

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

**Our ref:** HA/2025/126553/01-L01  
**Your ref:** DM/25/0104

**Date:** 07 March 2025

Dear Planning Team,

**PROPOSED TWO STOREY SIDE EXTENSION AND ALTERATION TO THE  
EXISTING GARAGE**

**4 FIELDWAY LINDFIELD HAYWARDS HEATH WEST SUSSEX RH16 2DD**

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 proposed development as submitted, **provided that the following condition be attached to any planning permission granted**, and that the details in relation to the condition be submitted and approved by the Local Planning Authority.

**Condition**

The development shall be carried out in accordance with the submitted flood risk assessment (ref AEG4717\_RH16\_HaywardsHeath\_01 compiled by Aegaea, dated 12/02/2025) and the following mitigation measures it details:

- Implementation of the Flood risk mitigations detailed in section 5 pages 25-27.
- Implementation of the design drawings ref 'GROUND FLOOR SHOWING STRUCUTRE UNDER AND CORSS SECTION DETAIL' date Dec 2024, drawing no 01.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

**Reasons**

To reduce the risk of flooding to the proposed development and future occupants.

To ensure the structural integrity of the existing culvert thereby reducing the risk of flooding.

To reduce the risk of flooding from blockages to the existing culvert(s).

The condition is in line with the Planning Practice Guidance (PPG) to the National Planning Policy Framework (NPPF) for Flood Risk and Coastal Change.

### **Advice to the Applicant**

#### **Environmental permit**

The Environmental Permitting (England and Wales) Regulations 2016 require a 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](mailto: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.

Please do not hesitate to contact me using the contact details shown below should you have any queries regarding the above information.

Yours faithfully

**Alexandra Jackson**  
**Sustainable Places Advisor**

Direct dial 07810832371

Direct e-mail [alexandra.jackson@environment-agency.gov.uk](mailto:alexandra.jackson@environment-agency.gov.uk)