

From: Judith Ashton <judith@judithashton.co.uk>
Sent: 30 March 2026 09:21:05 UTC+01:00
To: "Steven King" <steven.king@midsussex.gov.uk>
Cc: "Jordan Van Laun" <jordan.vanlaun@wates.co.uk>
Subject: FW: DM/26/0577 - Land West of Turners Hill Road and North of Huntsland Including Hurst Farm Turners Hill Road, Crawley Down - response to LLFA query
Attachments: DM 26 0577 OUT Letter 260326.pdf, RE: Crawley Down/Bolney - Pre-app written responses, Summer&WinterStorms.png, WSCC 661461166 Hunstland Lane Crawley Down L2 pre app.pdf, LLFA - north.pdf

Steve please see attached and below in response to the LLFA's queries of the 26 March 2026 I've also attached the LLFA's response to the previous, and now consented Land West of Turners Hill Road and North of Huntsland, Turners Hill Road, Crawley Down, West Sussex - DM/25/0016 and 17 as this may also assist
Can I leave this with you to forward to the LLFA. As David says we are happy to meet with them if it would assist

Kind Regards
Judith

Judith Ashton Associates
Telephone: 01580 230900
Mobile: 07709 406 528

Email:- judith@judithashton.co.uk

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From: David Major <david.major@ramboll.co.uk>
Sent: 27 March 2026 17:13
To: Judith Ashton <judith@judithashton.co.uk>; Anthony Guay <Ant.Guay@ramboll.co.uk>
Cc: Jordan Van Laun <jordan.vanlaun@wates.co.uk>; David Fox <David.Fox@ramboll.co.uk>
Subject: RE: DM/26/0577 - Land West Of Turners Hill Road And North Of Huntsland Including Hurst Farm Turners Hill Road, Crawley Down, West Sussex

Hi Judith,

Hope you're well. Thanks for sending through the attached. We have taken an initial look at this today and have provided the following response to Mat Jackson's comments below. In addition to our responses please pass on to Steven that in the interests of time, we would be happy to arrange a meeting with Mat to discuss any outstanding queries, and to clarify any points of misunderstanding. Please see our responses in **green** below:

1. *Infiltration has not been ruled out with any further onsite testing.*
2. *Provide percolation test results undertaken in the winter months in accordance with BRE 365 at the proposed structure locations and depths.*

Winter groundwater monitoring has been undertaken at the site and is referenced in Section 4.5 of the submitted Flood Risk Assessment report, and Section 2.4 of the submitted Drainage Strategy report. The separate reports detailing the groundwater monitoring and ground conditions at the site are footnoted within the submitted Flood Risk Assessment and Drainage Strategy reports. Should the LLFA wish to see these separate reports, and have not already done so, they can be provided upon request. The detail provided in these separate reports regarding groundwater levels at the site, combined with information regarding site geology sourced from various online sources (also footnoted within the submitted reports), and observations made onsite, confirms, in our considered opinion, that infiltration will not be a feasible option for surface water discharge at the site.

WSSC previously communicated to us, regarding a previous submission for the same site (minus Hurst Farm) on Land West of Crawley Down, of which the same basic strategy remains for this most recent application, that they would be happy to condition the requirement for infiltration testing for reserved matters, given the nature of the application and characteristics of the site. This was communicated by Eleanor Read (Flood Risk Management Officer) in a letter on 16 December 2024, which I have attached. Please note that this letter was in response to a preliminary submission to the LLFA and that the other points raised by the LLFA were addressed (and ultimately accepted) as part of the previous outline planning submission that was submitted in January 2025 (with additional information provided in March 2025). Would the LLFA not consent to condition this requirement again on the basis of the previous reasoning?

3. *Updated hydraulic calculations are required using current standards (e.g. FEH2022, CV = 1 for both summer and winter, Climate Change 45%), which ensures that any storage volumes are appropriate for a range of rainfall scenarios.*

The calculations undertaken as part of the proposed drainage strategy for the site have already been undertaken to the correct standards. Within Appendix E of the submitted Drainage Strategy, copies of the calculations undertaken in InfoDrainage 2024.5 are presented. These present, for each of the three main catchments within the site (Field 1, Field 2, and Field 8/Hurst Farm), the Rural Runoff calculation using FEH2022 catchment data, and the Quick Storage Estimate inputs and calculations, which confirm a Cv value of 1 was used in each case. Please see Figures AE.1 – AE.12 of the submitted Drainage Strategy report. Regarding the climate change allowance, this is 40% for this site, not 45%, as per the data presented on the DEFRA Climate Change Allowances page ([Climate change allowances for peak rainfall](#)). This is additionally presented in Figure AE.13 at the rear of the submitted Drainage Strategy report. Please additionally see the attached email from Eleanor Read who previously confirmed the allowance as 40% for this site.

