

## Steve Ashdown

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**From:** SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>  
**Sent:** 06 December 2024 09:34  
**To:** Steve Ashdown  
**Cc:** MSDC Regulatory Services  
**Subject:** Planning application consultation - DM/23/2866 - Land East Of Ansty Way Cuckfield Bypass Cuckfield West Sussex  
**Attachments:** ufm26\_DP39\_Standard\_Consultation.pdf; Annex A to standard letters - Oct 2024.pdf

Our ref: **494220**

Your ref: **DM/23/2866**

Dear Stephen Ashdown

**Planning consultation:** Outline planning application (All matters reserved except for access) for the redevelopment of land to the east of Ansty to create a new Garden Community, comprising of the erection of up to 1,450 homes (including 30% affordable housing), up to 90 residential care units (C2 class), a primary school, a SEND school, health hub, sports facilities including all weather hockey pitches and tennis centre, allotments, retail, community and employment uses together with ancillary and associated development including new and enhanced pedestrian/cycle routes, open spaces, and landscaping. (Additional information received on 8th November 2024).

**Location:** Land East Of Ansty Way Cuckfield Bypass Cuckfield West Sussex

Thank you for your consultation on the above dated 14th November 2024

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 \(www.gov.uk\)](#)

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 sincerely

David Reid  
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)**



**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: 14 November 2024 15:15

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/23/2866 - Land East Of Ansty Way Cuckfield Bypass Cuckfield West Sussex

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Please find attached a consultation letter from Mid Sussex District Council. Ref: DM/23/2866. This is sent from an unmonitored address. Please do not respond to this email address.

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

Regards

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