

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

Reference: HA-2025-126788/02
Customer reference: DM/25/1128
10 July 2026

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. (Amended plans received 22.06.2026)

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

Dear Planning Officer,

Thank you for contacting us. This is our response to your consultation DM/25/1128.

Environment Agency position

We have reviewed the updated details and would reiterate the request for a condition as detailed below.

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 P06
- The bridge deck shall be above the 1% +105% CC flood level and match the details provided in drawing WBLR-WSP-HPN-05-DR-C-0422 P02

- Floodplain compensation shall be provided prior to the construction of any part of the bridge that is within the 1% +105% CC outline

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 Local Planning Authority

BNG

It is noted that the 'Biodiversity Net Gain Design Stage Report' document (reference WBLR-WSP-EXX-00-RP-L-0154-S0-P03, dated 19/06/26) identifies a 0% net change in watercourse units. It is highlighted that shading from the proposed bridge will have some limited but negative impact. This is highlighted for the consideration of the Local Planning Authority – the Environment Agency does not require to be reconsulted on this matter.

Lighting

With reference to the lighting columns indicated at 49 and 50 on Drawing WBLR-WSP-PLN-04-DR-C-0227 Rev P06 (dated 22.06.2023), we would encourage consideration of the design to avoid directing light onto the watercourse where possible.

Advice to the applicant

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any of the following activities:

- erecting any temporary or permanent structure in, over or under a main river, such as a culvert, outfall, weir, dam, pipe crossing, erosion protection, scaffolding or bridge
- altering, repairing or maintaining any temporary or permanent structure in, over or under a main river, where the work could affect the flow of water in the river or affect any drainage work
- building or altering any permanent or temporary structure designed to contain or divert flood waters from a main river

- dredging, raising or removing any material from a main river, including when you are intending to improve flow in the river or use the materials removed
- diverting or impounding the flow of water or changing the level of water in a main river
- quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- any activity within 8 metres of the bank of a main river, or 16 metres if it is a tidal main river
- any activity within 8 metres of any flood defence structure or culvert on a main river, or 16 metres on a tidal river
- any activity within 16 metres of a sea defence structure
- activities carried out on the floodplain of a main river, more than 8 metres from the river bank, culvert or flood defence structure (or 16 metres if it is a tidal main river), if you do not have planning permission (you do not need permission to build agricultural hay stacks, straw stacks or manure clamps in these places)

For further guidance please visit [Flood risk activities: environmental permits - GOV.UK](#) 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.

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

Yours sincerely,

John Fanning,
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planningssd@environment-agency.gov.uk
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