Regarding the requirement for calculations to be undertaken for both summer and winter storms, whilst we acknowledge that this was not evidenced in the submitted report, it was accounted for as part of the calculations. Please see the attached image for evidence that both summer and winter storm profiles were selected.

Key details regarding the calculated runoff rates and storage volumes are additionally presented in the labels of the Drainage Strategy Plan(s), presented in Figure 5 of the submitted Drainage Strategy report.

4. *How any parcels or catchments interact, discharge rates are managed during and key phases of the development.*

The drainage strategy layout plan(s) as presented in Figure 5 of the submitted Drainage Strategy report, demonstrate how the proposed SuDS features across all three of the main catchments within the site (Field 1, Field 2, and Field 8/Hurst Farm) are intended to collect, attenuate and discharge surface water. Within each of the three catchments, surface water is intended to be managed and discharged separately, with separate points of discharge proposed for each catchment.

Regarding phases, as this is only an outline application, the proposed phasing plan for the site has not yet been finalised. As a matter of best practice, the proposed SuDS features, and the sustainable drainage system as a whole, will be constructed and fully functioning prior to the construction of any

other development. Details regarding best practices for the management of surface water runoff during the construction process, are provided in Section 3.11 of the submitted Drainage Strategy report.

As shown on Figure 5 of the submitted Drainage Strategy report, and evidenced in the calculations presented in Appendix E, the discharge rates are proposed to be maintained at the equivalent QMED runoff rates. The exact method of flow control (e.g., hydrobrake) will be determined at detailed design stage.

It is noted that in the response from the LLFA in the above referenced letter dated to 16 December 2024, the LLFA state that they are happy for the construction management plan and phasing plan for the construction of the sustainable drainage system to be conditioned. Would the LLFA not consent to condition this requirement again, as they were happy to do so before?

If we have misunderstood the question could the LLFA please clarify what further information they require.

5. Cross Sections of key levels and any exceedance.

Planning for Exceedance Events is stated as a recommended mitigation measure in Section 4.1.2 of the submitted Drainage Strategy report. It is stated in this section that the design of exceedance routes should correlate with the proposed swales/surface water attenuation basins, as presented in Figure 5 of the submitted report, which will make highly suitable exceedance flow paths. It is noted (and evidenced in the calculations presented in Appendix E of the submitted report) that the proposed swales/surface water attenuation basins have been sized based on calculations where the appropriate allowance for the potential impacts of climate change was made. It is further noted that the proposed swales/surface water attenuation basins have been carefully sized and located in line with the existing site topography, as presented in Appendix B of the submitted Drainage Strategy report (or Appendix B of the submitted Flood Risk Assessment report), and are considered feasible to be taken forward to detailed design.

It is noted that the LLFA previously requested, as detailed in the letter dated to 16 December 2024, a number of cross sections to be drawn across the site. This was in relation to outdated EA surface water mapping, which contradicted known topography at the site. Following the updated surface water mapping in early 2025, which was in line with the topography of the site, these cross sections were no longer considered necessary.

If we have misunderstood the query could the LLFA please clarify what 'key levels' they require cross sections for.

6. Indicative phasing plan or approach to Reserved matters in respect of Surface Water Drainage.

See response to number 4. - Regarding phases, as this is only an outline application, the proposed phasing plan for the site has not yet been finalised. As a matter of best practice, the proposed SuDS features, and the sustainable drainage system as a whole, will be constructed and fully functioning prior to the construction of any other development.

It is noted that in the response from the LLFA in the above referenced letter dated to 16 December 2024, the LLFA state that they are happy for the construction management plan and phasing plan for the construction of the sustainable drainage system to be conditioned. Would the LLFA not consent to condition this requirement again, as they were happy to do so before?

If we have misunderstood the query could the LLFA please clarify what further information they require.

Kind regards

David Major

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From: Judith Ashton <judith@judithashton.co.uk>
Sent: 27 March 2026 10:18
To: David Major <david.major@ramboll.co.uk>; Anthony Guay <ant.guay@ramboll.co.uk>
Cc: Jordan Van Laun <jordan.vanlaun@wates.co.uk>
Subject: Fw: DM/26/0577 - Land West Of Turners Hill Road And North Of Huntsland Including Hurst Farm Turners Hill Road, Crawley Down, West Sussex

Please see attached
Can you please address ASAP
Thanks
J

Sent from [Outlook for Android](#)

From: Steven King <Steven.King@midsussex.gov.uk>
Sent: Friday, March 27, 2026 9:19:07 AM
To: Judith Ashton <judith@judithashton.co.uk>
Subject: DM/26/0577 - Land West Of Turners Hill Road And North Of Huntsland Including Hurst Farm Turners Hill Road, Crawley Down, West Sussex

Hi Judith

I'm not in the office today but I've seen that the attached consultation from the LLFA has come through and as they're asking for further information I thought you should be aware ASAP.

Regards

Steven King, BSc (Hons) Dip TP, MRTPI
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