

From: Anna Rabone <Anna.Rabone@environment-agency.gov.uk>
Sent: 16 May 2025 12:58:38 UTC+01:00
To: "Joseph Swift" <Joseph.Swift@midsussex.gov.uk>
Subject: RE: DM/25/0088

Dear Joseph,

I think the proposed wording of the condition is fine, and I am also happy with 4 months.

Kind regards,
Anna

Anna Rabone

Sustainable Places Technical Specialist | Solent & South Downs
Environment Agency | Oving Road, Chichester, West Sussex, PO20 2AG

anna.rabone@environment-agency.gov.uk

Direct dial: 02077 140525

Working days: Monday to Friday

My pronouns are She/Her ([why is this here?](#))



From: Joseph Swift <Joseph.Swift@midsussex.gov.uk>
Sent: 15 May 2025 15:08
To: Anna Rabone <Anna.Rabone@environment-agency.gov.uk>
Subject: RE: DM/25/0088

Dear Anna,

Thank you for your reply.

The applicant has asked if it is possible to change it to with 4 months, as it would be at least 4 months from commencement before Bellway will be in a position to start the bridge works as this will be at the end of the construction programme. I don't have any issues with this would you?

In addition, would you be happy with the following change:

'Within 4 months from the commencement of development of the green circle, details of the proposed clear span bridge design (notwithstanding the bridge details submitted) shall be submitted for approval in consultation with the Environment Agency. No development shall commence on the bridge until such time as the details have been approved and the works shall be carried out in accordance with the approved details within a timeframe to be agreed with the LPA.'

Re-reading my suggested wording, if we put 'submitted and approved' we would technically be limiting ourselves to discharging the condition within 4 months or not being able to discharge it, where as submitted for approval, will allow us a bit more flexibility if we require any amendments etc.

Let me know your thought.

Many thanks

Joseph Swift BA (Hons) MPLAN
Senior Planning Officer (Brookleigh)
01444 477319
joseph.swift@midsussex.gov.uk
www.midsussex.gov.uk



From: Anna Rabone <Anna.Rabone@environment-agency.gov.uk>
Sent: 15 May 2025 08:28
To: Joseph Swift <Joseph.Swift@midsussex.gov.uk>
Subject: RE: DM/25/0088

Dear Joseph,

Excellent news and yes, we would be happy with a condition now. I have just slightly amended the wording you previously drafted – see below. Let me know if that is satisfactory:

'Within 3 months from the commencement of development of the green circle, details of the proposed clear span bridge design (notwithstanding the bridge details submitted) shall be submitted and approved in consultation with the Environment Agency. No development shall commence on the bridge until such time as the details have been approved and the works shall be carried out in accordance with the approved details within a timeframe to be agreed with the LPA.'

Thank you very much.

Kind regards,
Anna

Anna Rabone

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

Sent: 14 May 2025 15:28

To: Anna Rabone <Anna.Rabone@environment-agency.gov.uk>

Subject: RE: DM/25/0088

Dear Anna,

As per the attached email from the applicant they have confirmed that they will provide a clear span bridge.

Is this now sufficient to discuss the wording of the condition?

Many thanks

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

01444 477319

joseph.swift@midsussex.gov.uk

www.midsussex.gov.uk



From: Anna Rabone <Anna.Rabone@environment-agency.gov.uk>

Sent: 06 May 2025 09:32

To: Joseph Swift <Joseph.Swift@midsussex.gov.uk>

Subject: RE: DM/25/0088

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Dear Jospheh,

Your suggested wording doesn't really fulfil what we need. We do need to know from the applicant that they can and will deliver a clear span bridge initially. If they confirm that, then the proposed condition should be fine with the plans for the clear span bridge to be submitted later.

Kind regards,
Anna

Anna Rabone

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

Sent: 01 May 2025 15:42

To: Anna Rabone <Anna.Rabone@environment-agency.gov.uk>

Subject: RE: DM/25/0088

Dear Anne,

Thank you for your reply.

In terms of the condition, we could word it so that it sets out 'notwithstanding the bridge details submitted' and I also included wording in consultation with the Environment Agency to ensure that you would also need to agree to the bridge details before it can be approved.

Let me know if this is the reassurance required, if not what sort of thing are you looking for. I would be happy to have a quick Teams call to discuss if easier?

I look forward to hearing from you.

Kind regards

Joseph Swift BA (Hons) MPLAN
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joseph.swift@midsussex.gov.uk
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From: Anna Rabone <Anna.Rabone@environment-agency.gov.uk>
Sent: 30 April 2025 11:05
To: Joseph Swift <Joseph.Swift@midsussex.gov.uk>
Subject: DM/25/0088

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Dear Joseph,

Thank you very much for your email dated 28 April. I am your contact for Mid Sussex planning applications for now until we have recruited for Alex's position.

Before we think about any condition, we do need reassurance from the applicant that they can and will deliver a clear span bridge, as their submitted plans do not currently show that.

Kind regards,
Anna

Anna Rabone
Sustainable Places Technical Specialist | Solent & South Downs
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From: Joseph Swift <Joseph.Swift@midsussex.gov.uk>
Sent: 28 April 2025 10:53
To: PlanningSSD <PlanningSSD@environment-agency.gov.uk>
Cc: Jackson, Alexandra <Alexandra.Jackson@environment-agency.gov.uk>
Subject: DM/25/0088

Good morning,

Following my email to Alexandra as attached I have received an automatic response which recommends contacting this email address.

As per the attached Consultation response, would you be able to advise if you would be happy to accept a condition on details for the bridge to be submitted and approved as this aspect of the build will be carried out at the end of the build programme, if so I was thinking of something along the lines of:

'Within 3 months from the commencement of development of the green circle, details of the proposed bridge design shall be submitted and approved in consultation with the Environment Agency. No development shall commence on the bridge until such time as the details have been approved and the works shall be carried out in accordance with the approved details within a timeframe to be agreed with the LPA.'

In addition, I would attach details for the requirement of an Environmental permit to the decision notice.

I look forward to hearing from you.

Kind regards

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