlement, either individually or cumulatively, or in the perception of openness being unacceptably eroded.

As stated above for DP13, the proposed works will not result in the coalescence of settlements in Ansty and Cuckfield to the north, nor will they affect the perception of openness between the settlements.

Policy AS7: Ansty Village Centre and Recreation Ground

Proposals for built development on the Village Centre and Recreation Ground will not be permitted unless the proposal is of a limited scale and nature, and it can be clearly demonstrated that it is ancillary and enhances the role and function of the Village Centre and Recreation Ground.

Policy AS8: Improvement of Community Facilities

Proposals that would improve the provision of community facilities will be strongly supported. In the case of the Village Centre in Ansty and the Pavilion in Staplefield, this is particularly the case for proposals that would re-provide and improve such facilities on the existing site.

The Neighbourhood Plan policies AS7 and AS8 are similar in ethos to DP24 and DP26 considered above. The sole objective of the works proposed is to enhance the role and function of the Village Centre and Recreation Ground by improving the quality of the facilities on the existing site.

9. Landscaping

The proposed work will be limited to repairing the existing maintenance track surface, and all other drainage works are located away from existing trees. Overall, except for the

track surfacing and the picket fence, which will be delivered sympathetically, the works will have no visual impact and will not affect the wider landscape views.

10. Statement of Community Involvement

The Ansty Village Centre scheme involved extensive consultation with residents and key organisations. Public consultation on this approach was first undertaken in May 2011. The design evolution resulted in a further public consultation exercise in July 2013.

In addition to these public consultations, detailed discussions have taken place over the same period with representatives of the Mid Sussex District Council leisure and legal departments. The scheme design and the associated business case have also been presented to Sport England and the England and Wales Cricket Board. The design meets the technical specifications of both bodies.

The scheme design evolution and consultation exercises are undertaken and overseen by the Ansty Village Centre Trust, which comprises representatives of the Parish Council, Ansty Sports and Social Club, the Ansty Village Hall Trust, and Ansty Cricket Club. This, therefore, ensures that all these groups' views are at the heart of the decision-making process. It also ensured that it reflects the overwhelming majority of the opinion of key members of the interested parties and the local community.

11. Summary

This application draws together several landscaping and drainage improvements around the Ansty Village Centre and on the Ansty Recreation, including:

- An enhancement to the external path around the Centre and installing a picket fence in front of its northern elevation.
- Installing drainage on the eastern side of the Centre to counteract the run-off and puddling on the external path.
- Repairing the maintenance track along the western boundary to improve maintenance, emergency, and disabled vehicle access and to provide improved public access to the site.
- Performing drainage works around the western, eastern, and southern boundaries. This proposal seeks to improve drainage and turf quality across the site to maximise the benefits of the recent investment. Currently, the regular waterlogging of the Recreation Ground from autumn to spring continues to limit use, reducing football fixtures and delaying cricket activities.
- Other improvements included in the application include installing a picket fence around cricket nets, regularising storage containers in the North Ground, and the relocation of the bin store.

The works proposed in this application continue the recent planning history for the Ansty Village Centre and the Recreation Ground. It is considered appropriate to consolidate all proposed works into a single application to provide a comprehensive view of the improvements envisioned.

The proposed works do not trigger the statutory biodiversity net gain (BNG) requirement under the Environment Act 2021. The track repairs and land drainage are maintenance and reinstatement activities with no permanent habitat loss. At the same time, the sole new development element—the extension of the path (c. 6m²)—falls well within the de minimis exemption (less than 25m² / 5m linear habitat). As such, the application sits outside the scope of the BNG provisions, and no assessment is required.

