



Cuckfield Parish Council

Cuckfield Neighbourhood Plan

Cuckfield Infrastructure Assessment



May 2013

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1 Introduction

Cuckfield is a village located in Mid-Sussex District, approximately 10 miles north of Brighton, with the High Weald Area of Outstanding Natural Beauty to the north and west. It is a distinctive, picturesque and thriving village with good services and amenities. The village is close to Haywards Heath, Gatwick Airport and the M23 ensuring that it is a popular location to in which to live. It was originally the key urban centre in the area before the railways arrived, an indication of its deep historical roots.

The 2011 census of population for Cuckfield recorded 3,500 people living in the village. Around 48% of the village population is between 30 and 60 years of age, with 25% below 18 and 19% above 65. The latter two categories are slightly higher than the Mid Sussex average.

2 Objectives

The purpose of this infrastructure survey is to assist in the development of the Cuckfield Neighbourhood Plan. It reviews the current and potential infrastructure needs while attempting to prioritise these needs through a considered assessment.

3 Existing Situation

Cuckfield is well served by infrastructure and a number of local services and thriving retail businesses that bring people into the area to live, work and visit.

3.1 Getting around

Cuckfield is well served by transport infrastructure, including:

Rail – Haywards Heath station is two miles to the west of the village and connects the area directly to Brighton and south coast destinations, Gatwick Airport and London to the north.

Air - Gatwick Airport is located 10 miles to the north, with Heathrow 60 miles to North West.

Road – Cuckfield is situated on the ancient coaching route from London to Brighton (the London to Brighton Veteran Car Rally still runs through the village early each November). The north-south A23/M23 now runs 3 miles to the west of the village, connecting the south coast with Crawley, London, the M25 and beyond.

The A272 runs east-west across the Weald from Winchester to nearby Heathfield. Originally running through the village, the road now passes to the south along the bypass constructed in the 1980s, and significantly reduces the traffic in the village centre. As it connects the A23 to Haywards Heath and beyond, the road is very busy in rush hour periods. The Haywards Heath bypass starts at the edge of the Plan area and is currently due to be completed in 2014

Vehicle repair garages are available just to the north of the village, in Brook Street. A petrol station is located in Whitemans Green.

Highway drainage at a number of highway locations in the village is an issue following heavy rainfall. Flooding of residential properties has resulted from blocked gullies particularly at the bottom of London Lane.

Congestion occurs during rush hour through the village, which becomes a 'rat run' for drivers leaving Haywards Heath towards the A23. The roundabouts at the end of Ardingly Road and London Lane are particularly busy, with tailbacks regularly occurring.

The sports facilities at Whitemans Green generate significant parking requirements at weekends. This can cause heavy congestion along the Staplefield Road.

Cuckfield Parish Council has a number of local road schemes, both implemented and planned, to better control the speed of travel through the village and increase pedestrian safety.

Parking - The centre of the village is served by a reasonably sized car park and on street parking. Its recreation areas also contain their own smaller parking facilities, which at the weekends are heavily used and can result in significant traffic obstructions.

Bus – Cuckfield is served by a number of local bus routes connecting to Haywards Heath, Burgess Hill, Brighton, Crawley and Horsham. Some of these are more regular than others. The services do connect with other key towns and villages surrounding Cuckfield, but peak services are infrequent and not particularly suitable for connections to peak train services.

Twittens - Cuckfield's transport infrastructure contains an extensive network of ancient and well-tended footpaths and bridleways, or "twittens", that connect various parts of the village, and the nearby countryside, nature reserves and other local settlements.

The long distance The High Weald Landscape Trail passes through the village with The Sussex Ouse Valley Way passing to the north.

Figure 1 highlights the public rights of way

3.2 Community Infrastructure

Social

There is a strong sense of community in Cuckfield with many active social and cultural societies, including the Cuckfield Society, Independent State of Cuckfield and European Association.

Cuckfield is home to Holy Trinity Church of England and Baptist churches as well as a number of other non-conformist groups.

There are thriving Scouting and Brownie groups operating in the village.

The popular Cuckfield Museum is located in the Queens Hall and is open 3 days a week and is enjoyed by tourists, schools and local residents alike.

Children

Children enjoy access to playground equipment at Worsley Recreation ground, Chapelfields and recently installed equipment at the new Chatfield Road development.

A skateboard park is located at the Whiteman's Green open space.

Pre-school children have a number of educational options including Cuckfield Playgroup, Next Step at the Old School and Busy Bees located at the Cricket pavilion. Holy Trinity Primary School and Warden Park Academy are located within the village; the former is significantly over-subscribed. Out of catchment provision is provided in Hayward's Heath and Burgess Hill schools. Local tertiary education is provided in Haywards Heath by Central Sussex College.

Community Buildings

The two historical church buildings provide facilities for secular and non-secular groups.

The Queen's Hall in the High Street was built by local subscription in 1897 and is used by the Parish Council and numerous local clubs and societies.

Cuckfield has two Youth Clubs. One is situated on London Lane and provides facilities for the popular Cuckfield Playgroup as well as the youth club itself. The second is operated at Holy Trinity Church.

The Old School, adjacent to the church and converted for community use when Holy Trinity Primary School moved to its current premises in the 1990s, provides further facilities for clubs and community events.

The two schools provide additional community facilities. A Scout hut is located off Longacre Crescent.

A new Baptist church and community space has permission for a new building in the current car park in Polestub Lane.

Medical

Cuckfield has its own recently refurbished and modern Medical Centre, with additional capacity provided by the surgery in Hayward's Heath (The Vale). There are three dental practices and a pharmacist.

Retail

Cuckfield and Whitemans Green centres are home to a number of small local businesses from specialist clothes boutiques to beauty salons, hairdressers, estate agents and convenience stores.

Post offices are located in Cuckfield and Whitemans Green village centres which provide banking and cash withdrawal facilities.

Statutory Services

Limited information is available on the existing capacity of electricity, gas, water, sewerage and telecommunications to cope with existing and future growth in the village.

BT has recently upgraded the village to fibre-optic broadband internet. The 2011 census and Neighbourhood Plan Housing Needs Survey indicated a high percentage of people who are based or work from home.

A South-East Water covered reservoir, pumped from Ardingly Reservoir, is located in The Highlands, supplying the village and surrounding areas.

