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Update to Planning Application WSCC/007/24

6 June 2024

Dear Edward,

I am writing to you on behalf of our client, Southern Water Services Limited, regarding the planning application for the construction of an integrated constructed wetland at Staplefield Wastewater Treatment Works, Cuckfield Road, Haywards Heath, RH17 6ES. The planning application reference is WSCC/007/24.

In response to the various consultation comments received in relation to the planning application, the decision has been made to update the design to exclude the proposed parking area at the eastern border of the site. Please find attached the following documents which have been updated to reflect this change:

- Design Report (752214-UAX-ZZ-ZZ-RP-EN-00001);
- Operations & Maintenance Plan (752214-UAX-ZZ-ZZ-OM-EN-00001);
- Proposed Site Layout (752214-UAX-ZZ-ZZ-DR-EN-00003);
- Surface Water Management Plan (752214-UAX-ZZ-ZZ-DR-EN-00013);
- Cross-sections (752214-UAX-ZZ-ZZ-DR-EN-00004); and
- Landscape Plan (752214-UAX-ZZ-ZZ-DR-EN-00007).

The parking area has been removed following a re-assessment of its need, driven by the desire to take residents' views into account. This re-assessment has led to the conclusion that all maintenance activities can be carried out without the parking area, with some level of adjustment to the management of the site. For example, some visits (routine checks) will be carried out on foot from the existing WTW, whilst others (maintenance requiring equipment loading/unloading, or bad weather comprising numerous sampling sessions) will require vehicles to park on the tracks surrounding the cells of the ICW. This has been discussed and agreed with Southern Water's operational team.

This change is not considered to impact any of the following items:

- The highways impact will be unchanged, as traffic movements are accommodated in the same way as before (access to the ICW remains available from Cuckfield Road);
- The landscape impact from the main road will be unchanged, given the hedge along Cuckfield Road will be retained and the parking area will be replaced by a grass area, with all hard standing removed;
- The greenfield run-off rate will be unaffected given surface water will drain to the blind ditch, in a similar manner to the previous design; and
- The ecology of the site will not be impacted in any negative way, given the change represents replacing hardstanding with grass.

In addition, I regret to inform you that an error was made in the most recent update of the Planning Statement (document reference 639529-MM-X-RPT-0001). In revisiting the Planning Statement, we noticed a typo error in section 5.9, which referred to the calculated Whole Life Cost (30 years) of the ICW as being “£1-2k higher than it would be for chemical dosing on site”. The correct figure is ~£850k. We have also updated the Planning Statement including more justification for selection of the ICW.

I hope that this additional information is useful in helping you determine the planning application.

Please do not hesitate to contact me if you require further information.

Yours sincerely,

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