

**Steve Ashdown**  
Planning Officer  
Mid Sussex District Council

**Our Ref.** P25035\_L2  
**Your Ref.** DM/23/2866  
**Date:** 17<sup>th</sup> September 2025

**Dear Steve,**

Thank you for providing the recent consultation response from the LLFA at West Sussex County Council (15<sup>th</sup> September 2025) in response to the proposed Outline Application for up to 1,450 dwellings on a parcel of land east of Ansty Way, Cuckfield Bypass, Cuckfield, West Sussex.

The consultation response has been passed through to Aqua Terra Consultants Ltd as part of our remit in supporting the proposed development.

In order to provide ease of access to each point raised within the response, we have tabulated the relevant points and our responses below.

We would be happy to work with the Local Planning Authority and Thames Water to ensure that any potential planning conditions recommended are suitable for the proposed development.

Yours sincerely,



James Mortimer  
**Director**

LLFA comment	Response
<p>2. In the calculations, runoff volume calculations for existing and proposed scenarios is required.</p>	<p>These are provided and have been updated where required.</p>
<p>4. At outline planning stage, we require an outline drainage layout showing proposed location of drainage components, storage volumes, outfall locations and a rough idea of flow rates from each outfall. 3m easements will be required around basins and swales. All outfalls to watercourses must be within the red line boundary, or third party agreements will need to be provided at outline stage.</p> <p>Only the northern section of the outline drainage layout has been updated as requested.</p> <p>As seen above P6 and P7 are stated to have the same volume, however the calculations do not support this, nor does the area. We request that the outline drainage layout and the calculations are checked and amended to ensure they match and that the modelling reflects the proposals accurately.</p>	<p>This was an error and has now been updated/ checked accordingly.</p>
<p>11. A Cv value 0.75 is still being used in the Design Settings. A Time of Entry of 5 minutes should be used instead of 10 minutes (with some additional variation). The Additional Storage should be 0.</p>	<p>The Design Setting Cv has been revised (although this does not affect the simulation results, just the initial pipe sizing). The ToE and additional storage settings have also been amended as requested. The size and freeboard depths of all features have been adjusted to allow for these changes.</p>