Sewage from the village flows under gravity to the waste water treatment works located along the bypass to the south of the village, where it is treated and discharged to an Adur tributary. Feedback from the operator, Southern Water, indicates the following:

- **Sewerage** - there are some areas towards the north of the village where sewerage is at capacity (and potentially at risk of surcharging to the surface) and would need reinforcement should further major development come forward. On-site attenuation may also be required prior to new connections. In particular, it is known from proposed housing development applications that the sewer along Ardingly Road is under capacity.
- **Sewage treatment works** – the treatment works would need upgrading should further major development come forward. The water industry is regulated into 5 year investment programmes, which therefore may impact the timing of future housing. The company have asked to be kept informed when the Neighbourhood Plan is adopted, such that timely investment decisions may be made.

Gas is available to most properties in the village; domestic electricity to all.

3.3 Leisure

Sporting / active leisure

There are numerous sports and active leisure facilities within the Neighbourhood Plan area, or just outside the boundary, including:

- Whitemans Green complex, which comprises athletics, football, cricket and rugby pitches and pavilions, as well as the skateboard park
- Worsley Memorial Recreation Ground contains a large paddling pool and children's play equipment, Cuckfield Tennis Club and football facilities
- Communal areas in the Chapelfields development (old hospital) have recently been taken over by the residents. The children's play equipment, installed by the developers in the 90s, is now in need of refurbishment.
- Cuckfield Cricket Club, with two pitches and pavilion
- A rifle club off Longacre Crescent
- A fitness club and spa at Ockenden Manor
- Warden Park Academy sports facilities
- Cuckfield Golf club
- Cuckfield is a popular running, rambling and cycling destination

Staying and eating

The village has one significant hotel, Ockenden Manor, and a number of smaller B&B premises.

Cuckfield has several restaurants including the Ockenden Manor's own Michelin starred restaurant, Cuckfield Tandoori, the Cuckoo, five popular pubs with dining facilities (The Ship, Rose and Crown, Wheatsheaf, Talbot and White Harte) and a number of coffee shops and cafes.

3.4 Green infrastructure and open spaces

Cuckfield and its environ is fortunate to have a significant amount of "green" infrastructure and open space, including:

- Open space recreation areas
- New England Wood, and Blunts Wood and Paiges Meadow nature reserves
- Borde Hill Millennium Forest
- Allotments adjacent to the church, Glebe Road and Whitemans Green
- Numerous 'twitchen' footpaths crossing rural landscapes
- A rural outlook, including unspoilt views to the Ouse Valley and South Downs
- A retained medieval landscape south of the church
- An abundance of surrounding wildlife.

Recently approved planning permissions at Bylanes and Ardingly Road will cede additional areas of open community space to the Parish Council.

3.5 Flood risk

Cuckfield is situated on the Adur / Sussex Ouse catchment boundary (which runs down London Road and London Lane) and hence there are no fluvial flood risk issues within the Plan boundary (and therefore there is no flood defence infrastructure). See Figure 2 for watercourses.

However, it is known that the Scrase Stream (Ouse tributary arising from springs along Ardingly Road) has significant flood risk issues downstream where it is culverted under the railway embankment at College Road in Haywards Heath. Drainage from the eastern side of the village will therefore impact on this area, and any changes to this will need careful consideration, with particular inclusion of Sustainable Drainage System (SuDS) principles.

There are a number of local flooding issues arising from highway drainage around the village, mainly relating to highway run-off. In particular, properties along London Lane have been inundated several times due to gullies being overwhelmed (particularly when these have not been maintained). The Rose and Crown public house has also been flooded in 2012 from highway run-off. West Sussex County Highways is aware of these issues and we understand is reviewing the situation.

4 Methodology

An infrastructure working group was established from the Neighbourhood Plan team to determine infrastructure needs, requirements and potential. This group compiled an infrastructure needs inventory was undertaken with workshop sessions and public consultation. A long list of items was grouped under the headings:

- Getting Around (including Highways, Walking, Cycling and Parking),
- Sustainability,
- Community Infrastructure,
- Leisure
- Open Spaces.

The various items were then assessed considering timescale, responsibility for provision, cost, funding, constraints and potential impact on the following policy areas: Health and

Wellbeing, Landscape, Ecology and Biodiversity, Tourism and Leisure, Economic Development and Resident Views (based on the Neighbourhood Plan surveys).

Infrastructure pressures

Potential future pressures on local infrastructure, arising from the wider region, were identified:

- Gatwick and Crawley expansion.
- Housing development in other parts of the District – especially Burgess Hill and Haywards Heath. In view of the historical convergence of highways through the village, Cuckfield has become a ‘rat-run’ during rush-hour.
- Mineral extraction – plans are in place to commence ‘fracking’ at Balcombe in 2013. This may include substantial truck movements through the village

Of particular concern is the potential increase in traffic volumes likely to be experienced (eg Ardingly Road in Cuckfield has already witnessed a 5% increase in peak hour traffic between just 2006 and 2011). Whilst it is accepted that there are limited actions that the parish council can take to influence these wider issues, they will need to be kept under close scrutiny in the future for actual impacts.

Proposal selection

The initial long list of items was reduced to a short list through a prioritisation scoring system based on the criteria above (see Appendix A)

Infrastructure issues raised were utilised in the formulation of the Parish Housing Land Availability Assessment (PHLAA) which determines the developability of various sites around the village

The long and short lists are included in Appendix A. The Neighbourhood Plan’s Sustainability Appraisal reviewed the environmental impact arising from the short list items. An assessment of funding requirement, existing and future allocation is made.

5 Funding

The short list of infrastructure items were progressed into the preparation stages of the Neighbourhood Plan, including being reviewed by the Neighbourhood Plan’s Sustainability Appraisal. A particular determination was made of whether additional development would be required to finance these, through the Section 106 or Community Infrastructure Levy (CIL) routes.

Cuckfield has taken significant levels of new housing development in recent years, with further approved yet to be constructed. This has brought forward a substantial level of ‘Section 106’ contributions, which are allocated to infrastructure improvements for the village.

