

Mr C Burgoyne  
Mr Legate  
Burlands  
Charlwood Road  
Crawley  
RH11 0JZ

**TOWN AND COUNTRY PLANNING ACT 1990  
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)  
(ENGLAND) ORDER 1995 SCHEDULE 2, PARTS 6 AND 7**

**PERMISSION**

**REFERENCE:** DM/24/2958

**DESCRIPTION:** ENGINEERING WORKS TO CREATE A CLEAN WATER STORAGE LAGOON TO PROVIDE OFF MAINS DRINKING WATER FOR THE CATTLE HOUSED AT THE UNIT. WORKS INCLUDE THE EXCAVATION AND STOCKPILING OF TOPSOIL AND CARRYING OUT OF CUT AND FILL OPERATIONS TO CREATE THE LAGOON. THE STORED TOPSOIL WILL BE SPREAD OVER THE AREA OF THE WORKS.

**LOCATION:** HOLMBUSH FARM, ISAACS LANE, HAYWARDS HEATH, WEST SUSSEX

**DECISION DATE:** 26 FEB 2025

**CASE OFFICER:** HAMISH EVANS - HAMISH.EVANS@MIDSUSSEX.GOV.UK

The Council hereby confirm that their **prior approval is not required** for the above development to be carried out in accordance with the information submitted:

**Information submitted by the developer**

Plan Type	Reference	Version	Submitted Date
Location Plan	170924	001	03.12.2024
Planning Layout	170924	002	03.12.2024
Topographical Survey	170924	004	03.12.2024
Sections	170924	005	03.12.2024

**INFORMATIVES**

1. The development must be carried out within a period of 5 years from the date on which approval was given and in accordance with the details submitted with the application.
2. Within 7 days of the date on which the development is substantially completed, the developer must notify the local planning authority in writing of that fact.
3. Flood Risk Activity Permit

The Environmental Permitting (England and Wales) Regulations 2016 requires a permit (called a 'Flood Risk Activity Permit') to be obtained for any activities which will take place:

- o On or within 8 metres of a main river (16 metres if tidal);
- o On or within 8 metres of a flood defence structure or culvert (16 metres if tidal);
- o On or within 16 metres of a sea defence;
- o Involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert; and/or
- o In a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it is a tidal main river) and you do not already have planning permission.

For further guidance, please visit <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.

To enquire about the permit application process, the Applicant should contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday 8am to 6pm) or by emailing [enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk). We would advise the Applicant to contact us at the earliest opportunity.

4. The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to (amongst other things): deliberately capture, disturb, injure, or kill great crested newts; damage or destroy a breeding or resting place; intentionally or recklessly obstruct access to a resting or sheltering place. Planning permission for a development does not provide a defence against prosecution under this legislation. Should great crested newts be found at any stage of the development works, then all works should cease, and a professional and/or suitably qualified and experienced ecologist (or Natural England) should be contacted for advice on any special precautions before continuing, including the need for a licence.
5. If during construction, contamination not previously identified is found to be present at the site it is recommended that development stops and the applicant contacts the Council's Environmental Protection Team.

Tel: 01444-477292

Email: [pollution@midsussex.gov.uk](mailto:pollution@midsussex.gov.uk)

A method statement identifying, assessing the risk and proposing remediation measures, together with a programme, may be required.



Ann Biggs  
Assistant Director Planning and Sustainable Economy

CEAPNZ