

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

**Our ref:** HA/2020/122492/01-L01  
**Your ref:** DM/20/2877  
**Date:** 02 September 2020

Dear Sir/Madam

**OUTLINE APPLICATION FOR SINGLE CHAPEL CREMATORIUM WITH A SINGLE ABATED CREMATOR AND NATURAL BURIAL SITE WITH ASSOCIATED ACCESS, CAR PARKING, LANDSCAPING AND DRAINAGE. ALL MATTERS RESERVED APART FROM ACCESS**

**LAND NORTH OF TURNERS HILL ROAD TURNERS HILL WEST SUSSEX**

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

**Environment Agency Position**

We have **no objection** to the proposed development as submitted, **subject to the inclusion of the following 3 conditions**, in any permission granted.

We consider that planning permission could be granted to the proposed development, as submitted, if the following planning conditions are included as set out below. Without these conditions, the proposed development on this site poses an unacceptable risk to the environment and we would object to the application.

Condition 1

Development here by approved shall not commence until a foul drainage strategy, detailing how the developer intends to ensure that appropriate foul drainage is implemented, has been submitted to and approved by the local planning authority in consultation with the Environment Agency. The development shall be constructed in line with the agreed detailed design and recommendations of the strategy.

Reason for condition 1

To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution in line with paragraph 170 of the National Planning Policy Framework.

Condition 2

No infiltration of surface water drainage into the ground is permitted other than with the Environment Agency

Environment Agency Depot Canal Walk, Romsey, Hampshire, SO51 7LP.

Customer services line: 03708 506 506

[www.gov.uk/environment-agency](http://www.gov.uk/environment-agency)

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written consent of the Local Planning Authority. The development shall be carried out in accordance with the approved details.

#### Reason for condition 2

To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants in line with paragraph 170 of the National Planning Policy Framework.

#### Condition 3

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.

#### Reason for condition 3

To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site in line with paragraph 170 of the National Planning Policy Framework.

### **Advice to Local Planning Authority/Applicant**

Any foul system discharging to ground in this area may require an environmental permit, unless it is discharging via a BS drainage field and meets the General binding rules for small scale sewage discharges. <https://www.gov.uk/guidance/general-binding-rules-small-sewage-discharge-to-the-ground>

If a permit is required the applicant should submit sufficient information to the Environment Agency to show that a permit could be achieved for this design of foul drainage in this locality. Discharges are not normally allowed in an SPZ1 or direct to groundwater in areas of shallow water tables. The information required to submit and achieve a successful permit application is on the [www.gov.uk](http://www.gov.uk) website under Environmental Permits, discharges to ground. <https://www.gov.uk/government/publications/application-for-an-environmental-permit-part-b6-new-bespoke-water-discharge-activity-and-groundwater-point-source-activity>

Foul system discharges to ground in areas where there is a high water table will always be precluded and in these areas alternative arrangements for discharges to any available watercourses may be considered, if proposals meet the general binding rules. Where this is not possible an environmental permit may be required or foul arrangements will have to involve modern sealed cess pits, with tankering away of effluents on a regular basis.

Only clean uncontaminated water should drain to the surface water system. Roof drainage shall drain directly to the surface water system (entering after the pollution prevention measures). Appropriate pollution control methods (such as trapped gullies and interceptors) should be used for drainage from access roads and car parking areas to prevent hydrocarbons from entering the surface water system.

Should you have any further queries please do not hesitate to contact me.

Yours faithfully

**Miss Hannah Brothwell**  
**Sustainable Places Advisor**

Direct dial 02084745865

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

cc Jackson Planning Ltd