

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

Our ref: HA/2025/126658/01
Your ref: DM/25/0827
Date: 16 April 2025

Dear Planning team (FAO: Steven King),

OUTLINE PLANNING APPLICATION FOR THE ERECTION OF UP TO 130 DWELLINGS, TOGETHER WITH THE CHANGE OF USE OF AN EXISTING BARN FOR A FLEXIBLE COMMUNITY AND/OR COMMERCIAL USE, ALONG WITH ASSOCIATED OUTDOOR SPACE AND LANDSCAPING, DRAINAGE INFRASTRUCTURE, HARD AND SOFT LANDSCAPING, PARKING, ACCESS AND ASSOCIATED WORKS (ALL MATTERS RESERVED EXCEPT FOR ACCESS).

LAND EAST OF LUNCE'S HILL, FOX HILL, HAYWARDS HEATH, WEST SUSSEX.

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

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

Environment Agency position

We have **no objection** to the proposal as submitted.

We note that all residential development is located within Flood Zone 1 across the entire site. We note that there are some areas of Flood Zones 2 and 3 located on part of the site that is within Lewes District Council's area.

Advice to the Applicant

Flood Risk Activity Permit

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

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culverted main river (16

metres if tidal)

- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in the floodplain of a main river if the activity could affect flood flow or storage and potential impacts are not controlled by a planning permission

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