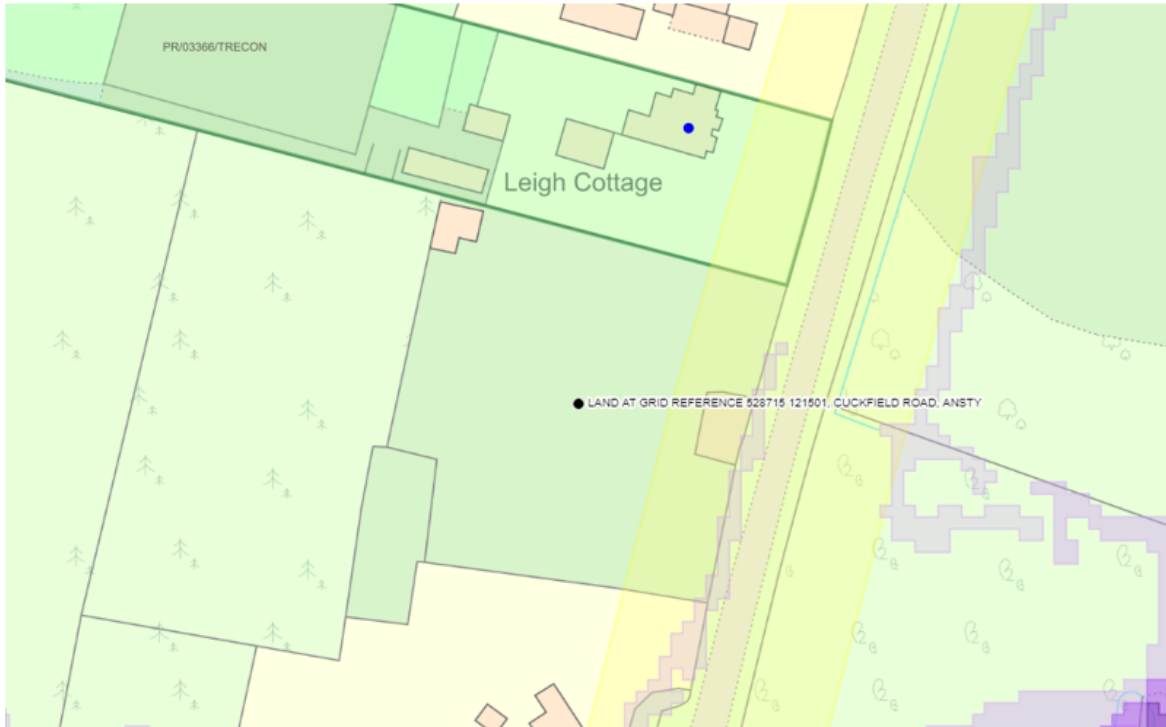


Flood risk assessment

Moonshine Meadow, Cuckfield Road, Ansty, West Sussex, RH17 5AL

Full application for a proposed 5 pitch settled gypsy accommodation site including vehicular access permitted under DM/20/1277.



Moonshine Meadow, Cuckfield Road, Ansty

Note: the "purple shading" at the east and of the site indicates Surface Water Flood Extent area

Noting that the access falls within surface water flooding area (with the balance of the site being outside and on higher ground) the access has already been permitted under application DM/20/127.

The italicised extracts below from officer report DM/22/3864 confirm:

FLOOD RISK

The site is in flood zone 1 and is at low fluvial flood risk (risk of flooding from Main Rivers). The site is shown to be at very low surface water flood risk (comparable to flood zone 1).

Flood risk was not a concern as part of the previously proposed 3 dwelling scheme.

Consistent with the previous proposal it is again proposed that the development will utilise rainwater harvesting and a discharge off site to manage surface water drainage on site. It is proposed that the development will utilise a package treatment plant to manage foul water drainage with treated effluent discharging to either a soakaway or into the adjacent watercourse.

The means of drainage to serve the proposed development can therefore be controlled by condition, as confirmed by the council's Drainage Engineer, and hence the proposal would comply with Policy DP41 of the Mid Sussex District Plan.

Proposed construction of three chalet bungalow style detached dwellings with detached/ attached oak framed carports with associated parking.

*Moonshine Meadow Land West Of Cuckfield Road Ansty West Sussex
Ref. No: DM/22/3864 | Received: Tue 20 Dec 2022 | Validated: Thu 23 Mar 2023 | Status: Refused*

To create a crossover from the public highway to access a privately owned meadow. Construction of French drainage system, and further construction of a wooden crossover over the ditch to allow access/passage of light agricultural vehicles.

*Moonshine Meadows Land At Grid Reference 528715 121501 Cuckfield Road Ansty West Sussex
Ref. No: DM/20/1277 | Received: Fri 03 Apr 2020 | Validated: Fri 24 Apr 2020 | Status: **Approved***