

Mid Sussex District Council -
Development Control
OAKLANDS ROAD, HAYWARDS
HEATH, RH16 1SS

Reference: HA-2026-127556/02
Customer reference: DM/26/0584
17 April 2026

Condition 27: Prior to the development of each reserved matters area, details of watercourses, ponds and any other natural water bodies Discharge of Condition 27 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/25/010

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

Dear Planning Officer,

Thank you for contacting us.

This is our response to your consultation DM/26/0584.

Environment Agency response

Condition 27 read as follows:

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.*

Reason: To ensure the proposal is acceptable in relation to flood risk and to accord with Policy DP41 of the Mid Sussex District Plan.

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.

As it stands we cannot currently recommend that this condition be discharged.

If you have any questions regarding our response, please contact planningssd@environment-agency.gov.uk.

Yours sincerely,

John Fanning
Planning Advisor

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