

Mid Sussex District Council
Planning Policy
Oaklands Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Our ref: HA/2023/125546/01-L01
Your ref: DM/23/2866

Date: 18 December 2023

Dear Planning Team,

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

LAND EAST OF ANSTY WAY CUCKFIELD BYPASS CUCKFIELD WEST SUSSEX

Thank you for consulting the Environment Agency on the above application.

We have reviewed the information as submitted and set out our position and comments below.

Environment Agency position

We have **no objection to the proposed development as submitted, provided that the following condition be attached** to any planning permission granted, and that the details in relation to the condition be submitted and approved by the Local Planning Authority.

The proposed development will only meet the National Planning Policy Framework's requirements in relation to flood risk if the following planning condition is included.

Condition

The development shall be carried out in accordance with the submitted flood risk assessment (Environmental Statement Volume 4, dated November 2023) and the following mitigation measures it details:

- **All properties shall be located in Flood Zone 1.**
- **Details of the crossing of the Copyhold Gill shall be submitted for approval**

to the Local Planning Authority (in consultation with the Environment Agency).

- No net loss of flood plain compensation shall occur as a result of the development of the Copyhold Gill crossing. Information on flood plain compensation shall be provided for approval to the Local Planning Authority (in consultation with the Environment Agency).

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

It should be noted that the Environment Agency's preferred approach for crossings over the Flood Plain are clear span bridges. Alternative proposals are possible, provided adequate evidence is provided that flood risk won't be increased, and that flood plain compensation shall be provided on a level for level basis.

Reasons

To reduce the risk of flooding to the proposed development and future occupants. The condition is in line with the Planning Practice Guidance (PPG) to the National Planning Policy Framework (NPPF) for Flood Risk and Coastal Change.

Please do not hesitate to contact me using the contact details shown below should you have any queries regarding the above information.

Yours faithfully,

Miss Phoebe Nelson
Sustainable Places Advisor

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