

From: Lucy Mohsen <lucy@agm-ltd.co.uk>
Sent: 14 July 2026 12:34:29 UTC+01:00
To: "Andrew Clarke" <Andrew.Clarke@midsussex.gov.uk>
Cc: "John White" <john@agm-ltd.co.uk>
Subject: Re: DM/25/2123 - Cuckfield Golf Course, Staplefield Road, Cuckfield, Haywards Heath, West Sussex, RH17 5HY - AGM 2022 010h

Hi Andrew

I hope you're well?

Further to your e-mail below, Tumu have now revised their drainage strategy again in order to take on board the latest drainage officer's comments below. Please see revised documents in the following link.

<https://tumuconsulting.egnyte.com/fl/h4b4wFGCM9fR>

Tumu have advised that they have added an offline attenuation tank upstream of the basin to provide the additional required storage, so as to avoid the need to create an overlarge detention basin.

We trust that this is now all in order and that the conditions can be signed off.

Look forward to hearing from you ASAP.

Kind Regards

Lucy Mohsen BSc (Hons), Dip TP, MRTPI
Principal Planner

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E: lucy@agm-ltd.co.uk

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Registered Office: Studio 160, 3 Edgar Buildings, George Street, Bath, BA1 2FJ.

From: Andrew Clarke <Andrew.Clarke@midsussex.gov.uk>
Date: Thursday, 9 July 2026 at 13:57
To: Lucy Mohsen <lucy@agm-ltd.co.uk>
Cc: John White <john@agm-ltd.co.uk>
Subject: RE: DM/25/2123 - Cuckfield Golf Course, Staplefield Road, Cuckfield, Haywards Heath, West Sussex, RH17 5HY - AGM 2022 010h

Hi Lucy,

Have received the following from our Engineers:

The applicant's comments regarding interception storage are noted. However, Standard S2 relates to the management of everyday rainfall and does not justify reducing the runoff coefficient for the attenuation basin during the 1 in 100 year plus climate change design event. As the basin forms part of the proposed storage system and will receive direct rainfall during the critical storm event, all rainfall falling onto the basin footprint should be included within the attenuation calculations. The basin feature should therefore be modelled with a runoff coefficient of 1.0. However, we are in support of the semi-permeable mot type 2 aggregate having a CV value of 0.6 and the vegetated areas outside the basin having a CV value of 0.35.

Can your engineers comment please? It sounds like a professional disagreement on how the calcs are worked out so might be worth them getting together again? I'll await your response first though.

Kind regards

Andy Clarke BSc (Econ), PGDip
Senior Planning Officer
Planning Investigation and Enforcement
Mid Sussex District Council, Oaklands Road
Haywards Heath, West Sussex, RH16 1SS
Tel: +44 (0)1444 477332
Andrew.Clarke@midsussex.gov.uk <http://www.midsussex.gov.uk>

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From: Lucy Mohsen <lucy@agm-ltd.co.uk>
Sent: 07 July 2026 16:57
To: Andrew Clarke <Andrew.Clarke@midsussex.gov.uk>
Cc: John White <john@agm-ltd.co.uk>
Subject: Re: DM/25/2123 - Cuckfield Golf Course, Staplefield Road, Cuckfield, Haywards Heath, West Sussex, RH17 5HY - AGM 2022 010h

Thanks Andrew

Kind Regards

Lucy Mohsen BSc (Hons), Dip TP, MRTPI
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From: Andrew Clarke <Andrew.Clarke@midsussex.gov.uk>

Date: Tuesday, 7 July 2026 at 16:53

To: Lucy Mohsen <lucy@agm-ltd.co.uk>

Cc: John White <john@agm-ltd.co.uk>

Subject: RE: DM/25/2123 - Cuckfield Golf Course, Staplefield Road, Cuckfield, Haywards Heath, West Sussex, RH17 5HY - AGM 2022 010h

Hi Lucy,

Yes, sorry this is taking too long. My last update was 30th June when the engineers were looking at it. I'll chase again.

Apologies.

Andy Clarke BSc (Econ), PGDip
Senior Planning Officer
Planning Investigation and Enforcement
Mid Sussex District Council, Oaklands Road
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From: Lucy Mohsen <lucy@agm-ltd.co.uk>
Sent: 07 July 2026 16:46
To: Andrew Clarke <Andrew.Clarke@midsussex.gov.uk>
Cc: John White <john@agm-ltd.co.uk>
Subject: DM/25/2123 - Cuckfield Golf Course, Staplefield Road, Cuckfield, Haywards Heath, West Sussex, RH17 5HY - AGM 2022 010h

Hi Andrew

I hope you're having a good day?