The following table outlines the money held or expected and its intended purpose, from information provided by Mid Sussex District Council in May 2013. The information has been used to extrapolate the ball-park values which may be associated with future development, which the Neighbourhood Plan may allocate (40 houses is estimated)

These sums have been used to determine how items in the proposal short list can be funded though the plan period.

It is assumed that sums allocated to education will be allocated directly via the Local Education Authority.

	Land West of High Street Cuckfield	Ockenden Manor	Chatfield Road	Tentercroft	Bylanes	Ardingly Road	Other Plan allocation (estimated)
Application number	CU/1551/04	CU/3316/07	CU/516/10	CU234/11	09/03875/OUT	12/03750/OUT	-
Number of properties	69	-	44	1	42	14	40
Formal Sport / leisure	£19,978		£48,005		£41,622	£31,955	£40,000
Total access demand contribution	-	-	-	-	* £80,000	£32,500	£90,000
Sustainable transport	£9,347	£24,549	£74,705	£8,640	-	-	-
Community buildings	£8,651				£18,106	£6,720	£18,000
Local Community Infrastructure Contribution			£3,186		£22,748	£8,750	£22,000
Primary Education			£219,547		£81,318	£43,673	£80,000
Secondary Education					£87,523	£47,034	£90,000
Library			£9,667		£8,092	£3,917	£8,000
Public art			£11,073		£9,417		
Recycling			£4,298				
TOTAL	£37,976	£24,549	£370,481	£8,640	£348,826	£174,549	£348,000

	Received / Available
	Expected
	Future estimated

* Access demand contribution estimated

Source (col 1-6) - MSDC, May 2013

6 Infrastructure Assessment Outcomes

Infrastructure assets and development is a common theme running through the development of the Neighbourhood Plan. As such, it is intended to intrinsically link these into each policy. They seek to maintain this good provision with consideration of both green infrastructure and sustainable built-up infrastructure.

The shortlist of options highlight infrastructure key requirements that would be needed to support any new development, while maintaining and improving the infrastructure requirements for Cuckfield's residents. The Plan policies intend to progress these improvements.

Policy objectives include

- sustainable transport infrastructure, including public transport
- walking and cycling improvements
- school provision and school building expansion
- increase in allotments and amenity open space

- retention and enhancement of sports facilities at Whitemans Green and Worsley Recreation Ground
- further traffic management measures, as proposed by Cuckfield Parish Council's recent traffic study
- additional green infrastructure within or adjoining new developments

In addition, several areas of infrastructure conservation were identified including:

- the retention of businesses in the existing village centre areas
- the retention and expansion of biodiversity within the Neighbourhood Plan area
- retention of existing parking facilities
- protection of the AONB areas within the Neighbourhood Plan area
- retention of the open spaces between Cuckfield and Haywards Heath (prevention of coalescence)
- retention and improvement of existing community buildings
- a strong preference for development of existing brownfield land and sites identified within the built up boundary.

Further work is required to fully assess existing and future statutory service provision and capacity.

7 Funding allocations

Highways

The Parish Council already has a worked-up scheme for highway improvements. Most of these are already funded in joint working with WSCC Highways, to be implemented in 2013-2015. Further sums of Total Access Demand Contribution are expected of just over £100k, with an additional £90k estimated beyond that (£320k in total). These have been allocated in the short list to new pedestrian crossings along Ardingly Road and London Road, cycle lane and parking improvements.

There is a longer term aspiration to improve the High Street and South Street, by reducing traffic volumes and improving pedestrian facilities through the use of build-outs etc, for which £40k is made available. Achieving this future scheme is dependent on a future partnership approach with West Sussex County Highways, with funding also being allocated from them (as per previous agreements)

Sporting / community

£290k is available from existing and likely future formal sport, community buildings and local community infrastructure contributions.

Various sporting buildings are in need of development monies, including the Cricket Club pavilion, Rugby clubhouse and Worsley Memorial Recreation ground pavilion. Existing (£60k) S106 and CIL is allocated to the former of the assets. A major upgrade of the Worsley pavilion could be undertaken, together with other improvements to the park, to also provide improved facilities for the tennis club jointly, in partnership with MSDC. £100k has been allocated for this. Additional children's play equipment is required at Whitemans Green and Chapelfields and is allocated £30k. The Cuckfield Society is planning on installing new play equipment at the Worsley Recreation Ground in 2013.

£20k from the S106 allocations has recently been used to refurbish the Queen's Hall 'Green Room'. £20k is allocated for refurbishment of the public toilets in the High Street which is due for completion in 2013.

Cuckfield Parish Council also have plans to take over the youth club building in London Lane from WSCC. Approximately £60k is available from existing S106 collections, which is allocated to this project. The remainder required for this parish project will be funded from precept/reserves and loans.

Public art

The available funding attributed for public art is to be further discussed by the parish council.

Funding summary

The above allocated sums equal the amount already available, or estimated to be available, from the future, approximate, development of 40 dwellings. Whilst an estimate has been made of costs to complete each of the proposals, it is recognised that this may not be sufficient to cover all issues. Therefore, additional funding may be required. Several assets allocated for improvement are district-wide facilities, used by a cross section of the community outside of the parish (particularly for the children/sporting facilities at Worsley Recreation Ground and Whitemans Green). Therefore, further contributions should be forthcoming from MSDC arising from S106/CIL monies for development in other parts of the District.

