

Planning Application Consultation Response

Application Details

Application Number	DM/23/2867
Response Date	2024-01-24
Site Location	Land At Grid Reference 529801 123868, Cuckfield Bypass, Cuckfield
Development Description	Change of use of farmland and woodland to parkland reserve to include public access and instigation of long-term management and rewilding regime, including establishment of pedestrian and cycle tracks, with new pedestrian and cycle access points off Cuckfield Road to the south and Staplefield Road to the north. Proposals to include the addition of two wooden viewing platforms and two hides. Sports pitches at Beech Farm Field to remain in sports use.
Recommendation ¹	Further information required.

The flood risk and drainage team are aware this application has a sister application which relates to the proposed residential development, located to the east of the A272/B2036. This consultation response does not consider this other application but focuses solely on application DM/23/2867.

The team are also aware that application DM/23/2867 is a full application. Our comments with regards to flood risk and drainage take the outline nature of the application into consideration.

Initial Flood Risk Comments

The Flood Risk and Drainage Team have begun reviewing the Flood Risk Assessment and Outline Drainage Strategy submitted in support of this application. Much of the submitted report focuses on the housing development located to the east of the A272 covered under application DM/23/2866. There has been very limited information submitted in relation to the proposed Parkland Reserve covered by this planning application.

Due to the scale of the Parkland Reserve development a site/development specific flood risk assessment should be submitted in support of this planning application.

We would advise that this assessment should utilise current guidance in relation to sequential testing (surface water flood risk considered the same as flood zones) and consider the exception test requirements for water compatible development at flood risk. The assessment should also show that safe access and egress onto and around the site can be achieved during the design flood (1:100+climate change for both fluvial and pluvial events).

Initial Drainage Comments

¹ In line with guidance from the Planning Department the Flood Risk and Drainage Team, where considered appropriate, utilise conditions to address detailed drainage design and detailed design of flood mitigation measures.

The drainage strategy submitted is not for the development covered under this planning application. An outline strategy, relevant to this scheme, should be provided at this stage of planning.

Summary of Further Information Required

At this time, we will require the following further information:

- A flood risk assessment specific to this site and development.
- An outline drainage strategy specific to this site and development.

Receipt of the requested additional information does not mean further information will not be requested, nor does it guarantee that the Flood Risk and Drainage Team will not object to the development. Neither does it prevent the team from recommending any relevant flood risk or drainage conditions.

For and on behalf of the Flood Risk and Drainage Team
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