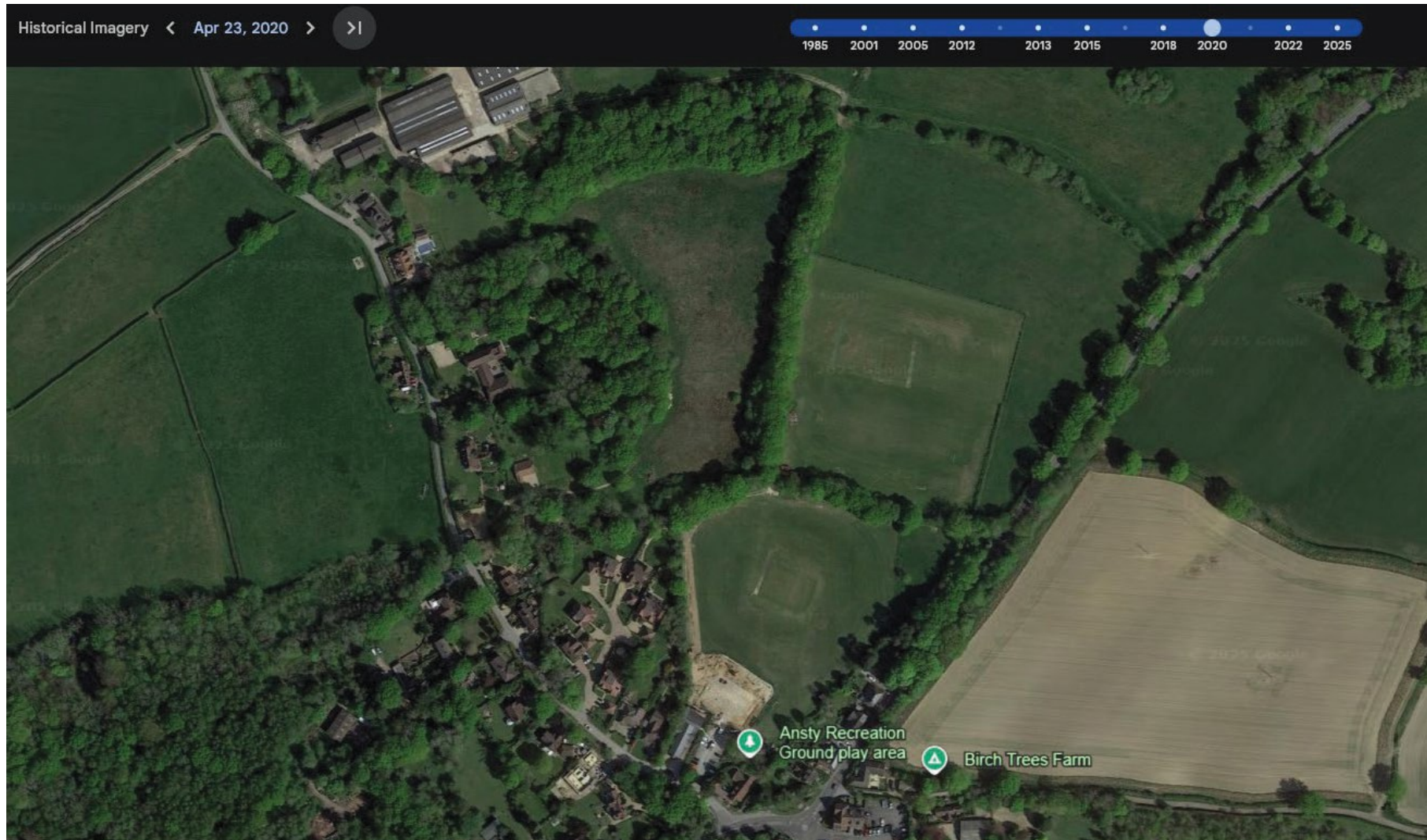
The proposed improvements comply with relevant District Plan policies, particularly DP12, DP13, DP24, DP26, DP29, DP37, DP38, and D41, as well as the policies in the

Neighbourhood Plan AS2, AS7, and AS8. It is also supported by the National Planning Framework, particularly Chapter 8, which helps to create a healthy, inclusive, and safe community that encourages social interaction and supports healthy lives through accessible green infrastructure and sports facilities. It is submitted that there are no other material considerations which weigh against the scheme, and planning permission, where required, should therefore be granted.