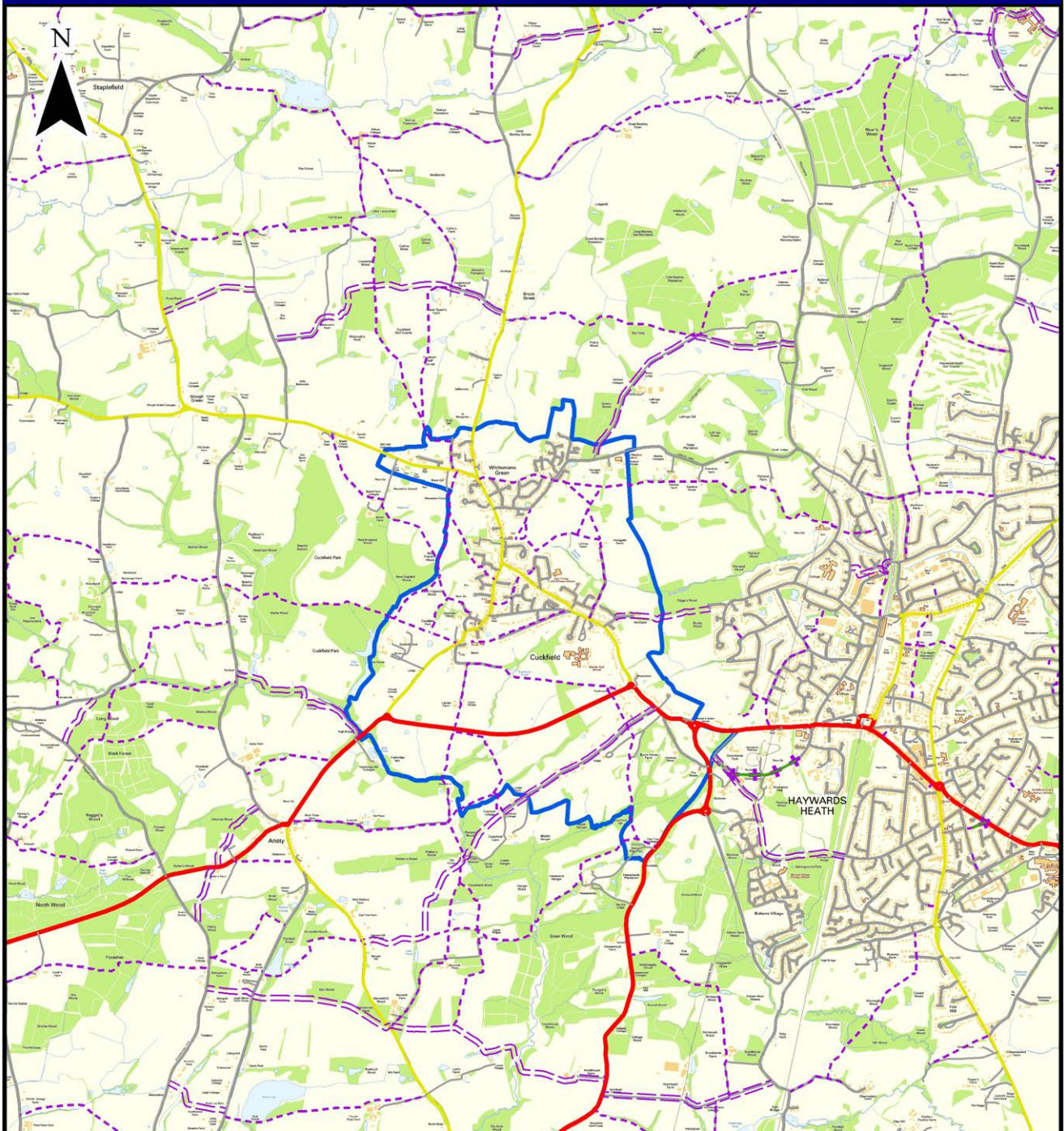
8 Conclusions

The Infrastructure Assessment has demonstrated that Cuckfield is an established village with good existing infrastructure provision. As such there are only limited gaps in infrastructure requirements. This may change over time, particularly through external factors such as impacts from development in other parts of the District, and should be kept under review.

However, the Assessment has identified some need which is likely to arise from Plan policies (particularly from further housing allocations) or aspirations for future infrastructure improvements. These are included throughout the various policies in the Neighbourhood Plan. This assessment has shown that these items can largely be funded through Section 106 or likely Community Infrastructure Levy contributions arising from developments which have recently been built or already have permission, or through other established funding sources.

Whilst no significant additional funding requirement has therefore been determined, partnerships with Mid Sussex District Council and West Sussex County Council may be required for the funding balance of some proposals, particularly where these are identified as wider District facilities.

Figure 1 – Public Rights of Way



Key

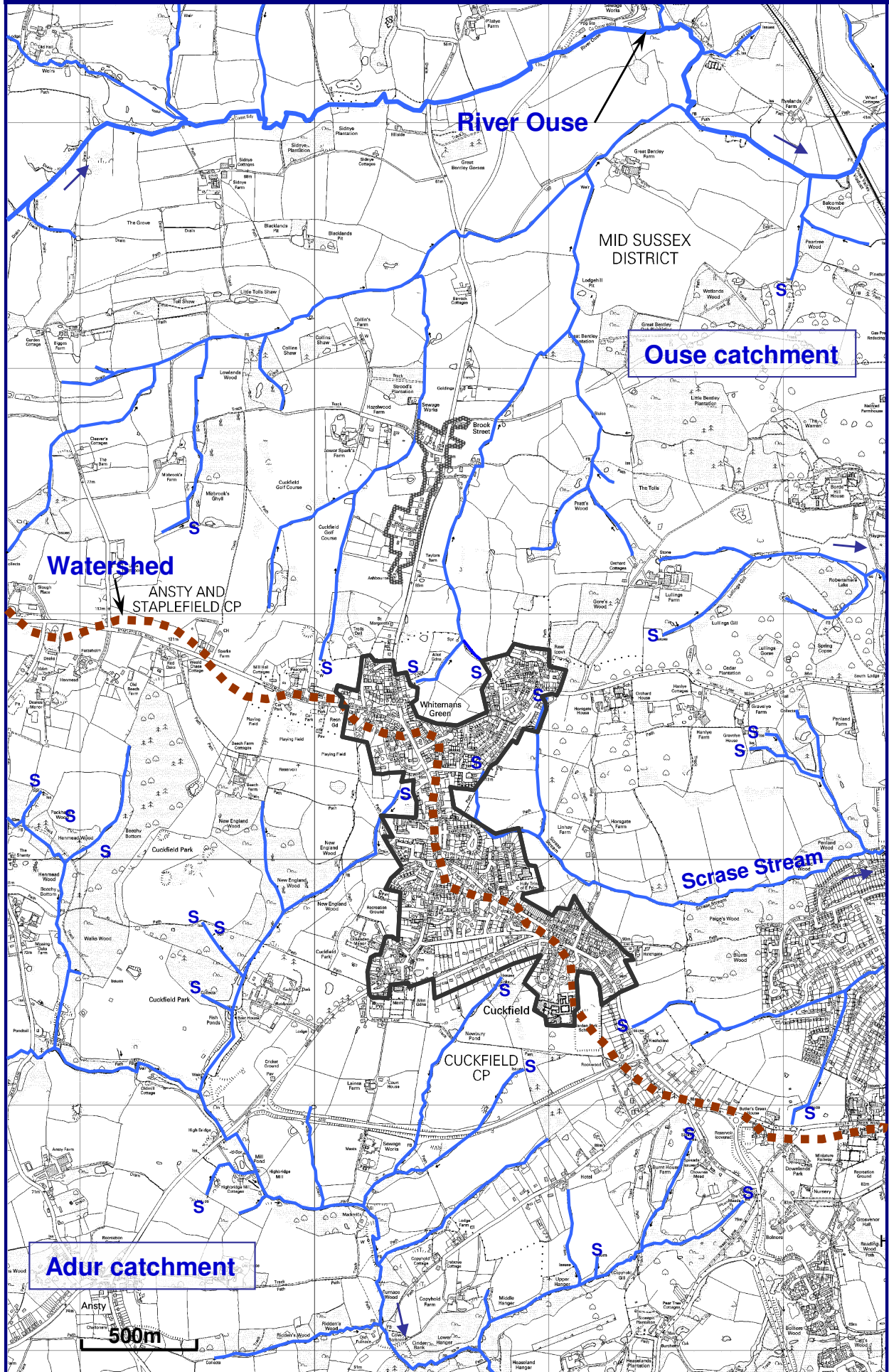
-  Minor Road, Local Street or Publically Accessible Private Road
-  A Road
-  B Road
-  FOOTPATH
-  BRIDLEWAY
-  BYWAY
-  Cuckfield Neighbourhood Plan Area

