

**From:** SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>  
**Sent:** 15 October 2025 10:28:20 UTC+01:00  
**To:** "Rachel Richardson" <rachel.richardson@midsussex.gov.uk>  
**Subject:** NE Response 529571 - DM/25/1467 Land At Old Vicarage Field And The Old Estate Yard, Church Road, Turners Hill  
**Attachments:** image001.png, ufm2\_DP39\_Standard\_Consultation.pdf, Annex A Sept 2025 Version.pdf, NE Response 529571 DM\_25\_1467 .pdf


**Our ref: 529571**  
**Your ref: DM/25/1467**

Dear Rachel Richardson,

Thank you for consulting Natural England regarding the above proposal. Please find Natural England's response attached, as well as our further general advice on the consideration of protected species and other natural environment issues in Annex A.

If you have any queries, please direct them to [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk).

Kind regards,

	<p><b>Shannon Bowes</b> (She/Her) Higher Officer - National Operations &amp; Delivery Central Casework Team</p> <p>Natural England Hornbeam House, Electra Way Crewe Business Park Crewe, Cheshire CW1 6GJ</p> <p><b>Email:</b> <a href="mailto:consultations@naturalengland.org.uk">consultations@naturalengland.org.uk</a> <b>Website:</b> <a href="http://www.gov.uk/natural-england">www.gov.uk/natural-england</a></p>
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**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](#)

-----Original Message-----

From: [mpc@midsussex.gov.uk](mailto:mpc@midsussex.gov.uk) <[mpc@midsussex.gov.uk](mailto:mpc@midsussex.gov.uk)>

Sent: 08 October 2025 10:57

To: SM-NE-Consultations (NE) <[consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk)>;

[planningsystemssupport@midsussex.gov.uk](mailto:planningsystemssupport@midsussex.gov.uk)

Subject: Planning application consultation - DM/25/1467 - Land At Old Vicarage Field And The Old Estate Yard Church Road Turners Hill West Sussex RH10 4PA

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Please find attached a consultation letter from Mid Sussex District Council. Ref: DM/25/1467. This is sent from an unmonitored address. Please do not respond to this email address.

Please email your comments to the case officer [rachel.richardson@midsussex.gov.uk](mailto:rachel.richardson@midsussex.gov.uk)

Regards

Service Support Team, Mid Sussex District Council, Oaklands, Oaklands Road, Haywards Heath, West Sussex, RH16 1SS 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.

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