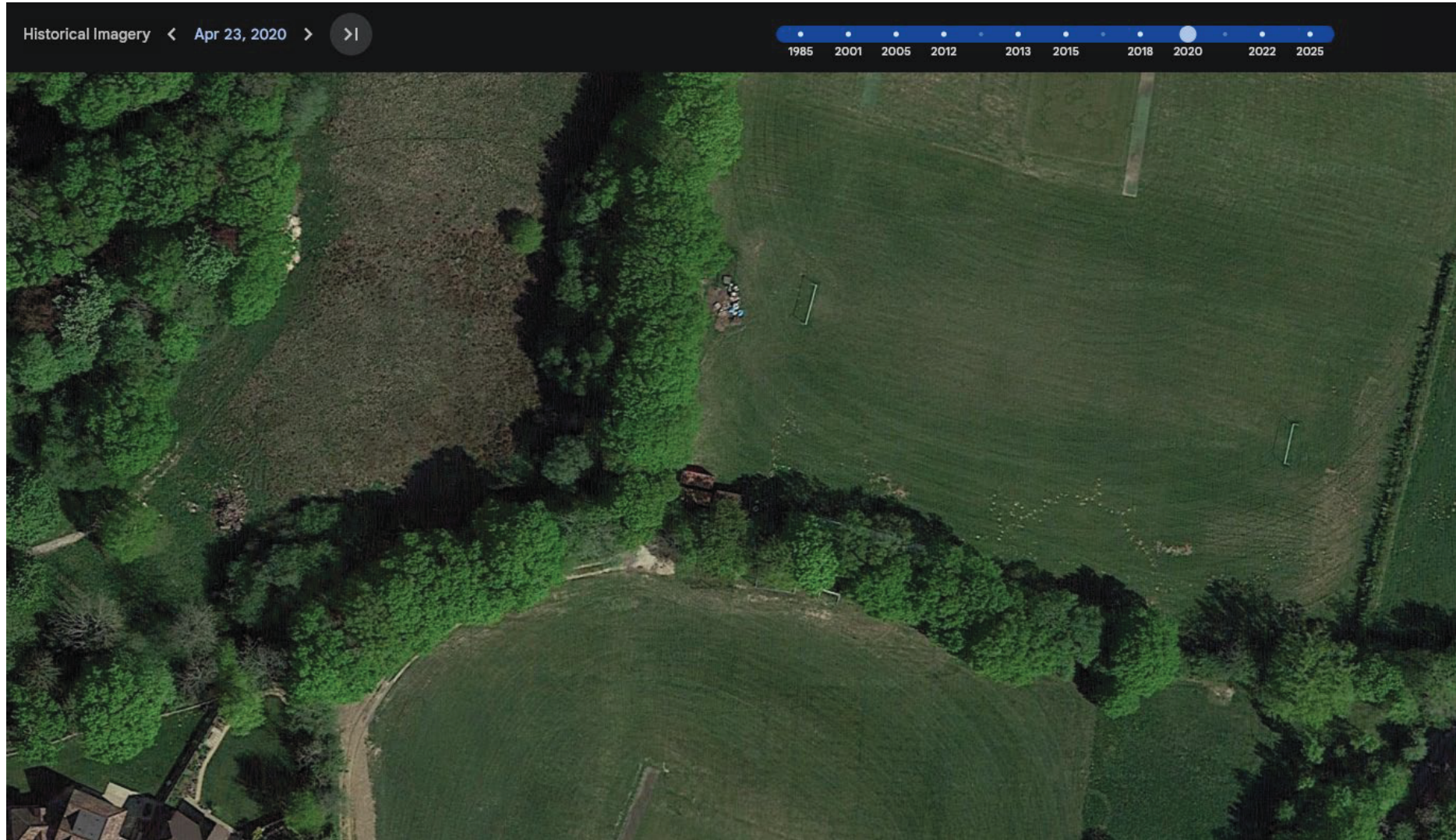
Supporting Drawings
(selected attachments)

007-001	Existing Location Plan
007-002	Proposed Location Plan
007-003	Existing Block Plan
007- 004	Proposed Block Plan (Annex B)
007-010	Proposed Groundworks Plan (Annex C)
007-012	Proposed Landscaping and Drainage Plan (Annex D)

Annex A – Ansty Recreation Ground – Historical Image 23 April 2020



Ansty Recreation Ground – Historical Image 23 April 2020 – Showing the Containers on the North Ground



Ansty Recreation Ground – Historical Image 23 April 2020
North Ground Detail – Highlighting the Location of the Containers



