

**From:** Kevin Bown <Kevin.Bown@nationalhighways.co.uk>  
**Sent:** 04 April 2025 17:15:18 UTC+01:00  
**To:** "MSDC Regulatory Services" <mpc@midsussex.gov.uk>  
**Cc:** "Planning SE" <planningse@nationalhighways.co.uk>; "Spatial Planning" <SpatialPlanning@nationalhighways.co.uk>; "SouthEast\_HESPA" <southeast\_hespa@systra.com>; "transportplanning@dft.gov.uk" <transportplanning@dft.gov.uk>  
**Subject:** National Highways response (our ref NH/23/04120) re DM/23/2866 Land East Of Ansty Way Cuckfield Bypass Cuckfield West Sussex  
**Attachments:** 20250404 NHPR NOSTC DM-23-2866 Land E Of Ansty Way Cuckfield Bypass Cuckfield W Sussex.pdf

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<b>For attention of:</b>	Stephen Ashdown
<b>Your Reference:</b>	DM/23/2866
<b>Site:</b>	Land East Of Ansty Way Cuckfield Bypass Cuckfield West Sussex
<b>Proposal:</b>	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. (Additional information received on 8th November 2024).
<b>National Highways' Reference:</b>	NH/23/04120

Dear Mr Ashdown

We have been engaging with the applicant with regards the Strategic Road Network implications of their proposed development.

We have concluded our assessment of their latest submission and attach our Recommendation of No Objection subject to the attachment of a Condition.

This NHPR supersedes our previous recommendation due to expire on 16 April 2025.

If any party has any queries regarding our response, please contact us via [planningse@nationalhighways.co.uk](mailto:planningse@nationalhighways.co.uk) .

Regards

**Kevin Bown BSc(Hons) MPhil CMS MRTPI Spatial Planner**

Spatial Planning Team, South East Region Operations Directorate

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