0 1,500 Meters




Map produced by:
Cuckfield Parish Council

Figure 2 – Catchments, watercourses and drainage patterns



Appendix A – Short and Long list of options

Infrastructure Plan - Short List

Ref	Proposal	Lead Development Agency	NEW Infrastructure spend required from parish	Funding Source	Delivery Timing	Rationale
2	Getting around					
2.1	Road and pavement upkeep	WSCC	None	County	Ongoing	Good housekeeping, safety, landscape
2.3	London Lane traffic calming	Parish / WSCC	£40k	£40k (S106 & County)	2011-2015	Increased safety and decreased traffic speeds
2.5	Whiteman's Green Calming / roundabout improvements	Parish / WSCC	£70k	£70k (S106 & County)	2011-2015	Increased safety and decreased traffic speeds
2.7	Reduction in traffic capacity volumes/speed through High Street and improvement in pedestrian	Parish / WSCC	£40k	£40k (S106 & County)	2015-2020	Increased safety and decreased traffic speeds
2.8	Highway lighting upgrades	WSCC	None	County	2011-2015	Urban landscape improvements
2.10	Ardingly Road crossings and lineage	Parish / WSCC	£95k	£95k (S106 & County)	2011-2015	Increased safety and decreased traffic speeds
2.11	London Road Crossing	Parish / WSCC	£35k	£35k (S106 & County)	2011-2015	Increased safety
2.12	Safe 'walk to school routes' from within and outside the village	WSCC / school	None	County initiatives	2011-2016	Increased safety
2.13	Maintenance in twittens (including surfacing and lighting) and countryside footpaths	WSCC with Parish	None	Precept	Ongoing	Benefits residents and visitors, road safety and night safety. Improved appearance and quality of life for local residents. Link newly developed housing to rest of community.
2.15	Upgraded cycle ways Cuckfield to Haywards Heath through Blunts Wood	Parish / WSCC	£15k	£15k (S106 & County)	2011-2015	Increased safety and sustainability
2.18	Broad Street cycle lane improvements	Parish / WSCC	£5k	£5k (S106 & County)	2011-2015	Increased safety and sustainability
2.23	Expansion of Worsley Memorial Ground parking	Parish / District	£20k	£20k (previous S106 / District)	2011-2020	Increased facilities for residents and visitors
2.25	Expansion of parking on Broad Street for High Street shops	WSCC with Parish	£5k	£5k (previous S106 & County)	2011-2020	Increased facilities for residents and visitors
3	Sustainability					
3.2	Ground source heating networks, solar power provision and other energy creating/saving technologies	MSDC planning	None	Through future development	Plan period	Improve sustainability.
3.3	Grey water recycling	MSDC planning	None	Developers to introduce to new schemes	Plan period	Improve sustainability
4	Community infrastructure					
4.4	Enhanced Holy Trinity school places given the increased numbers in the village	WSCC	None	County / CofE previous S106	2011-2020	Improved community and sustainability (reduced travel)
4.8	Future Queens Hall Investment	Parish	None	Precept / Previous S106	Ongoing	Maintained community facilities
4.9	Village car park toilet refurbishment	Parish	£20k	£20k (Previous S106)	Ongoing	Maintained community facilities
5	Leisure					
5.1	Teenager facilities including youth club provision	Parish	£200k	£60k from S106/CIL. £140k precept / loan / reserves	2011-2015	Improved community facilities
5.2	Updated children's play equipment in the Worsley Memorial Ground	Voluntary / District	None	Voluntary / District	2011-2015	Improved District community facilities
5.3	Children's play equipment at Whiteman's Green fields	District with Parish	£15k	£15k CIL / District	2011-2015	Improved District community facilities
5.4	Improved Rugby clubhouse for leisure	Rugby club with Parish	£30k contribution	£30k (S106 + Rugby club funding)	2015-2020	Improved community facilities
5.5	Investment in Worsley Memorial Ground pavilion	District with Parish	£100k	£100k (previous S106 / + District)	2015-2020	Improved District community facilities
5.6	Tourism marketing	Parish	None	Precept	Ongoing	Increased economic activity in village
5.8	"Historic Cuckfield" Tourist signs on the A272 Cuckfield Bypass	WSCC with Parish	None	County	2011-2020	Increased economic activity in village
5.9	Improved Cricket Club pavillion	Cricket club with parish	£30k contribution	£30k (S106 + Cricket club funding)	2011-2020	Improved community facilities
5.10	Updated children's play equipment at Chapelfields	Parish with District	£15k contribution	£15k (future S106)	2011-2020	Improved community facilities
6	Green infrastructure and open spaces					
6.1	Protection of the strategic views, coalescence gap and AONB boundaries between HH and Cuckfield	Parish and District planning	None	Developers to maintain, in event of building	Ongoing	Reduced coalescence issues, maintained biodiversity, maintained leisure, health and well-being
6.2	Courtmead Road Play meadow as Amenity Space	District with Parish	None	Precept / Loan	2011-2014	Maintained community facilities
6.3	Maintenance of current of allotments. Take over Glebe road allotments from Mid Sussex for £1	District with Parish	None	Precept	2011-2015	Maintained community facilities
6.4	Contribution to a new wildlife education facility at the Court Meadow School site	Parish with WSCC and various other	None	Grants	2011-2020	Improved education facilities, sustainability awareness, connection with gap between Cuckfield and HH
6.5	Extension of Blunts Wood/Paiges Meadow LNR into the Borde Hill Millennium Forest	Parish with District	None	Precept/ landowner	2011-2020	Protects area in perpetuity. Improved biodiversity, leisure, health and well-being
TOTAL FUNDING			£735k	£735k		