Further to our e-mails below, has your drainage team responded to Tumu's query as yet? As I'm sure you can appreciate, we would really like to get this concluded now being as though this Discharge of Condition application has now been with the Council for almost a year!!!

We'd very much appreciate an update.

Kind Regards

Lucy Mohsen BSc (Hons), Dip TP, MRTPI
Principal Planner

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From: Lucy Mohsen <lucy@agm-ltd.co.uk>

Date: Thursday, 18 June 2026 at 16:35

To: Andrew Clarke <Andrew.Clarke@midsussex.gov.uk>

Cc: John White <john@agm-ltd.co.uk>

Subject: DM/25/2123 - Cuckfield Golf Course, Staplefield Road, Cuckfield, Haywards Heath, West Sussex, RH17 5HY - AGM 2022 010h

Hi Andrew

I hope you're having a good day?

You will have seen Blessing's e-mail below setting out his views as to why he feels the attenuation basin should not be assigned a runoff coefficient of 1.0 and therefore why the calculations already provided should be sufficient and robust.

Has your drainage team responded to this email as yet, as I thought we were there after the last Teams meeting?!

I would be grateful if you could please update us.

Thanks in advance.

Kind Regards

Lucy Mohsen BSc (Hons), Dip TP, MRTPI
Principal Planner

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From: Blessing Farirai <blessing.farirai@tumuconsulting.com>
Date: Monday, 15 June 2026 at 12:19
To: Andrew Clarke <Andrew.Clarke@midsussex.gov.uk>
Cc: Lucy Mohsen <lucy@agm-ltd.co.uk>, Edward Downing <edward@agm-ltd.co.uk>, John White <john@agm-ltd.co.uk>, drainage <drainage@midsussex.gov.uk>
Subject: RE: DM/25/2123 - Cuckfield Golf Course, Staplefield Road, Cuckfield, Haywards Heath, West Sussex, RH17 5HY - AGM 2022 010h

Good morning Andy,

It is our understanding that the attenuation basin should not be assigned a runoff coefficient (Cv) of 1.0. The SuDS National Standards recognise that not all rainfall falling within, or contributing to, a basin will translate into runoff. In accordance with Standard S2, detention basins and ponds are expected to provide interception storage, such that at least the first 5mm of rainfall is retained on site and does not discharge. The current approach reflects this principle and we believe this the right approach for the proposed drainage strategy.

I would be happy to arrange a short call with the LLFA team to discuss this further. My contact details are included below.

Kind regards,

Blessing Farirai
Technical Director

tel: 0798 576 7052

email: blessing.farirai@tumuconsulting.com

web: www.tumuconsulting.com



From: Andrew Clarke <Andrew.Clarke@midsussex.gov.uk>

Sent: 12 June 2026 13:32

To: Blessing Farirai <blessing.farirai@tumuconsulting.com>

Cc: Lucy Mohsen <lucy@agm-ltd.co.uk>; Edward Downing <edward@agm-ltd.co.uk>; John White <john@agm-ltd.co.uk>; drainage <drainage@midsussex.gov.uk>

Subject: RE: DM/25/2123 - Cuckfield Golf Course, Staplefield Road, Cuckfield, Haywards Heath, West Sussex, RH17 5HY - AGM 2022 010h

Hi Blessing,

I think we have the calcs but our engineers believe there is an error. They've said:

In the updated calculations, the area of the attenuation basin no longer has a CV value of 1. The calculation should therefore be revised.

Can the calcs be amended and resubmitted please?

