



**MID SUSSEX**  
**DISTRICT COUNCIL**

**Agenda Update Sheet**

**District Planning Committee**  
**16<sup>th</sup> October 2025**

## **Agenda Item 5 (Recommended for approval)**

### **APPLICATION DM/23/2866**

#### **Recommendation B**

##### **Para 3.4 (p11)**

Should read as follows;

'The proposal fails to provide the required infrastructure, and contributions, to serve the development and the required affordable housing. The proposal therefore conflicts with policies DP20, DP21 and DP31 of the Mid Sussex District Plan 2014-2031.'

#### **Summary of Representations**

##### **Para 4.1 (p11)**

Since the report was finalised a further 9 letters of objection have been received making the following new comments;

- The creation of a "cycle superhighway" along Copyhold Lane by upgrading the bridleway has not been agreed by landowners and would go through ancient woodland.
- Concerns raised about maintenance and liability issues associated with any upgrade works.
- Issues with water supply in the area, how is the development going to be served?
- Development doesn't comply with water neutrality requirement.
- Future development should be located within or adjacent to existing town centres.
- It appears that submitted Flood Risk Assessment has not considered the water flow pathways across the site.
- No reference is made in relation to a covenant relating to the artesian well.
- The geology of the site is not suitable for development.
- Removal of cycle routes within and around the site undermines the sustainability of the site regarding access and recreation.

In addition, a further submission has been received on behalf of the Parish Councils and the Cuckfield Society reiterating their position on matters and providing an alternative view on the issues set out in the officer report.

#### **Summary of Consultees**

##### **Para 5.17 (p16)**

West Sussex Lead Local Flood Authority final comments have been received and they set out that their concerns have been adequately addressed for an outline planning application and do not raise an objection subject to conditions.

#### **Assessment**

##### **Para 12.22 (p30)**

As means of clarification the following underlined wording should be added to this paragraph to read as follows:

'While the site is located within the setting of the High Weald Area of Outstanding Natural Beauty (also known as National Landscapes) it is not located within it. Given this and having consideration of the assessment of the impact the proposed development would have on the setting of the HWAONB (set out in subsequent paras 12.85 -12.105 of the report and clarified as moderate by your Planning Officer), it is not considered that there is a strong reason for refusal. As such it is not considered para 11(d)(i) is engaged. Therefore para 11(d)(ii) is considered relevant in the determination of this application.'

Officer comment - For the benefit of the Committee, the requirements of para 189 of the NPPF (wording set out in para 12.90 of report) are set out in two parts, the first requires great weight to be given to conserving and enhancing scenic beauty in National Landscapes (AONB's) and identifies the conservation and enhancement of wildlife in these areas as important considerations. The second part (and final sentence of para 189 of the NPPF) is expressly concerned with the development in the setting and the test is whether it avoids or minimises adverse impacts. Your Officers are satisfied that the development complies with the final part of the para 189 of the NPPF, as set out in the assessment section of the report, and in light of this it would not provide a strong reason for refusal, meaning that the tilted balance in para 11(d)(ii) of the NPPF should be applied.

#### **Para 12.26 (p30)**

Replace word 'identify' with 'identity'.

#### **Para 12.105 (p43)**

As means of clarification the following underlined wording should be added to this paragraph to read as follows:

'Overall, a development of the size proposed will result in some harm to the adjacent protected landscape and as such there would be conflict with Policy DP16 of the MSDP. However, steps have been taken to minimise the impact on the setting of the AONB, and there is scope for this to be further reduced at the detailed application stage. In the circumstances, your Planning Officer considers that the identified harm can be considered to be moderate and that there is no conflict with para 189 of the NPPF.

#### **Para 12.383 (p102)**

The following additional Mid Sussex infrastructure requirement is to be secured within the s106 Legal Agreement:

- Funding for a dedicated Communities Development Officer.

#### **Para 13.37 (p108)**

As a point of clarification, the harm to the setting of the High Weald AONB should have been identified as moderate in this paragraph. This is separate from the significant harm identified to the general landscape and visual amenity of the site. However, it does not alter the overall planning balance undertaken by Officers and presented in the report.

## **Appendix A - Recommended Conditions**

### **Condition 2 (p109)**

The additional underlined wording to be added to read as follows:

'Prior to the submission of any Reserved Matters application, the following plans and documents will be submitted to and approved in writing with the Local Planning Authority:

- Land-Use Parameter Plan
- Green Infrastructure Parameter Plan
- Access and Movement Parameter Plan
- Building Height Parameter Plan
- Density Parameter Plan
- A Design Code

The submitted plans, other than in relation to the school, should not exceed the parameters set out in the Environmental Statement that supports this planning permission.

