

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

Reference: HA-2026-127556/03
Customer reference: DM/26/0584
01 May 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 position

Drawings attached in latest email (dated 21st April 2026) show buffer zones around watercourses and on this basis we would raise **no objection** to the discharge of the condition as management of ordinary watercourses is not within our remit.

Advice to applicant/Local Planning Authority

We note no details of the provision and management of the buffer zone areas appears to have been outlined.

The buffer zone scheme should ensure the space will be free from built development including lighting, non-native species and formal landscaping.

Further advice and guidance for suitable maintenance can be found in '[The Drainage Channel Biodiversity Manual](#)'.

If you have any questions regarding our response, please contact

creating a better place
for people and wildlife



planningssd@environment-agency.gov.uk.

Yours sincerely,

John Fanning

Planning Advisor

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