

Mid Sussex District Council -
Development Control
OAKLANDS ROAD, HAYWARDS
HEATH, RH16 1SS

Reference: PA-0005649/01
Customer reference: DM/26/1315
15 June 2026

Proposed 49 new homes together with open space and associated infrastructure

Land West Of Gatesmead Wickham Way Haywards Heath BN27 3PR

Dear Planning Officer,

Thank you for contacting us.

This is our response to your consultation DM/26/1315.

Environment Agency position

The proposed development will only meet the NPPF's requirements in relation to flood risk if the following planning condition is included.

Condition

The development shall be implemented in accordance with the submitted Flood Risk Assessment (ref 5029426-RDG-ZZ-XX-T-FR-0002, version 4.0 dated 14.05.2026). and the following mitigation measures it details:

- As per section 6 all residential development shall be in Flood Zone 1.

Reason(s)

To reduce the risk of flooding to the proposed development and future occupants and to ensure Environment Agency access to the watercourse to the north of the site.

Advice to applicant

Environmental permit – Flood risk activities

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any of the following activities:

- erecting any temporary or permanent structure in, over or under a main river, such as a culvert, outfall, weir, dam, pipe crossing, erosion protection, scaffolding or bridge
- altering, repairing or maintaining any temporary or permanent structure in, over or under a main river, where the work could affect the flow of water in the river or affect any drainage work
- building or altering any permanent or temporary structure designed to contain or divert flood waters from a main river
- dredging, raising or removing any material from a main river, including when you are intending to improve flow in the river or use the materials removed
- diverting or impounding the flow of water or changing the level of water in a main river
- quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- any activity within 8 metres of the bank of a main river, or 16 metres if it is a tidal main river
- any activity within 8 metres of any flood defence structure or culvert on a main river, or 16 metres on a tidal river
- activities carried out on the floodplain of a main river, more than 8 metres from the river bank, culvert or flood defence structure (or 16 metres if it is a tidal main river), if you do not have planning permission (you do not need permission to build agricultural hay stacks, straw stacks or manure clamps in these places)

For further guidance please visit [Flood risk activities: environmental permits - GOV.UK](#) or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk. The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

If you have any questions regarding our response, please contact planningssd@environment-agency.gov.uk.

Yours sincerely,

John Fanning,
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