Infrastructure Plan - Long List

Ref	Option	Notes	Timescale	Scale	Priority to parish (H/M/L)	Cost / Likely cost (H/M/L)	Already progressing?	Required FOR new housing	Constraints	IMPACT ON/TO POLICIES						Carried forward to shortlist	FUNDING			Reason
										Health and wellbeing	Landscape	Ecology and biodiversity	Tourism and leisure	Economic development	Resident views		NEW Infrastructure spend required from parish	Funding available from: - S106/CIL - Precept - District/County		
1 External influences																				
1.1	Gatwick Diamond and potential 2nd runway	Additional growth to regions in Gatwick Diamond	Long	District	L	L	No			--	--	--	+	++	--	No	None	-	Outside of Cuckfield Parish Control	
1.2	Haywards Heath Station and Town Centre Redevelopment	Additional dependency on mainline train service and transits to other locations in Mid Sussex	Long	District	L	L	No			+	0	0	++	++	+	No	None	-	Outside of Cuckfield Parish Control	
1.3	Expansion of Brighton into Mid Sussex	Brighton sea-locked to the south, already developed, or geographical constraints either side	Long	District	L	L	No			--	--	--	+	++	--	No	None	-	Outside of Cuckfield Parish Control	
1.4	New water storage facilities to support Mid Sussex growth and statutory provision	Expansion to current reservoir to meet long term water provision	Medium	District	M	L	No			+	-	-	+	+	+	No	None	-	Outside of Cuckfield Parish Control	
1.5	Burgess Hill Northern Arc	4500 new homes and business facility	Medium	District	L	L	No			--	--	--	0	++	--	No	None	-	Outside of Cuckfield Parish Control	
1.6	Bolnore expansion	400 new homes in the Bolnore development	Short	District	L	L	Yes			-	-	-	0	+	--	No	None	-	Outside of Cuckfield Parish Control	
1.7	Penland Farm development	400 new homes at the end of Hanlye Lane	Medium	District	L	L	No			-	-	-	0	+	--	No	None	-	Outside of Cuckfield Parish Control	
2 Getting Around																				
Maintenance																				
2.1	Road and pavement upkeep	WSCC Highways are responsible as part of their Opex	On-going	Parish	M	L	Yes	No	Dependent on WSCC	0	+	0	+	0	+	Yes	None	County	Part of on-going maintenance	
2.2	Protection of verges and pavements particularly in the Conservation Area	Parish Council Opex	Short	Parish	L	M	Yes	No	Ongoing	0	+	0	+	0	0	No	None	-	Cost / Prioritisation	
Highway speed, capacity and maintenance																				
2.3	London Lane traffic calming	Work undertaken by Parish Council working with WSCC	Short	Street	H	H	Yes	No	Dependent on WSCC	+	0	0	0	0	+	Yes	£40k	£40k (S106 & County)	Traffic management plan in progress and funded	
2.4	London Road speed control measures	Average speed cameras	Medium	District	L	H	No	No	Unlikely to be installed or policed	+	0	0	0	0	0	No	None	-	Cost / Prioritisation. Not likely to be viable	
2.5	Whiteman's Green Calming / roundabout improvements	Work to be undertaken by Parish Council working with WSCC	Short	Parish	M	M	Yes	No	Dependent on WSCC	+	0	0	0	0	+	Yes	£70k	£70k (S106 & County)	Traffic management plan in progress and funded	
2.6	Staplefield Road speed control measures	Average speed cameras	Medium	District	M	M	No	No	Unlikely to be installed or policed	+	0	0	0	0	0	No	None	-	Cost / Prioritisation. Not likely to be viable	
2.7	Reduction in traffic capacity volumes/speed through High Street and improvement in pedestrian	Dual user scheme through village centre	Long	District	M	H	No	No	Cost	+	0	0	+	0	+	Yes	£40k	£40k (S106 & County)	Reduced traffic volume / Increased safety	
2.8	Highway lighting upgrades	WSCC already have in their plan to replace with 'swan neck' lamp-posts	Short	Parish	H	H	Yes	No	WSCC programme	+	+	0	+	0	+	Yes	None	County	In progress	
2.9	Roundabout at the Haywards Heath end of Hanlye Lane	To improve safety of Cuckfield residents. Funded on back of Penland Farm development	Medium	Parish	M	L	No	Yes	Dependant on Penland Farm development	+	0	0	0	0	+	No	None	-	Outside of Cuckfield Parish Control	
Walking																				
2.10	Ardingly Road crossings and lineage	New crossings as part of walk to school	Short	Street	M	M	Yes	No	Dependent on WSCC	+	0	0	+	0	+	Yes	£95k	£95k (S106 & County)	Traffic management plan in progress and funded	
