



Home Office

Crowborough Urgent Crown Development Consent Planning Acceptability Statement

October 2026



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Appendix 1: EIA Screening Direction from MHCLG (PCU/EIASCRC1435/3377283)

Appendix 2: EIA Screening version 2.0 reference 100096366

Appendix 3: EIA Screening Request ([REDACTED] August 2026)

Introduction

This Planning Acceptability Statement has been prepared by [REDACTED] on behalf of the Home Office in support of an application for Urgent Crown Development for the continued use of Crowborough Training Camp (Sui Generis) as a non-detained asylum accommodation (Sui Generis) for up to 540 residents, together with associated site infrastructure, for a temporary period until 22 January 2030 (hereafter the 'Proposed Development'). The Secretary of State for Housing, Communities and Local Government ('SSHCLG') has powers to determine the application under the provisions of sections 293B and 293C of the Town and Country Planning Act 1990 ('the 1990 Act').

Crowborough Training Camp is owned by the Ministry of Defence and managed through the Defence Infrastructure Organisation. The site is currently occupied by the Home Office under a Memorandum of Terms of Occupation between the Home Office and the Ministry of Defence. The existing occupation arrangement permits Home Office use of the site for a 12-month period. The Ministry of Defence has subsequently agreed to the Home Office's request to continue using the site until January 2030, subject to a revised Memorandum of Terms of Occupation being agreed and signed.

The extant consent for temporary use of the Site (hereafter referred to as 'the Extant Consent') was granted under Part 19 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015, relating to the emergency development by the Crown. The Extant Consent authorises occupation and use of the Site for a period of 12-months from 22 January 2026 and expires on 22 January 2027. An EIA Screening Request for the Extant Consent was submitted in December 2025. A Written Statement and a Screening Direction was provided by the SSHCLG on 12 January 2026, confirming that the Proposed Development was not Environmental Impact Assessment ('EIA') Development.

The Site has previously been used by the Home Office and the Ministry of Defence for transitional accommodation under the Afghan Resettlement Programme and has been used as non-detained asylum accommodation since 22 January 2026. On 25 June 2026, the Home Office notified Wealden District Council of its intention to seek to continue using the Site for asylum accommodation until January 2030. Continued occupation beyond the existing period remains subject to the necessary planning permission, approvals and the revised occupation arrangements with the Ministry of Defence being agreed. This Planning Acceptability Statement details the development proposal against relevant national and local planning policy.

An updated EIA Screening Request has been prepared in relation to the continued use of Crowborough Training Camp for up to 540 residents, together with associated site infrastructure, for a temporary period until 22 January 2030. The EIA Screening Request

was submitted to MHCLG on 14 August 2026 and included a completed EIA Screening Checklist which is appended to this Statement in Appendix 3.

Content of the submission

This submission comprises the following plans and documentation:

Plans for approval:

- Site Location Plan (60790127-██████00-XX-XX-DR-EN-000001-OS Rev 01)

Plans for information:

- Existing Block Plan (60790127-██████00-XX-XX-DR-EN-000002-OS Rev 02)
- Indicative Proposed Block Plan (60790127-██████00-XX-XX-DR-EN-000006-OS Rev 01)
- Fenceline and CCTV Layout (60790127-██████00-XX-XX-DR-EN-000003-OS Rev 02)
- Lighting and Electrical Supply Layout (60790127-██████00-XX-XX-DR-EN-000004-OS Rev 01)
- MOD Assets and Out of Scope Buildings (60790127-██████00-XX-XX-DR-EN-000005-OS Rev 02)

Documents for approval:

- Urgent Crown development application form
- Planning Acceptability Statement (this document)
- Statement of National Importance and Urgency
- Statement of Compliance

Documents for information:

- Environmental Impact Screening Request
- Habitats Regulations Screening Report
- Ecology Technical Note
- Desktop UXO Study
- Noise Technical Note

- Transport Statement
- Air Quality Technical Note
- Operational Management Plan
- Equality Impact Assessment
- Engagement Report

Need for Asylum Accommodation

Under section 95 of the Immigration and Asylum Act 1999 ('IAA'), the Secretary of State for the Home Department ('SSHd') has the power to provide, or arrange for the provision of, support to asylum seekers and their dependants who are, or are likely to become, destitute. Under section 98 IAA, the SSHd may provide temporary support to asylum seekers and their dependants who appear to be destitute pending a decision on their application for section 95 support. The support that may be provided under these provisions includes accommodation and subsistence support for eligible asylum seekers and their dependants while their asylum claim is being considered. The operation of the asylum support framework is further governed by the Asylum Support Regulations 2000 and relevant provisions of the Nationality, Immigration and Asylum Act 2002 and the Immigration Act 2016.