Thanks

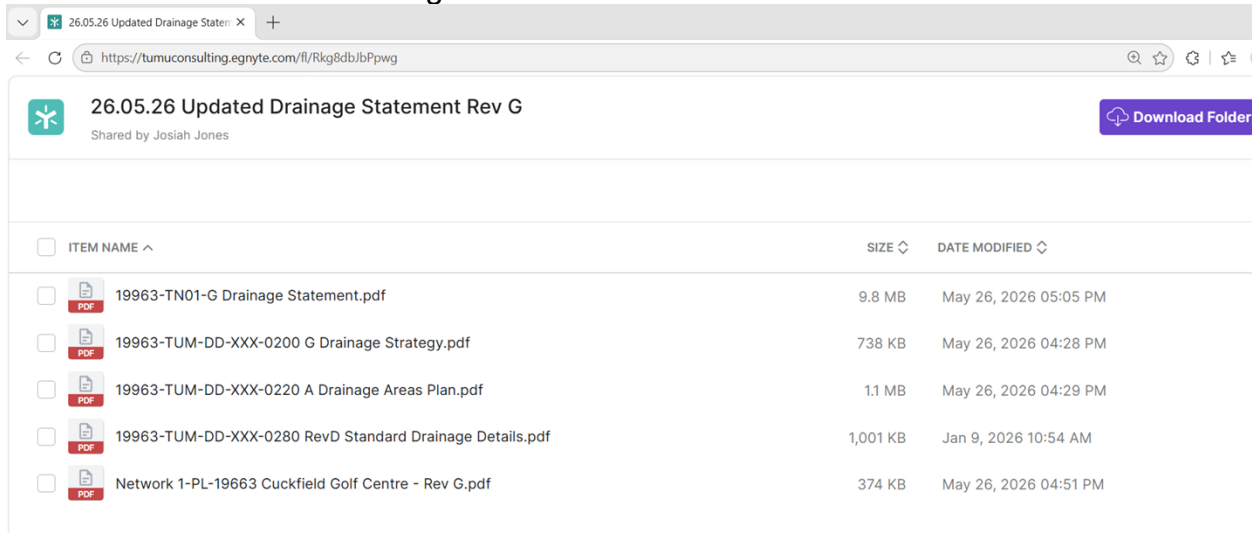
Andy Clarke BSc (Econ), PGDip
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From: Blessing Farirai <blessing.farirai@tumuconsulting.com>
Sent: 12 June 2026 13:19
To: Andrew Clarke <Andrew.Clarke@midsussex.gov.uk>
Cc: Lucy Mohsen <lucy@agm-ltd.co.uk>; Edward Downing <edward@agm-ltd.co.uk>; John White <john@agm-ltd.co.uk>; drainage <drainage@midsussex.gov.uk>
Subject: RE: DM/25/2123 - Cuckfield Golf Course, Staplefield Road, Cuckfield, Haywards Heath, West Sussex, RH17 5HY - AGM 2022 010h

You don't often get email from blessing.farirai@tumuconsulting.com. [Learn why this is important](#)

Good afternoon, Andrew,
I have been advised by AGM Planning Consultants, through Lucy and John, that Mid Sussex is still awaiting the updated calculations. However, it was my understanding that these calculations were provided on 26 May by my colleague, Josiah.
At the bottom of the email chain (please scroll down), Josiah provided a link to download the updated drainage report that includes revised drawings and calculations. Below is a screenshot showing the contents available for download.



The updated flow calculations are included in *Appendix F* of **19963-TN01-G Drainage Statement.pdf**. They are also provided separately as **Network 1-PL-19663 Cuckfield Golf Centre - Rev G.pdf**.

The area to be drained by the pond is included in *Appendix E* of **19963-TN01-G Drainage Statement.pdf** and is shown on separately as drawing **19963-TUM-DD-XXX-0220 A Drainage Areas Plan.pdf**

The updated drainage drawing is included in *Appendix C* of **19963-TN01-G Drainage Statement.pdf** and is shown on separately as drawing **19963-TUM-DD-XXX-0200 G Drainage Strategy.pdf**.

Please let me know if there is anything further required.

Kind regards,

Blessing Farirai
Technical Director

tel: 0798 576 7052
email: blessing.farirai@tumuconsulting.com
web: www.tumuconsulting.com



From: John White <john@agm-ltd.co.uk>
Sent: 12 June 2026 09:22
To: Blessing Farirai <blessing.farirai@tumuconsulting.com>
Cc: Lucy Mohsen <lucy@agm-ltd.co.uk>; Edward Downing <edward@agm-ltd.co.uk>
Subject: Re: DM/25/2123 - Cuckfield Golf Course, Staplefield Road, Cuckfield, Haywards Heath, West Sussex, RH17 5HY - AGM 2022 010h

Good morning Blessing.

I trust you are well, as Lucy does not work on Fridays. I thought it would make sense for me to follow up on this query from the Planning officer.

If you could action ASAP.

Much appreciated.

Best

John

John White BSc. (Hons) M.I.C.E
CEO and Founder

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From: Andrew Clarke <Andrew.Clarke@midsussex.gov.uk>

Date: Friday, 12 June 2026 at 09:09

To: Lucy Mohsen <lucy@agm-ltd.co.uk>

Cc: John White <john@agm-ltd.co.uk>

Subject: RE: DM/25/2123 - Cuckfield Golf Course, Staplefield Road, Cuckfield, Haywards Heath, West Sussex, RH17 5HY - AGM 2022 010h

Hi Lucy,

I've received the attached this morning. Seems we're still not quite there!

Can the calcs be revised and resubmitted please.

