
From: SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>
Sent: 08 July 2026 16:41
To: Planning
Subject: FAO. Kate Turner [Re: Planning Application Consultation - DC/26/0355]
Attachments: ufm48_Amended_West_Sussex_Consultation_Sheet.pdf; 544646 - Previous NE Response.pdf

Categories: Consultations

Please see below for Natural England's response to this consultation.

Dear Ms Turner

Our Ref: 552662

Your Ref: DC/26/0355

Thank you for your consultation.

Natural England has previously commented on this proposal and made comments to the authority in our letter dated 10 April 2026 [**NE Ref: 544646**] and enclosed for your convenience.

The advice provided in our previous response applies equally to this amendment.

The proposed amendments to the original application are unlikely to have significantly different impacts on the natural environment than the original proposal.

Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again. Before sending us the amended consultation, please assess whether the changes proposed will materially affect any of the advice we have previously offered. If they are unlikely to do so, please do not re-consult us.

Yours sincerely

Paul Scott

Natural England
Consultation Service
County Hall, Spetchley Road, Worcester, WR5 2NP.

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 while securing good results for the natural environment.

From: planning@horsham.gov.uk <planning@horsham.gov.uk>
Sent: 25 June 2026 14:14
To: SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>
Subject: Planning Application Consultation - DC/26/0355

Please see the attached consultation letter from Horsham District Council for the attention of
Re:DC/26/0355

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Date: 10 April 2026
Our ref: 544646
Your ref: DC/26/0355



Horsham District Council
planning@horsham.gov.uk

BY EMAIL ONLY

Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

Dear Sir or Madam

Planning Consultation: Construction of up to 23 residential dwellings, (including 9 affordable homes), including access, parking, landscaping and other associated infrastructure works

Location: Land To The Rear of The Copse Worthing Road Horsham West Sussex

Thank you for your consultation on the above dated 23 March 2026 which was received by Natural England on 23 March 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.

SUMMARY OF NATURAL ENGLAND'S ADVICE

NO OBJECTION

Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes.

Natural England's generic advice on other natural environment issues is set out at Annex A.

Sussex North Water Supply Zone

This development site is within the Sussex North Water Supply Zone.

In September 2021, Natural England issued a position statement advising that abstraction within this zone could not be ruled out as having an adverse effect on the integrity of Arun Valley Special Area of Conservation (SAC), Special Protection Area (SPA) and Ramsar site.

On 31st October 2025, Natural England withdrew this position statement on the basis that a collaborative solution had been agreed between Southern Water, the Environment Agency and Natural England to secure the designated site's integrity. Please refer to our full Arun Valley Withdrawal Statement.pdf for further information.

It is therefore our advice that your authority does not need to undertake a Habitats Regulations Assessment (HRA) or consult us on water scarcity issues affecting the Arun Valley sites moving forwards.

Priority habitats and Species

Priority habitats and Species are of particular importance for nature conservation and are included in the England Biodiversity List published under section 41 of the Natural Environment and Rural Communities Act 2006. Most priority habitats will be mapped either as Sites of Special Scientific Interest, on the Magic website or as Local Wildlife Sites. A list of priority habitats and species can be found on [Gov.uk](https://www.gov.uk).

Natural England does not routinely hold species data, such data should be collected when impacts on priority habitats or species are considered likely. Consideration should also be given to the potential environmental value of brownfield sites, often found in urban areas and former industrial land, further information including links to the open mosaic habitats inventory can be found [here](#).

Sites of Special Scientific Interest Impact Risk Zones

The Town and Country Planning (Development Management Procedure) (England) Order 2015 requires local planning authorities to consult Natural England on “Development in or likely to affect a Site of Special Scientific Interest” (Schedule 4, w). Our SSSI Impact Risk Zones are a GIS dataset designed to be used during the planning application validation process to help local planning authorities decide when to consult Natural England on developments likely to affect a SSSI. The dataset and user guidance can be accessed from the data.gov.uk website

Further general advice on the consideration of protected species and other natural environment issues is provided at Annex A.

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries regarding this letter, for new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

Yours faithfully

Gabriel Brooks
Consultations Team