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West Sussex
PO19 1RH



Lead Local Flood Authority

Date 15th September 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 reconsultation on the above site. 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 and require further information relating to:

- ~~1. In the greenfield runoff rate calculations, region 1 is being used, which does not reflect the hydrological region for the site. Please send FEH point data file to FRM@westsussex.gov.uk to confirm the location of the calculation inputs. Do not send this to the planning officer, to ensure the data remains confidential and in accordance with FEH Web Service terms of use. Please title the email: *DM/23/2866 FEH point file*. It is essential that the correct parameters are used when calculating greenfield runoff rate, otherwise surface water flood risk could increase elsewhere.~~

This has been adequately addressed.

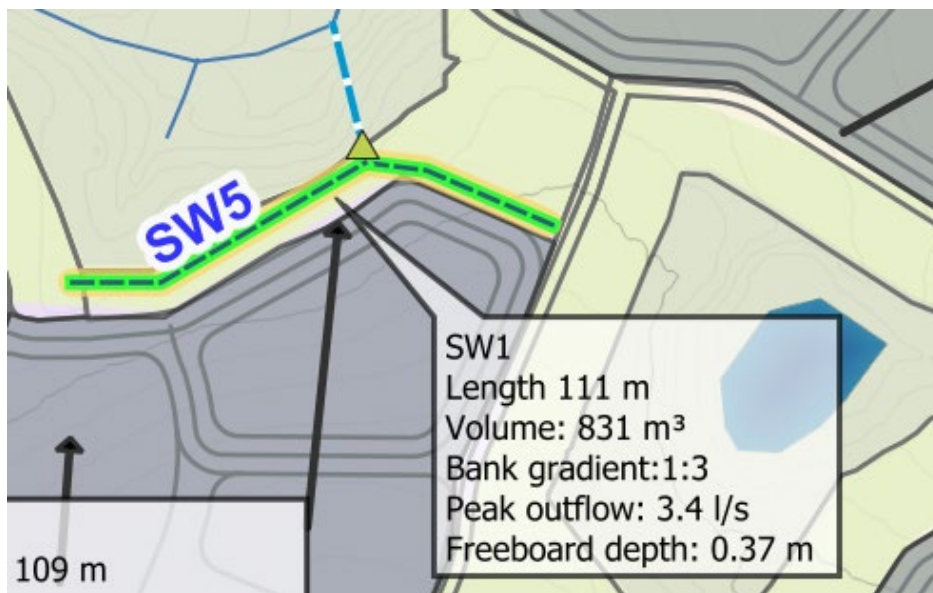
2. In the calculations, runoff volume calculations for existing and proposed scenarios is required.

Provided although may need amendments (see point 4 comments).

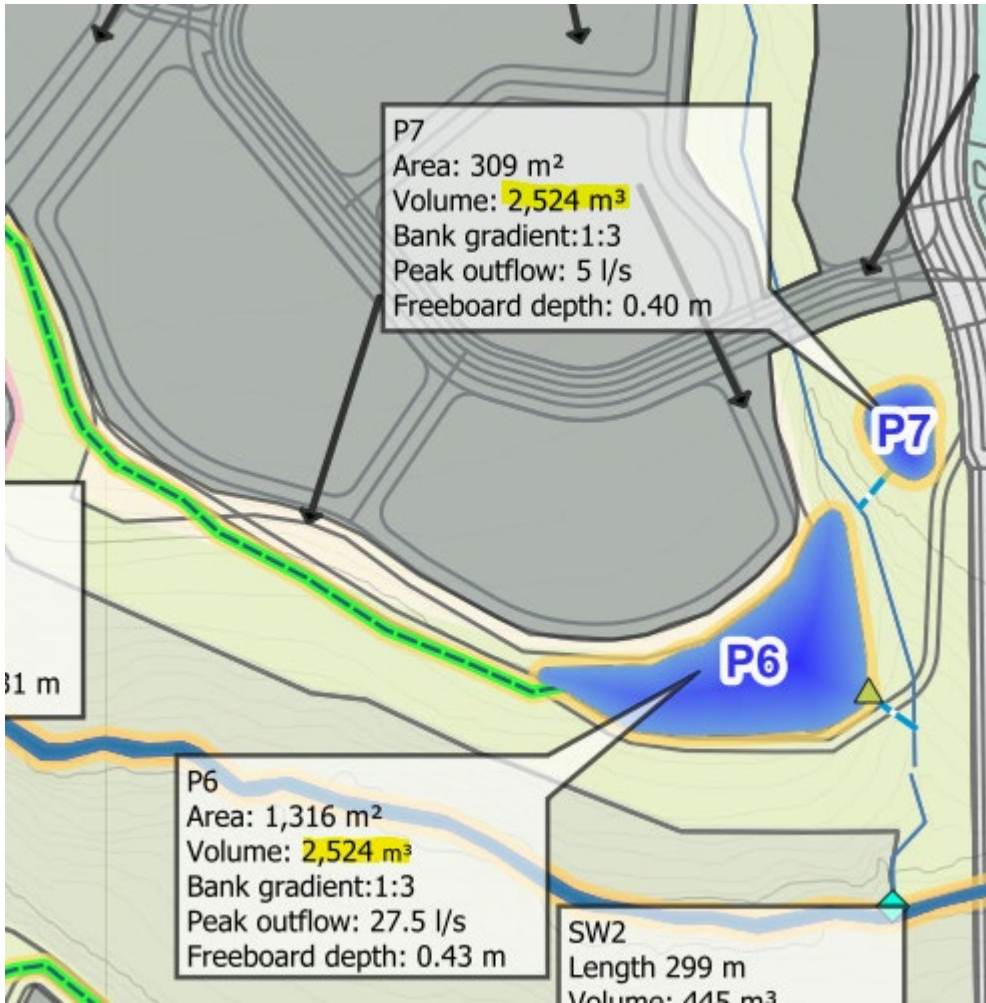
- ~~3. As requested previously, evidence of consideration into the use of infiltration drainage in areas away from watercourse corridors will need to be provided at this outline planning stage. No further testing has been completed and the application is currently relying on testing carried out in summer, not winter.~~

