

Ground Floor
Northleigh
County Hall
Chichester
West Sussex
PO19 1RH



Lead Local Flood Authority

Date 9th October 2025

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

Dear Steve,

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 18th September 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.

Following the submission of further information, our concerns have been adequately addressed with enough detail for an outline planning application. We therefore have **no objection, subject to conditions:**

Condition 1:

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.

Condition 2:

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.

Informative:

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.

Other:

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.

Yours sincerely,

Eleanor Read
Flood Risk Management Team
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Annex:
Flood Risk Assessment and Outline Drainage Strategy by Aqua Terra Consulting,
September 2025, P25035_R2_Rev2