There remain a fluctuating number of asylum arrivals and the need to replace hotel and dispersed accommodation estate dependence with more appropriate, operationally resilient accommodation that reduces identified community cohesion and public order risks. In this context, Crowborough Training Camp continues to provide a solution delivering up to 540 bedspaces.

From 2004 to 2020 there were between 22,000 and 46,000 people claiming asylum in the UK each year. However, since the second half of 2021 there has been a notable increase, peaking at 109,662 in the year ending September 2025. In the year ending March 2026, the UK received the fifth largest number of asylum seekers in the EU+, after Germany, France, Spain and Italy and the sixteenth largest intake when measured 'per head' of population. The number of people claiming has fallen in the latest year but remains high compared to the previous two decades¹. As of 31 March 2026, 97,519 individuals were in receipt of asylum support, including 20,885 in hotels. While the initial decision backlog has reduced to 48,758, 36% of people waiting for an initial decision had been waiting for over a year;² demonstrating that the absolute number requiring accommodation remains high³.

¹ [Summary of latest statistics - GOV.UK](#)

² [Immigration system statistics, year ending March 2026 - GOV.UK](#)

³ [Immigration system statistics data tables - GOV.UK](#)

Additionally, irregular migration remains a live operational challenge with continued fluctuation in small boat activity, compounding the issue and leading to sustained pressure on the asylum system. In the year ending March 2026, there were 43,806 detected arrivals via illegal routes, of which 90% arrived by small boat, with overall detected arrivals remaining similar to the previous year⁴. Over the same period, around 93,500 people claimed asylum⁵, with small boat arrivals accounting for around two fifths of all claims. This demand for accommodation fluctuates seasonally. [REDACTED]

[REDACTED]⁶, underscoring the requirement for capacity that can be stood up at pace and flexed safely to meet peaks.

Consent has recently been granted for comparable asylum accommodation through Special Development Orders at Former RAF Scampton, West Lindsey District, Lincolnshire in 2024 under the Town and Country Planning (Former RAF Scampton) (Accommodation for Asylum-Seekers etc.) Special Development Order 2024; at Napier Barracks, Shorncliffe Camp, Folkestone in 2021 under The Town and Country Planning (Napier Barracks) Special Development Order 2021; and at Former RAF Airfield Wethersfield, Braintree, Essex in 2024 under The Town and Country Planning (Former RAF Airfield Wethersfield) (Accommodation for Asylum-Seekers etc.) Special Development Order 2024.

More recently, consent was granted under the Urgent Crown development procedure for Manston Initial Triage and Processing Centre, Reception Centre and Training Facility at Former RAF Manston, Kent (PCU/RARE/Z2260/3368364), which was determined in February 2026.

The continued use of Crowborough Training Camp will prevent asylum seekers from becoming homeless and destitute and will ensure the SSHD can continue to utilise her powers under the Immigration and Asylum Act 1999 to accommodate destitute asylum seekers. In addition, the provision of accommodation at Crowborough will help satisfy wider obligations under Article 3 of the ECHR to prevent degrading treatment.

Route to Planning

Sections 293B and 293C of the Town and Country Planning Act 1990 came into force on 1 May 2025 and establish the Urgent Crown development regime. The regime provides a bespoke statutory procedure enabling an appropriate Crown authority (Home Office) to apply directly to the SSHCLG for planning permission for development on Crown land where the SSHD is satisfied that the development is considered to be of national importance and required as a matter of urgency.

⁴ [How many people come to the UK via illegal entry routes? - GOV.UK](#)

⁵ [Immigration system statistics, year ending March 2026 - GOV.UK](#)

⁶ Internal management information, Home Office monthly asylum accommodation inflow statistics, June 2026.

Under this procedure the SSHCLG can determine the application where satisfied that those criteria are met. Before determining the application, the SSHCLG is required to consult the relevant local planning authority and other statutory bodies considered appropriate. Furthermore, the application is determined having regard to environmental effects, planning policy and other material considerations.

Given the immediate and pressing national need for suitable accommodation for eligible asylum seekers and their dependants who are, or appear to be, destitute, the SSHD is applying for planning permission under the Urgent Crown development procedure to enable the Site to continue operating beyond the period authorised under Class Q.

The principle for the use of the Urgent Crown development application procedure has been established via the SSHCLG approval of the Home Office's application for the Manston Initial Triage and Processing Centre, Reception Centre and Training Facility at Former RAF Manston, Kent (PCU/RARE/Z2260/3368364), which was determined in February 2026 under sections 293B and 293C of the Town and Country Planning Act 1990.

The Home Office is therefore seeking planning permission under the Urgent Crown development procedure for an extension of the temporary use and associated infrastructure already authorised under the Extant Consent. The application does not seek permission for a materially different operation or for additional construction or groundworks and seeks permission on a temporary basis to 22 January 2030.

