

Mid Sussex District Council
Planning team
Oaklands
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Our ref: HA/2025/127058/01
Your ref: DM/25/1986
Date: 09 September 2025

Dear Planning team (FAO: Joseph Swift),

RESERVED MATTERS APPLICATION TO CONSIDER ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE FOR PARCELS 1.7, 1.7B, 1.8 AND OS1.8 COMPRISING: A) EASTERN NEIGHBOURHOOD CENTRE: UP TO 270 RESIDENTIAL DWELLINGS AND EXTRA CARE UNITS; COMMERCIAL FLOORSPACE; THE COMMUNITY BUILDING, THE NEIGHBOURHOOD SQUARE, CYCLE AND PEDESTRIAN CONNECTIONS, PARKING AND ASSOCIATED INFRASTRUCTURE. B) EASTERN PARKLAND COMPRISING OPEN SPACE, MULTI-USE GAMES AREAS (MUGA), PUBLIC ART, GREEN CIRCLE CYCLE LINK AND ASSOCIATED INFRASTRUCTURE.

PHASE 1C, 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 WEST

Thank you for consulting the Environment Agency on the above reserved matters application.

We have reviewed the information as submitted and set out our position below.

Environment Agency Position

We have **no objection** to the reserved matters application as submitted.

We note that the masterplan demonstrates a suitable undeveloped buffer for the river channel adjacent to the site (Holmbush Gill).

Advice to the Applicant

Flood Risk Activity Permit

Please note that the proposed outfalls and the associated works for these will require a permit under the Environmental Permitting (England and Wales) Regulations 2016. This type of permit is called a 'Flood Risk Activity Permit'. Such permits are required

for any proposed works or structures, in, under, over or within 8 metres of the top of the bank of a designated main river.

Further details about Flood Risk Activity Permits and application forms can be found on the gov.uk website using the following link –

<https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>

The Applicant should note that a permit is separate to and in addition to any planning permission granted. The granting of planning permission does not necessarily lead to the granting of a permit.

The Applicant can contact our National Customer Contact Centre (on **03708 506 506** (Monday to Friday 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk) for advice regarding permit applications.

If you have any queries regarding the above information, please do not hesitate to contact the advisor identified below.

Yours faithfully,

Environment Agency – Solent & South Downs

Sustainable Places Advisor: Anna Rabone

Direct dial: 02077 140525

Direct e-mail: anna.rabone@environment-agency.gov.uk