

From: SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>
Sent: 27 April 2026 09:55:01 UTC+01:00
To: "Steven King" <Steven.King@midsussex.gov.uk>
Subject: Land West of Turners Hill Road and North of Huntsland, Including Hurst Farm, Turners Hill Road, Crawley Down, West Sussex
Attachments: DM 26 0577 Draft Habitats Regulations Assessment.docx, Annex A 16.10.25.pdf

Dear Sir/Madam

Please find attached Natural England's response to your consultation.

Regards

Edwina Stevens

Steven.King@midsussex.gov.uk

Our ref: 545668

Your ref: DM/26/0577

Dear Sir/Madam

Planning consultation: Outline application (appearance, landscaping, layout and scale reserved), for the demolition of existing buildings and erection of up to 230 dwellings, a care home (use class c2) up to 70 beds, and community facility, and associated infrastructure including new access points off of Turners Hill Road, with associated spine road and car and cycle parking, together with provision of open space, play facilities, utilities infrastructure, surface water drainage features, and associated works

Location: Land West of Turners Hill Road and North of Huntsland, Including Hurst Farm, Turners Hill Road, Crawley Down, West Sussex

Thank you for your consultation on the above dated 7 April 2026.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Further information on when to consult Natural England on planning proposals is here- [Planning and transport authorities: get environmental advice on planning - GOV.UK \(www.gov.uk\)](https://www.gov.uk/get-environmental-advice-on-planning)

Natural England is not able to provide specific advice on this application and therefore has no comment to make on its details. Although we have not been able to assess the potential impacts of this proposal on statutory nature conservation sites or protected landscapes, we offer the further advice and references to Standing Advice.

Natural England advises Local Planning Authorities to use the following tools to assess the impacts of the proposal on the natural environment:

Impact Risk Zones:

Natural England has provided Local Planning Authorities (LPAs) with Impact Risk Zones (IRZs) which can be used to determine whether the proposal impacts statutory nature conservation sites. Natural England recommends that the LPA uses these IRZs to assess potential impacts. If proposals do not trigger an Impact Risk Zone then Natural England will provide an auto-response email.

Standing Advice:

Natural England has published Standing Advice. Links to standing advice are in Annex A

If after using these tools, you consider there are significant risks to statutory nature conservation sites or protected landscapes, please set out the specific areas on which you require Natural England's advice.

Further information on LPA duties relating to protected sites and areas is here- [Protected sites and areas: how to review planning applications - GOV.UK \(www.gov.uk\)](#)

Further guidance is also set out in Planning Practice Guidance on the natural environment [Natural environment - GOV.UK \(www.gov.uk\)](#) and on Habitats Regulations Assessment [Appropriate assessment - GOV.UK \(www.gov.uk\)](#)

Non detailed advice from Natural England does not imply that there are no impacts on the natural environment. It is for the local planning authority to determine whether or not the proposal is consistent with national and local environmental policies. Other bodies and individuals may provide information and advice on the environmental value of this site and the impacts of the proposal on the natural environment to assist the decision making process.

Should the proposal change, please consult us again.

Yours faithfully

Operations Delivery - Consultations Team
Natural England
County Hall
Spetchley Road
Worcester
WR5 2NP

Tel 0300 060 3900

mail to: consultations@naturalengland.org.uk

www.gov.uk/natural-england

We strongly recommend using the [SSSI Impact Risk Zones](#) (SSSI IRZs) to decide when to consult Natural England on development proposals that might affect a SSSI. The SSSI IRZs tool is quick and simple to use and gives instant planning advice as a formal consultation response in certain circumstances and can reduce unnecessary delays in the planning process.

Natural England offers two chargeable services - the Discretionary Advice Service, which provides pre-application and post-consent advice on planning/licensing proposals to developers and consultants, and the Pre-submission Screening Service for European Protected Species mitigation licence applications. These services help applicants take appropriate account of environmental considerations at an early stage of project development, reduce uncertainty, the risk of delay and added cost at a later stage, whilst securing good results for the natural environment.

For further information on the Discretionary Advice Service see [here](#)
For further information on the Pre-submission Screening Service see [here](#)



From: Steven King <Steven.King@midsussex.gov.uk>
Sent: 07 April 2026 14:55
To: Annabel Widdop <Annabel.Widdop@naturalengland.org.uk>; SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>
Subject: Land West of Turners Hill Road and North of Huntsland, Including Hurst Farm, Turners Hill Road, Crawley Down, West Sussex

You don't often get email from steven.king@midsussex.gov.uk. [Learn why this is important](#)

Hi Annabel

Location: Land West of Turners Hill Road and North of Huntsland, Including Hurst Farm, Turners Hill Road, Crawley Down, West Sussex

Proposal: Outline application (appearance, landscaping, layout and scale reserved), for the demolition of existing buildings and erection of up to 230 dwellings, a care home (use

class c2) up to 70 beds, and community facility, and associated infrastructure including new access points off of Turners Hill Road, with associated spine road and car and cycle parking, together with provision of open space, play facilities, utilities infrastructure, surface water drainage features, and associated works.

Reference: DM/26/0577

I'm writing with regards to the above outline planning application.

You may recall that a previous planning application (reference DM/25/0016) for up to 150 dwellings and a 65 bed care home was granted on a site that encompasses part of the site of this current planning application. In addition to this, a separate application was granted on land to the south for up to 200 dwellings (reference DM/25/0014).

We now have a new application DM/26/0577 for up to 230 dwellings and a 70 bed care home. I have attached a draft HRA for the current application and would be grateful for the comments of Natural England.

Regards

Steven King, BSc (Hons) Dip TP, MRTPI
Team Leader, Major Development
Mid Sussex District Council
01444 477556

Steven.King@midsussex.gov.uk
www.midsussex.gov.uk



Working together for a better Mid Sussex

The information contained in this email may be subject to public disclosure under the Freedom of Information Act 2000. Unless the information contained in this email is legally exempt from disclosure, we cannot guarantee that we will not provide the whole or part of this email to a third party making a request for information about the subject matter of this email. This email and any

attachments may contain confidential information and is intended only to be seen and used by the named addressees. If you are not the named addressee, any use, disclosure, copying, alteration or forwarding of this email and its attachments is unauthorised. If you have received this email in error please notify the sender immediately by email or by calling +44 (0) 1444 458 166 and remove this email and its attachments from your system. The views expressed within this email and any attachments are not necessarily the views or policies of Mid Sussex District Council. We have taken precautions to minimise the risk of transmitting software viruses, but we advise you to carry out your own virus checks before accessing this email and any attachments. Except where required by law, we shall not be responsible for any damage, loss or liability of any kind suffered in connection with this email and any attachments, or which may result from reliance on the contents of this email and any attachments.

This message has been sent using TLS 1.2 This email and any attachments is intended for the named recipient only. If you have received it in error you have no authority to use, disclose, store or copy any of its contents and you should destroy it and inform the sender. Whilst this email and associated attachments will have been checked for known viruses whilst within the Natural England systems, we can accept no responsibility once it has left our systems. Communications on Natural England systems may be monitored and/or recorded to secure the effective operation of the system and for other lawful purposes.