A Statement of National Importance and Urgency accompanies this application and should be read together alongside this Planning Acceptability Statement. It sets out why the Home Office considers the Proposed Development to be of national importance and required as a matter of urgency for the purposes of the Urgent Crown Development procedure.

Report Structure

The report is as outlined below:

- **Section 2 – Site Description and Context:** Description of the Site location, its immediate surroundings and a review of the Site's planning history;
- **Section 3 – The Proposed Development:** Outlines the details of the proposals;
- **Section 4 – Planning Policy Context:** Identification of the relevant local and national planning policies;
- **Section 5 – Planning Assessment:** Demonstrates the proposal's compliance with the relevant planning policies; and
- **Section 6 – Conclusion:** Provides a summary of the overall report and confirms the acceptability of the application.

The Site and Context

Site Description and Context

The Site is owned by the Ministry of Defence and is comprised of the Crowborough former military training camp, approximately 2.5km southwest of the town centre of Crowborough. The Site is an irregular shape with a site area of 19.68 hectares, as shown in Figure 2 below. There is a notable gradient on Site whereby the Site slopes down to the northwest.

The Site comprises a collection of low-rise buildings historically used for basic military accommodation, training, welfare functions, and associated utilities and infrastructure. Most recently, it served as transitional accommodation as part of the Afghan Resettlement Programme.

The Site contains 95 individual buildings arranged within a broadly rectangular central area. Most structures are single storey accommodation blocks, supported by a range of ancillary service buildings including catering, training, medical facilities, and a gym. ■

The Site is accessed via Uckfield Road (the A26) which is subject to a 50mph speed limit. The northern section of The Warren forms a priority junction with Uckfield Road, ■

■■■■■■■■■■ Please refer to Planning Drawing 5 MOD Assets and Out of Scope Buildings for further details.

Internal roads and footpaths provide circulation throughout the Site, with several car parking areas distributed across the Training Camp. The spaces between buildings and infrastructure are predominantly grassed, with sporadic tree planting.

The surrounding area has a predominantly rural character, comprising extensive woodland and green space. Some neighbouring development is present, including the Swan Timber building merchants located immediately to the south-west of the Site. The nearest residential properties are Birchfield Farm which is located on The Warren adjacent to the south of the Site, Jackman's Lodge approximately 100m to the north-west, and a recent housing development approximately 200m to the east of the Site near the A26 Uckfield

Road. Beyond these, the Site is largely enclosed by wooded areas, with a further small residential estate located approximately 400m to the south-east.

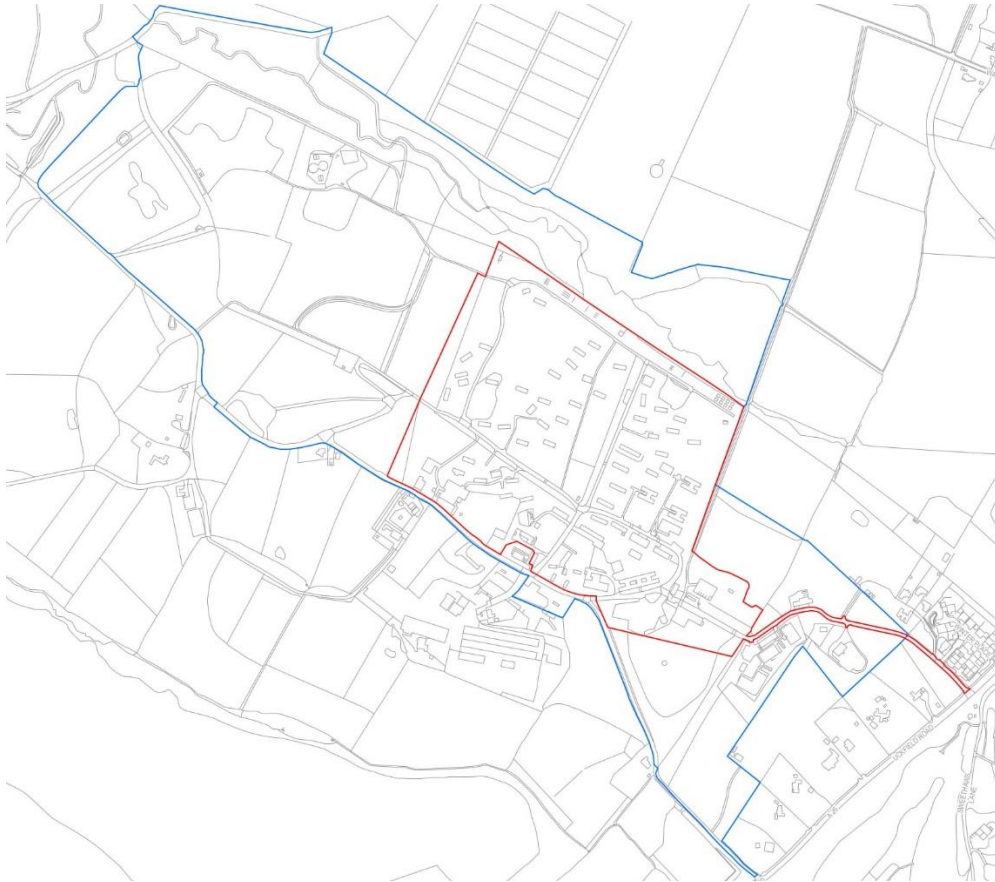
The Site is located within the administrative areas of East Sussex County Council and Wealden District Council.

