

Mid Sussex District Council
Development Control
Oaklands Oaks Road
Haywards Heath
West Sussex
RH16 1SS

Our ref: HA/2025/126788/01-L01
Your ref: DM/25/1128
Date: 19 June 2025

Dear Planning Officer,

SECOND PHASE OF THE WESTERN BRIDGE AND LINK ROAD, COMPRISING THE CONSTRUCTION OF A TWO-LANE SINGLE CARRIAGeway ROAD, WITH 3M SHARED SURFACE (CYCLIST/PEDESTRIAN) ON THE WEST SIDE OF THE HIGHWAY, AND A SEGREGATED 5M CYCLEWAY/FOOTWAY ON THE EAST SIDE. CONNECTING TO THE FIRST PHASE OF WBLR AT THE ROUNDABOUT JUNCTION ON THE A2300. PROVISION OF WESTERN BRIDGE, SPANNING 71M, CARRYING THE HIGHWAY AND CYCLEWAY/FOOTWAY OVER THE RIVER ADUR AND FLOODPLAIN, CONNECTING WITH FUTURE PHASES AT THE EASTERN EXTENT. INCLUDES PROVISION OF ACCESS TO FUTURE RESIDENTIAL AREAS, SIGNALISED CROSSING POINTS, EARTHWORKS, SURFACE WATER AND FOUL DRAINAGE INFRASTRUCTURE, UTILITIES CORRIDORS, LIGHTING AND LANDSCAPING.
BURGESS HILL NORTHERN ARC, LAND N AND NW OF BURGESS HILL, BETWEEN BEDELANDS NATURE RESERVE IN THE EAST AND, GODDARD'S GREEN WASTE WATER TREATMENT WORKS IN THE WEST

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

We have reviewed the information as submitted and set out our position 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 this condition be submitted and approved by the Local Planning Authority. The proposed development will only meet the National Planning Policy Framework's requirements in relation to flood risk if the following planning condition is included.

Condition

The development shall be carried out in accordance with the submitted details and the following mitigation measures it details:

- The bridge abutments will be located outside the design flood extent (1% 105% CC) as shown on drawing WBLR-WSP-HPN-04-DR-C-0230
- The bridge deck shall be above the 1% 105% CC flood level and match the details provided in drawing WBLR-WSP-HPN-04-DR-C-0230
- Floodplain compensation of 64.410m³ shall be provided prior to the constriction of any part of the bridge that is within the 1% 105% CC outline as in section 4.6 of the

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.

Reason

To prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided.

Advice to the Applicant

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:

- On or within 8 metres of a main river (16 metres if tidal);
- On or within 8 metres of a flood defence structure or culvert (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; and/or
- 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. We would advise the Applicant to contact 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

Miss Anna Rabone
Sustainable Places Advisor

Direct dial 02077 140525

Direct e-mail anna.rabone@environment-agency.gov.uk