This is resolved, although it is noted that no winter testing has been completed.

4. At outline planning stage, we require an outline drainage layout showing proposed location of drainage components, storage volumes, outfall locations and a rough idea of flow rates from each outfall. 3m easements will be required around basins and swales. All outfalls to watercourses must be within the red line boundary, or third party agreements will need to be provided at outline stage.



Only the northern section of the outline drainage layout has been updated as requested. It is noted there is some mislabelling (for example see above).



As seen above P6 and P7 are stated to have the same volume, however the calculations do not support this, nor does the area. We request that the outline drainage layout and the calculations are checked and amended to ensure they match and that the modelling reflects the proposals accurately.

~~5. The watercourses must have a 3m easement to allow riparian maintenance to take place.~~

Completed and acceptable.

~~6. The ponds are labelled with 'freeboard depth'. We believe this does not reflect freeboard as this should be 300mm following the SuDS Manual. All SuDS should be designed to follow SUDS Manual.~~

This is resolved.

~~7. As requested previously, further details regarding the use of the pump and emergency procedures following 24 hour failure are required.~~

This is resolved enough for an outline application.

- ~~8. The FRA and Drainage Strategy does not cover how the site will remain safe in times of flooding. As mentioned previously, due to the impact crossing heights can have on surrounding development layouts and proposed site levels it is important this is considered for all watercourse crossings at this early masterplan stage. This is to ensure that alterations to facilitate safe access/egress do not impact the proposed development description or likely masterplan layout.~~

We had not seen these figures. This is acceptable for outline stage.

- ~~9. We have concerns that there will be a loss of floodplain storage as a result of this development. As mentioned previously, evidence that the impact development could have on floodplain storage, for all sources of flooding has been considered and mitigated against will be required at this stage of planning. This is required at outline application stage due to the potential this could have on developable area on the site and the impact that could have on the development's masterplan.~~

This has been adequately addressed. We'd like to remind the applicant to carefully consider all sources of flood risk as the detailed site layout is produced (by using the sequential approach). The National Standards for SuDS now state that surface water drainage features shall not be located in areas identified at risk of flooding in the 1% AEP event from pluvial or fluvial sources unless designed to be and demonstrated to operate under flood conditions. Therefore, if any features are relocated that will need to be followed.

- ~~10. The current masterplan and drainage strategy shows several access roads and footpaths/cycle links located within areas of increased flood risk and surface water flow paths. We require further evidence that existing flow paths will not be impeded by any type of development at this stage of planning.~~

This has been resolved.

11. As mentioned previously the calculations need to use FEH2022 rainfall and Cv value 1.

A Cv value 0.75 is still being used in the Design Settings. A Time of Entry of 5 minutes should be used instead of 10 minutes (with some additional variation). The Additional Storage should be 0.

- ~~12. In the calculations, there is extensive flooding in the 1 in 100 year plus climate change event, which is likely to increase flood risk elsewhere.~~

This has been addressed. Where alterations to the drainage strategy are required, this will still need to be followed.

The applicant is reminded that the WSCC Policy for the Management of Surface Water was superseded in 2023, and the National Standards for SuDS should be followed. We are currently in the process of providing an amended 'Surface Water Guidance for Developers (*Working title*)' which should be on our website this autumn.

Yours sincerely,

Eleanor Read
Flood Risk Management Team
FRM@westsussex.gov.uk

Document reviewed:

Ansty Garden Community: Flood Risk Assessment and Outline Drainage Strategy,
P25035_R2_Rev1 by Aqua Terra Consulting, August 2025
Letter from Aqua Terra Consulting, 1st September 2025