

**From:** SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>  
**Sent:** 22 September 2026 06:06:37 UTC+01:00  
**To:** "Steven King" <steven.king@midsussex.gov.uk>  
**Subject:** Consultation Response DM\_26\_0682 Land At Hurst Farm Hurstwood Lane Haywards Heath West Sussex  
**Attachments:** ufm3\_DP39\_Standard\_Consultation.pdf, Annex A.pdf

Our ref: 558365  
Your ref: DM/26/0682

Dear Steven King,

Planning consultation: **Reserved Matters Application Pursuant to Outline Planning Permission Mid Sussex District Council (MSDC) Reference: DM/25/1630, Lewes District Council (LDC) Reference: LW/2510707 at Hurst Farm, for appearance, layout, scale and landscaping only. (additional ecology information received 28/05/2026). (Amended plans received 12/08/2026 showing various design and layout changes).**  
Location: **Land At Hurst Farm Hurstwood Lane Haywards Heath West Sussex**

Thank you for your consultation on the above dated 02/09/2026

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,

Kimberley McDowell  
Officer  
Natural England  
Consultation Service  
Natural England, County Hall, Spetchley Road, Worcester, U.K., WR5 2NP  
**Email:** [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk)  
**[www.gov.uk/natural-england](http://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](#)

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

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

Sent: 02 September 2026 09:53

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/26/0682 - Land At Hurst Farm Hurstwood Lane  
Haywards Heath West Sussex

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Warning: The sender of this message could not be validated. Please use caution when opening any message content such as attachments or links

Please find attached a consultation letter from Mid Sussex District Council. Ref: DM/26/0682. This is sent from an unmonitored address. Please do not respond to this email address.

Please email your comments to the case officer [steven.king@midsussex.gov.uk](mailto:steven.king@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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