2.11	London Road Crossing	New crossing as part of walk to school	Short	Street	L	M	Yes	No	Dependent on WSCC	+	0	0	+	0	+	Yes	£35k	£35k (S106 & County)	Traffic management plan in progress and funded	
2.12	Safe 'walk to school routes' from within and outside the village	To be promoted by community.	Short	Parish	H	L	Yes	No	In association with WSCC	++	0	0	0	0	+	Yes	None	County initiatives	School partnership	
2.13	Maintenance in twittens (including surfacing and lighting) and countryside footpaths	WSCC responsibility working with Parish Council	On-going	Parish	M	M	Yes	No	Dependent on WSCC	+	+	0	+	0	+	Yes	None	Precept	Part of on-going maintenance. Benefits walkers and local residents, night safety. Twittens already well maintained.	
2.14	High Street and South Street pedestrian accessibility improvements	20 MPH zone and Controlled Parking Zone (CPZ)	Long	Street	L	M	No	No	Dependent on WSCC	+	0	0	0	+	0	No	None	-	Funding, needed/wanted?? (could have negative effect on visitors to Cuckfield - tourism and business impact)	
Cycling																				
2.15	Upgraded cycle ways Cuckfield to Haywards Heath through Blunts Wood	Tie-in with sustainability and leisure theme	Long	Parish	M	H	No	No	Funding	++	0	0	+	0	+	Yes	£15k	£15k (S106 & County)	Significant funding required - cost/benefit	
2.16	New cycle ways Cuckfield to Whitemans Green playing fields	Tie-in with sustainability and leisure theme	Long	Parish	L	H	No	No	Funding	++	0	0	+	0	+	No	None	-	Significant funding required - cost/benefit	
2.17	Cycle/Jogging circuits around Cuckfield	Upgrade and supplement existing footpaths to create paved routes through countryside around Cuckfield for cyclists, joggers and tourist ramblers. Option to include lighting provision. Include toucan crossings where circuits cross existing roads in village	Long	Parish	L	H	No	No	Funding	++	0	-	+	0	0	No	None	-	Significant funding required - cost/benefit	
2.18	Broad Street cycle lane improvements	Tie-in with sustainability and leisure theme	Medium	Street	M	M	Yes	No	Funding	++	0	0	+	+	+	Yes	£5k	£5k (S106 & County)	Traffic management plan in progress and funded	
2.19	Improved pedestrian/cycle route signage between Cuckfield and Haywards Heath railway station	Liaison required with Haywards Heath Town Council as some signs will be in Haywards Heath	Medium	District	L	L	No	No	Funding	+	0	0	+	0	0	No	None	-	Significant funding required - cost/benefit	
Parking																				
2.20	Additional parking facilities for High St shops	B2036 between junction with Church Platt and entrance to Cuckfield Park (part of extended 30 MPH zone)	Long	Local	L	M	No	Yes	Landscape, urbanisation	-	--	-	+	+	0	No	None	-	Landscape / urbanisation issues	
2.21	Parking at Whiteman's Green during Haywards Heath rugby and football matches	Further extension to new car park. Site is constrained by AONB and available space	Medium	District	H	H	Yes	No	Land	+	--	-	+	0	+	No	None	Rugby club funding	Funding / Prioritisation. Outside parish area. Within AONB	
2.22	Traffic Order to prohibit vehicles parking on, damaging and obstructing pavements	Enforcement issues	Medium	Parish	M	L	No	No	Dependent on WSCC & police	0	0	0	0	0	0	No	None	-	Enforcement issues. Significant bollarding would bring landscape issues	
2.23	Expansion of Worsely Memorial Ground parking	Create additional parking spaces in car park; link to high street through footpath	Medium	Parish	M	M	Yes	No	Reduction in some park area	-	-	-	+	+	+	Yes	£20k	£20k (previous S106 / District)	Wider benefits for district users	
2.24	Church Platt Home Zone	10 MPH home zone	2015	Street	L	H	No	No	Prioritisation	0	0	0	0	0	+	No	None	County	Funding / Prioritisation	
2.25	Expansion of parking on Broad Street for High Street shops	Create additional parking spaces in green verge along Broad Street for Village centre visitors (shopping, etc.)	Medium	District	M	H	No	No	Funding	0	-	-	+	+	0	Yes	£5k	£5k (previous S106 & County)	Traffic management plan in progress and funded	