4 New cricket strips & removal of artificial strip

2x new 2.2x4.8m containers in place of 2 existing containers

Repair and refurbish existing Access Track

Proposed picket fence

Recreation Ground

Proposed Extension to Existing Path

Ansty Community Sports Club

Westhill Cottage

Westhill Villas

The Old Shop

The Lizard

Car Park

Play Area

St John's

Rock Cottages

Shelter

Deaks Lane

Holly Bank

Westhead

Proposed bin store

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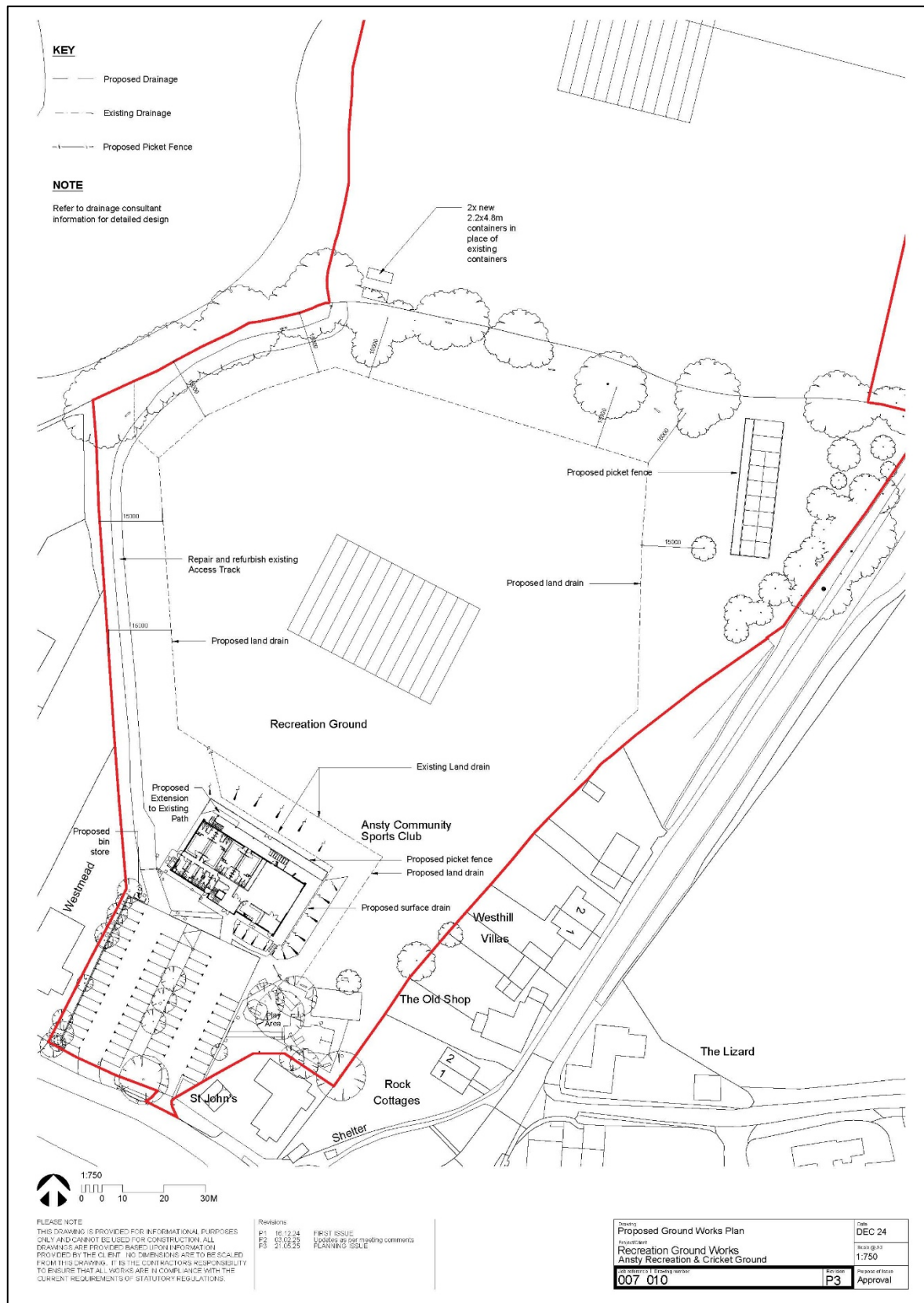
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Revisions
P1 15.12.24 FIRST ISSUE
P2 19.02.25 Update in line with comments
P3 21.02.25 PLANNING ISSUE

Existing
Proposed Block Plan
Project Name
Recreation Ground Works
Ansty Recreation & Cricket Ground
Drawing Number
007 004
Date
DEC 24
Scale
1:1000
Purpose of Issue
Approval

Annex C: Ansty Recreation Ground Works -Proposed Ground Works



Annex D: Ansty Recreation Ground Works -Proposed Landscaping and Drainage Plan