Thanks

Andy Clarke BSc (Econ), PGDip
Senior Planning Officer
Planning Investigation and Enforcement
Mid Sussex District Council, Oaklands Road
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Andrew.Clarke@midsussex.gov.uk <http://www.midsussex.gov.uk>

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From: Lucy Mohsen <lucy@agm-ltd.co.uk>

Sent: 11 June 2026 16:33

To: Andrew Clarke <Andrew.Clarke@midsussex.gov.uk>

Cc: John White <john@agm-ltd.co.uk>

Subject: Re: DM/25/2123 - Cuckfield Golf Course, Staplefield Road, Cuckfield, Haywards Heath, West Sussex, RH17 5HY - AGM 2022 010h

Hi Andrew

Hope all is well?

Just wondering if there was any update on this please and if your drainage officers had responded yet?!
Would really like to get these conditions discharged now for the client.

Thanks so much.

Kind Regards

Lucy Mohsen BSc (Hons), Dip TP, MRTPI

Principal Planner

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E: lucy@agm-ltd.co.uk

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From: Andrew Clarke <Andrew.Clarke@midsussex.gov.uk>

Date: Wednesday, 3 June 2026 at 16:26

To: Lucy Mohsen <lucy@agm-ltd.co.uk>

Cc: John White <john@agm-ltd.co.uk>

Subject: RE: DM/25/2123 - Cuckfield Golf Course, Staplefield Road, Cuckfield, Haywards Heath, West Sussex, RH17 5HY - AGM 2022 010h

Thanks Lucy.

Yes, hopefully everything is in order and these plans should ensure the submission is consistent. I've checked with our Drainage Officer as well and will pass on any comments asap.

Kind regards

Andy Clarke BSc (Econ), PGDip
Senior Planning Officer
Planning Investigation and Enforcement
Mid Sussex District Council, Oaklands Road
Haywards Heath, West Sussex, RH16 1SS
Tel: +44 (0)1444 477332
Andrew.Clarke@midsussex.gov.uk <http://www.midsussex.gov.uk>

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From: Lucy Mohsen <lucy@agm-ltd.co.uk>
Sent: 03 June 2026 16:02
To: Andrew Clarke <Andrew.Clarke@midsussex.gov.uk>
Cc: John White <john@agm-ltd.co.uk>
Subject: DM/25/2123 - Cuckfield Golf Course, Staplefield Road, Cuckfield, Haywards Heath, West Sussex, RH17 5HY - AGM 2022 010h

Hi Andrew

I trust all is well and you had a good break last week?

Further to our Teams meeting on 20th May and Josiah's e-mail below with updated drainage drawings and details which he sent direct to your Drainage Team, please now also find attached the following updated Landscape Drawings so that they are consistent with the updated drainage drawings.

- Landscape Strategy Plan – AGM-CUC-B-002 Rev F; and
- Detailed Planting Scheme – AGM-CUC-B-008 Rev B.

Please are you now able to confirm that this is all sufficient to get these final conditions discharged?

Thanks so much in advance.

Kind Regards

Lucy Mohsen BSc (Hons), Dip TP, MRTPI
Principal Planner

M: 07425 818117
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From: Josiah Jones <josiah.jones@tumuconsulting.com>

Date: Tuesday, 26 May 2026 at 17:24

To: "drainage@midsussex.gov.uk" <drainage@midsussex.gov.uk>

Cc: "emma.jackson@midsussex.gov.uk" <emma.jackson@midsussex.gov.uk>, Lucy Mohsen <lucy@agm-ltd.co.uk>, "andrew.clarke@midsussex.gov.uk" <andrew.clarke@midsussex.gov.uk>, "antony.rousou@midsussex.gov.uk" <antony.rousou@midsussex.gov.uk>, Blessing Farirai <blessing.farirai@tumuconsulting.com>, "trfurse@furse.net" <trfurse@furse.net>

Subject: Revised Drainage Strategy - Cuckfield Golf Course

Good Afternoon All,

Please follow the below link for our updated Drainage Statement and accompanying drawings which have been updated following the comments from our meeting on the 20/05/26.

Related Appeal REFS: APP/D3830/C/22/3312194 and APP/D3830/C/22/3312195

<https://tumuconsulting.egnyte.com/fl/Rkg8dbJbPpwwg>

In terms of significant changes:

- The attenuation basin has been upsized to accommodate increased contributing areas – See 19963-TUM-DD-XXX-0200
- A new Drainage Area Plan drawing has been produced detailing the contributing areas and justifying the run-off coefficient choices – See 19963-DD-XXX-0220
- New FLOW calculations drawing incorporating new strategy changes – See Network 1-PL-19663 Cuckfield Golf Course – Rev G

Kind Regards,

Josiah Jones

Graduate Flood Risk & Drainage Engineer

tel: 07534170740

email: josiah.jones@tumuconsulting.com

web: www.tumuconsulting.com



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