All submitted Reserved Matter applications shall be in broad accordance with the approved plans/documents.'

Reason remains as set in the published report.

The following new conditions shall be added:

30. Prior to or in conjunction with the submission of each Reserved Matters application for any phase of the development hereby permitted, detailed designs of a surface water drainage scheme shall be submitted to and agreed with the Local Planning Authority. This shall be in accordance with the approved Flood Risk Assessment and Outline Drainage Strategy by Aqua Terra Consulting, September 2025, P25035\_R2\_Rev2. The design shall follow the NPPF, PPG Flood risk and coastal change and National Standards for SuDS. The submitted details shall include:
  1. The results of detailed infiltration testing in accordance with BRE Digest 365 in locations where winter groundwater levels show a 1m unsaturated zone from the base of infiltration allows. For phases where infiltration is not viable, surface water discharge rates and volumes shall be provided as per Section 8 of the FRA and Outline Drainage Strategy.
  2. Provision of surface water attenuation storage, sized and designed to accommodate the volume of water generated in all rainfall events up to and

including the critical storm duration for the 3.33% and 1% annual probability rainfall events (both including allowances for climate change), including 10% urban creep. Hydraulic calculations and detailed construction drawings shall be used to demonstrate this.

3. Detailed drainage layout plan, which corresponds with the hydraulic calculations.
4. An exceedance flow routing plan demonstrating no increase in surface water flood risk on or off site. The plan must include proposed levels and flow directions.
5. Evidence that the surface water drainage system meets the four pillars of SuDS/Standard 4-7 of the National Standards for SuDS.
6. Construction method statement for the surface water drainage system.
7. Maintenance and management plan for all elements of the surface water drainage system and any ordinary watercourses/culverts within the phase.

Reason: To ensure the design meets the National Standards for SuDS and does not increase flood risk elsewhere and to comply with policy DP41 of the Mid Sussex District Plan 2014-2031.

31. Prior to or in conjunction with the submission of each Reserved Matters application a detailed Site SuDS Phase plan which aligns with the site phasing plan shall be submitted to and approved in writing by the Local Planning Authority. This SuDS Phasing plan shall ensure that each phase does not exceed the agreed discharge rates for that phase and that source control measures are installed within each phase to adequately address the phases own surface water runoff. The plan shall ensure that each SuDS component is adequately protected throughout the development of the scheme. The plan shall show all exceedance routes throughout the development of the scheme ensuring flood risk is not increased elsewhere or to the site itself and that the site remains safe for all exceedance event flow routes for the lifetime of the development during rainfall (i.e. greater than design events or during blockage) and how property on and off site will be protected.

Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF, National Standards for SuDS and Local Planning Policy and to comply with policy DP41 of the Mid Sussex District Plan.

32. Prior to first use of each phase of the development a detailed verification report, (appended with substantiating evidence demonstrating the approved construction details and specifications have been implemented in accordance with the surface water drainage scheme), has been submitted to and approved (in writing) by the Local Planning Authority. The verification report shall include photographs of excavations and soil profiles/horizons, any installation of any surface water structure and Control mechanism.

Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF and Policy DP41 of the Mid Sussex District Plan

The following additional Informatives shall be added:

4. Ordinary Watercourse Consent is required for some proposals for this development. Further details can be found here: Ordinary watercourse land drainage consent - West Sussex County Council. It is advised to discuss proposals for any works at an early stage of proposals.
5. Prior to submission of reserved matters, the applicant may wish to use our pre-application advice service, to reduce time at formal application consultation stage: Flood Risk Management: Pre-application advice - West Sussex County Council (Please note that the former WSCC Policy for the Management of Surface Water has been superseded by the updated national Standards for SuDS. We are working on a 'Surface Water Guidance for Developers' (or similarly titled) which we expect to be published when the reserved matters work for this application is in process. This will be on the WSCC website.)

#### **Agenda Item 6 (Recommended for approval)**

##### **APPLICATION DM/23/2867**

##### **Summary of Representations**

##### **Para 4.1 (p124)**

Since the report was finalised two further letters of representation have been received making the following additional comments:

- The creation of a "cycle superhighway" along Copyhold Lane by upgrading the bridleway has not been agreed by landowners and would go through ancient woodland.
- Concerns raised about maintenance and liability issues associated with any upgrade works.

In addition, a further submission has been received on behalf of the Parish Councils and the Cuckfield Society reiterating their position on matters and providing an alternative view on the issues set out in the officer report.