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West Sussex
PO19 1RH



Lead Local Flood Authority

Date 19th June 2025

Stephen Ashdown
Development Control
Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Dear Stephen,

RE: DM/23/2866 – Land East of Ansty Way, Cuckfield Bypass, Cuckfield, West Sussex

Thank you for your consultation on the above site, received on 19th June 2025. We have reviewed the application as submitted and wish to make the following comments.

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

We **maintain our objection** to this planning application in the absence of an acceptable Flood Risk Assessment (FRA) / Drainage Strategy relating to:

- The issues raised previously by MSDC drainage (in consultation with WSCC FRM team) have not been adequately addressed. In Response to Representations made by Consultees, it says updated drainage information has been prepared and submitted however this does not appear to be on the portal.
- The EA flood map for planning has been updated since FRA was submitted, therefore the flood risk will need to be reassessed.

The following may assist in addressing comments:

- [Surface Water Drainage Proforma](#) (please note this is based on the previous National SuDS standards, which have been updated on 19th June 2025. The new ones can be found here: [National standards for sustainable drainage systems \(SuDS\) - GOV.UK](#))

- We have a pre-application advice service which can be used once applications are submitted if there are several issues to overcome, and applications are complicated.

Yours sincerely,

Eleanor Read
Flood Risk Management Team
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