Infrastructure Plan - Long List

Ref	Option	Notes	Timescale	Scale	Priority to parish (H/M/L)	Cost / Likely cost (H/M/L)	Already progressing?	Required FOR new housing	Constraints	IMPACT ON/TO POLICIES						Carried forward to shortlist	FUNDING			Reason
										Health and wellbeing	Landscape	Ecology and biodiversity	Tourism and leisure	Economic development	Resident views		NEW Infrastructure spend required from parish	Funding available from: - S106/CIL - Precept - District/County		
3 Sustainability																				
3.1	Improved bus services	Bus services do not meet criteria for a Tier Two service centre. Peak time services do not provided integration with other services and access to School	Medium	District	M	M	No	Yes	Dependent on WSCC	0	0	+	++	+	+	No	None	-	Dependent on funding and/or willingness of local service provider. Economic viability??	
3.2	Ground source heating networks, solar power provision and other energy creating/saving technologies	Required considerations for inclusion in future residential developments to serve both new developments and existing village properties	Long	District	L	L	No	Yes	Dependant on developer	0	-	+	0	++	0	Yes	None	Through future development	Future development	
3.3	Grey water recycling	Required considerations for inclusion in future residential developments to serve both new developments and existing village properties	Short	Street	M	L	No	Yes	Dependant on developer	0	+	++	0	0	0	Yes	None	Developers to introduce to new schemes	Dependent on developer funding. Too costly to retro-introduce	
4 Community Infrastructure																				
4.1	Water and sewerage improvements	Statutory Provision	Long	District	L	H	Yes	Yes	Dependent on others	++	-	0	0	+	0	No	None	Stat services	Not within Parish Council control	
4.2	Local reservoirs and other communal water storage facilities (above ground, below ground)	Required considerations for inclusion in future residential developments to serve both new developments and existing village properties	Long	District	M	H	Yes	Yes	Dependent on others	0	-	+	+	+	0	No	None	-	Dependent on developer funding and ability to negotiate - not likely	
4.3	Support for small local businesses	Parish owned fund to assist small business to move to area and start new enterprises	On-going	Parish	L	L	No	No	Funding	0	0	0	+	++	+	No	None	-	Funding / Prioritisation	
4.4	Enhanced Holy Trinity school places given the increased numbers in the village	Plans for additional classrooms in place. This would give sufficient capacity to accommodate both current and future needs	Medium	District	M	H	Yes	Yes	Dependent on WSCC	+	0	0	0	0	+	Yes	None	County / CoE previous S106	School has reached capacity for local population and expansion required for any new housing to accommodate Cuckfield residents to attend local school. Previous development S106 should provide for uplift.	
4.5	Faster broadband	In place and available with no infrastructure funding	Achieved	District	H	L	Yes	No		0	0	0	0	++	++	No	None	-	Achieved already	
4.6	Additional Nursery School places	Four privately run preschool facilities spread evenly across the plan area. (Busy Bees, Old School, Whitemans Green and Cuckfield Playgroup)	Medium	Parish	L	L	Yes	Yes	Supply/demand will dictate	0	0	0	0	+	+	No	None	Small business	Not publicly funded - dependent on outside businesses	
4.7	Medical centre improvements	Current facility has recently been expanded and modernised. Car access has constraints at peak times but is in the centre of the village and accessible by foot. Given the level of investment to date it is a long term location. Additional capacity provided by the Vale and practise sharing. The practice is a private business	Medium	Parish	M	L	Yes	Yes	Dependent on others	++	0	0	0	+	+	No	None	-	Not within Parish Council control	
4.8	Future Queens Hall Investment	Investment and maintenance likely to be need given age of building.	Long	Parish	H	H	Yes	No	As need arises	++	0	0	+	+	+	Yes	None	Precept / Previous S106	Boost economic activity in village centre. Loans or reserves as previous work	
4.9	Village car park toilet refurbishment	Maintenance required imminently	Short	Parish	M	M	Yes	No	Required now	++	0	0	++	+	0	Yes	£20k	£20k (Previous S106)	Boost economic activity in village centre. Maintenance of existing asset	
5 Leisure																				
5.1	Teenager facilities including youth club provision	Parish Council currently in negotiation with WSCC for new youth club. Could be entirely funded by Parish Council	Short	Parish	M	H	Yes	No	Long term cost of building upkeep.	++	0	0	+	0	+	Yes	£200k	£60k from S106/CIL. £140k precept / loan / reserves	Youth club an important community asset	
5.2	Updated children's play equipment in the Worsley Memorial Ground	Work planned by MSDC using S106 funding (as a benefit to whole district)	Medium	District	M	L	Yes	Yes	Existing S106 / District	++	0	0	+	0	+	Yes	None	Voluntary / District	Cuckfield Society to install	
5.3	Children's play equipment at Whiteman's Green fields	Possible future requirement	Medium	District	M	L	No	Yes	Existing S106 / District	++	-	0	+	0	+	Yes	£15k	£15k CIL / District	Dependent on District as they control park	
5.4	Improved Rugby clubhouse for leisure	Funded by Rugby club	Long	District	L	H	No	No	Dependent on District	++	0	0	++	0	+	Yes	£30k contribution	£30k (S106 + Rugby club funding)	Dependent on HHRFC	
5.5	Investment in Worsley Memorial Ground pavilion	Long term requirement for new changing rooms, toilets, maintain children water play area. Currently district owned facility used by wider District	Long	District	M	H	No	No	Existing S106 / District	+	0	+	+	0	+	Yes	£100k	£100k (previous S106 / + District)	Funding jointly with MSDC	
5.6	Tourism marketing	For Parish Council to consider further	Short	Parish	H	L	Yes	No	Funding	0	0	0	++	++	0	Yes	None	Precept	Contribution to economic growth of area	
5.7	New Football and sports facilities Laines Farm	New Football and sports facilities Laines Farm	Long	District	L	H	Yes	No	Dependant on others	++	-	-	++	+	-	No	None	District	Funding / Prioritisation / local interest	
5.8	"Historic Cuckfield" Tourist signs on the A272 Cuckfield Bypass	Improve visibility of village	Medium	Parish	M	M	Yes	No	Dependent on WSCC	0	-	-	++	++	0	Yes	None	County	Boost economic activity in village centre	
5.9	Improved Cricket Club pavilion	Additional capacity required	Medium	Parish	M	M	Yes	No	Funding	++	-	0	++	+	+	Yes	£30k contribution	£30k (S106 + Cricket club funding)	Funding / Prioritisation / Urgency	
5.10	Updated children's play equipment at Chapelfields	Existing equipment installed in the 90s is at end of life	Medium	District	M	M	No	Yes	Future S106 / District	++	0	0	+	0	+	Yes	£15k contribution	£15k (future S106)	Dependent on resident group also contributing	
6 Green infrastructure and open spaces																				
6.1	Protection of the strategic views, coalescence gap and AONB boundaries between HH and Cuckfield	Purchase land in the gap between Cuckfield and Haywards Heath. A high priority for residents, but unlikely to be achievable given the money available from the CIL. However, should be an in-built requirement into any future development in this area	Medium	District	H	H	No	Yes	To be built into future developments	++	++	++	++	+	++	Yes	None	Developers to maintain, in event of building	Maintaining quality of life. Popularity with local residents	
6.2	Courtmead Road Play meadow as Amenity Space	Potential acquisition by Parish as amenity space/allotments for groups, explore potential scenarios and passing of ownership in public interest.	Medium	Local	H	L	No	No	Dependent on others	+	+	+	0	0	+	Yes	None	Precept / Loan	Maintaining OOL, Popularity with local residents. Would be unaffordable at development market values.	
6.3	Maintenance of current of allotments. Take over Glebe road allotments from Mid Sussex for £1	Make allotments a community project with shared ownership (families etc) provide additional produce for Cuckfield Local	Short	Local	M	L	No	No	Dependent on others	+	+	0	0	0	+	Yes	None	Precept	Popular and low cost to implement	
6.4	Contribution to a new wildlife education facility at the Court Meadow School site	In partnership with other organisaions (Sussex Wildlife Trust, CPRE, MSDC, WSCC etc)	Medium	District	M	H	No	No	Dependent on WSCC (owners)	++	+	++	++	0	+	Yes	None	Grants	Funding / Prioritisation - Cost versus anticipated usage.	
6.5	Extension of Blunts Wood/Paiges Meadow LNR into the Borde Hill Millennium Forest	Application to Natural England	Medium	District	H	L	Yes	No	Dependent on others	++	++	++	++	0	++	Yes	None	Precept/ landowner	Work towards enhanced designation	