

From: Stuart Pearce <stuart.pearce@watermangroup.com>
Sent: 21 April 2026 15:37:58 UTC+01:00
To: "Joseph Swift" <joseph.swift@midsussex.gov.uk>
Cc: "Rob Morley" <rob.morley@homesengland.gov.uk>; "David Vince" <dvince@jackson-civils.co.uk>
Subject: RE: DM/26/0584 - Condition 27 additional info
Attachments: Response 17-04-2026.pdf, 19442-WIE-ZZ-XX-DR-C-900541-P03 Drainage - Ditch and Culvert S1.pdf, 19442-WIE-ZZ-XX-DR-C-900004-P02 Location Plan - RMA.pdf

Good afternoon Joseph,

Thank you for the EA's comments ('Response 17-04-2026.pdf – copy attached).

Noting the 3no. bullet points in the condition text:

Prior to the development of each reserved matters area, details of watercourses, ponds and any other natural water bodies (existing and proposed) for that reserved matters area shall be submitted to and approved in writing by the LPA in conjunction with the Environment Agency. The submitted details shall include:

- *a minimum 8m buffer zone from top of the river bank for all Main Rivers and a minimum 5m buffer zone from top of the watercourse bank for Ordinary Watercourses;*
- *information about any ponds that are to be removed from any reserved matters area and the consequences of removal of any pond in terms of flood risk;*
- *evidence of how ordinary watercourses and natural ponds are to be preserved and details of any crossings that are necessary for the provision of infrastructure.*

The EA have commented:

The submitted information does not appear to address these criteria. Buffer zones are not indicated on the submitted plans and no additional supporting documentation has been submitted.

The comment is not clear what additional supporting documentation is required. We hope the following (below) is sufficient, otherwise - please can the EA provide further details of documentation required.

Regarding bullet point no.1 – 'buffer zones':

Please find attached a new revision (P03) of the following drawing on which we have now added the 5m buffer zones from the existing and proposed ordinary watercourses:

19442-WIE-ZZ-XX-DR-C-900541-P03 Drainage - Ditch and Culvert S1.pdf

There are no main rivers in the vicinity of the works. As stated in the 'Further Environmental Information Report' submitted with the Reserved Matters Application (DM/25/0109):

6.15. The nearest 'main river'¹⁹ is the River Adur, which is located approximately 350m to the north of the RMA Application Site (at its closest point).

Regarding bullet point no.2 – 'ponds to be removed':

As can be seen from the Reserved Matters Application Location Plan drawing (copy attached):

19442-WIE-ZZ-XX-DR-C-900004-P02 Location Plan - RMA.pdf

there are no ponds within the application site, therefore there are no ponds to be removed.

Regarding bullet point no.3 – 'how watercourses and natural ponds are to be preserved and details of any crossings':

We hope that our gaining formal consent (copy of consent and associated detailed drawings already provided) for the proposed works to the ordinary watercourses, from West Sussex County Council as LLFA, satisfies this element of the condition? However if the EA require any further details please can they advise details.

Kind regards

Stuart

Stuart Pearce

Technical Director

Waterman Infrastructure & Environment Ltd

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From: Joseph Swift <joseph.swift@midsussex.gov.uk>

Sent: 20 April 2026 16:14

To: Stuart Pearce <stuart.pearce@watermangroup.com>

Cc: Rob Morley <rob.morley@homesengland.gov.uk>; David Vince <dvince@jackson-civils.co.uk>

Subject: RE: DM/26/0584 - Condition 27 additional info

Good afternoon Stuart,

Following on for the additional information provided in relation to the EA comments, I have reconsulted them and received the attached response.

As you can see from these comments further information is still required.

This information can be emailed to me directly.

Kind regards

Joseph Swift BA (Hons) MPLAN
Senior Planning Officer (Brookleigh)
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From: Stuart Pearce <stuart.pearce@watermangroup.com>
Sent: 31 March 2026 10:49
To: Joseph Swift <joseph.swift@midsussex.gov.uk>
Cc: Rob Morley <rob.morley@homesengland.gov.uk>; David Vince <dvince@jackson-civils.co.uk>
Subject: DM/26/0584 - Condition 27 additional info

Good morning Joseph,

Thank you for sending over the EA comments (copy attached).

Please find attached copies of the following 4no. drawings showing the proposed works to the existing drainage ditches and culverts covered by the Ordinary Watercourse Land Drainage Consent:

-  19442-WIE-ZZ-XX-DR-C-900541-P02 Drainage - Ditch and Culvert S1
-  19442-WIE-ZZ-XX-DR-C-900542-P03 Drainage - Ditch and Culvert S2
-  19442-WIE-ZZ-XX-DR-C-900543-P02 Drainage - Ditch and Culvert S3
-  19442-WIE-ZZ-XX-DR-C-900544-P02 Drainage - Ditch and Culvert S4

Please let me know if any further information is required.

Kind regards

Stuart

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Technical Director
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From: Joseph Swift <Joseph.Swift@midsussex.gov.uk>
Sent: 30 March 2026 09:33
To: Stuart Pearce <stuart.pearce@watermangroup.com>
Cc: rob.morley@homesengland.gov.uk
Subject: DM/26/0584

Good morning Stuart,

I hope you had a good weekend.

RE: Discharge condition nos 8, 10, 11, 12, 14, 15, 16, 19, 20, 22, 24, 27, 28 and 40 relating to outline application DM/18/5114 (as amended by S73 application DM/21/3279). Reserved Matters application DM/25/0109

AT: Burgess Hill Northern Arc, Land North And North West Of Burgess Hill, Between Bedelands Nature Reserve In The East And, Goddard's Green Waste Water Treatment Works In The Wes

REFERENCE: DM/26/0584

Please find attached a copy of the EA comments, as you can see from these some additional information is required.

This information can be emailed to me directly.

Kind regards

Joseph Swift BA (Hons) MPLAN
Senior Planning Officer (Brookleigh)
01444 477319
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