

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

Our ref: HA/2025/126648/01-L01
Your ref: DM/25/0088

Date: 10 April 2025

Dear Planning Team,

RESERVED MATTERS APPLICATION PURSUANT TO OUTLINE PLANNING PERMISSION REF DM/18/5114, AS AMENDED BY PLANNING APPLICATION REF DM/21/3279, FOR THE PROVISION OF THE GREEN CIRCLE TRAVERSING SUB-PHASES OS1.1A, P1.3, OS1.1B (FREEKS LANE) AND OS1.2N AT THE NORTHERN ARC DEVELOPMENT (NOW BROOKLEIGH) ON LAND NORTH AND NORTH-WEST OF BURGESS HILL. (UPDATED SURFACE DETAILS AND AMENDED BRIDGE DESIGN)

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

Thank you for the 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 **object** to the above application because the standard bridge design will not meet our requirements.

Reasons

The bridge should be a clear span design that is a bridge that has no bed or bank reinforcement or support in the watercourse.

The soffit shall be at least 0.6 metres higher than the top of the bank on both sides of the river.

The bridge shall be securely attached to foundations which are no closer than 1 metre from the watercourse.

There shall be no light spill from artificial lighting into the bank top of the watercourse.

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.

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.

Advice to the Local Planning Authority

If you are minded to approve the application contrary to our objection, we would be grateful if you could re-notify us to explain why material considerations outweigh our objection, and to give us the opportunity to make further representations. Should our objection detailed above be removed, it is likely we will recommend planning conditions to be included on any subsequent approval.

In accordance with the Planning Practice Guidance (Ref. ID: 20150415), please notify us by email within 2 weeks of a decision being made or application withdrawn. Please provide us with a URL of the decision notice, or an electronic copy of the decision notice or outcome.

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

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