Figure 1: Aerial Photograph Locating the Site



Source: Google Earth 2026

Figure 2: Location Plan



Source: [REDACTED] 2026

Planning Application History

A Planning Contravention Notice (PCN) under section 171C of the Town and Country Planning Act 1990 was served on the Site by Wealden District Council on 21 November 2025 in relation to a possible breach of planning control (as defined by section 171A(1)).

The Council sought clarification regarding whether a breach of planning control may have occurred in respect of the land relating to operational development on the site requiring consultation with Natural England and submission of information in relation to Habitats Regulations and EIA requirements. The Ministry of Defence responded to the PCN insofar as it related to early site security and related works, confirming that the CCTV works had been undertaken within the existing use and comply with Class Q, Part 19 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015, emergency development by the Crown. The Ministry of Defence further confirmed that the fencing works were temporary and that no development had taken place.

The Home Office's response dated 11 December 2025 was limited and noted that a number of the questions posed in the PCN were beyond the scope of the power within Section 171C of the Town and Country Planning Act 1990, in so far as they did not relate to activities which occurred on the Site but to potential future activities. Further questions

were noted to relate to works carried out by Ministry of Defence, not the Home Office, and as a consequence no response was provided.

As is set out in the introduction, a Stage 1 - Screening Assessment was prepared in July 2026 in accordance with the Conservation of Habitats and Species Regulations. The assessment concluded that the Proposed Development as it currently stands, is not likely to lead to likely significant effects on the Ashdown Forest SAC and Ashdown Forest SPA, either 'alone' or 'in-combination'. Following a Request for Screening under the EIA Regulations (2017) MHCLG concluded in January 2026 that an Environmental Impact Assessment was not necessary.

A further EIA Screening Request was submitted to MHCLG on 14 August 2026 to determine whether the Proposed Development (continued use of the Site for asylum purposes until 2030) constitutes EIA development requiring an Environmental Impact Assessment and accompanying Environmental Statement.

Consent for temporary use of the Site was issued under Part 19 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015, emergency development by the Crown (Class Q) for occupation of the site for 12 months. The Extant Consent was issued on 22 January 2026 and expires on 22 January 2027.

Table 1 below provides an outline of previous planning applications on the Site.

Table 1: Planning Application History

Application Reference	Description of Development	Decision	Decision Date
WD/2021/0314/FR	Retrospective application for erection of CCTV security mast.	Approved	14/05/2021
WD/2021/1065/F	Balcony and steps and 3no windows to south west elevation, 1no window to south east elevation, 3no roof lights and wood burner flue on north east elevation	Approved	30/08/2022
WD/2021/1383/MAJ	Redevelopment of existing industrial buildings.	Approved	20/05/2022
WD/2020/0153/FR	Retrospective application for pole barn for timber product storage.	Approved	11/01/2021
WD/2020/1421/LDE	Use as single dwellinghouse.	Certificate Issued	26/11/2020
WD/2018/1401/F	Application for a shed measuring 9.1m by 6.1m	Approved	10/09/2018
WD/2017/2843/MAJ	Part retrospective application for an extension to the existing building to provide a covered drying area for existing timber pressure treatment process and associated landscaping/drainage works	Approved	06/04/2018
WD/2016/1277/F	Demolition of store. Erection of store and open tractor cover	Approved	10/08/2016
WD/2016/0497/FT	Installation of a climbing tower	Approved	21/04/2016
WD/2015/2652/F	Barn conversion to domestic dwelling.	Refused	24/10/2016

WD/2014/0390/F	Replacement plant and machinery containment building for existing timber pressure treatment process	Approved	05/11/2014
WD/2012/0593/FA	Variation of conditions attached to WD/2011/0119/MAJ	Approved	17/05/2012
WD/2011/0119/MAJ	Retrospective change of use of part to form offices, change of use of remainder to B1. Retrospective change of use to fence panel	Approved	16/12/2011
WD/2010/0611/GD	Request for change of use to enable shotgun (clay pigeon) range at MOD Crowborough Camp to be used for more than 28 days per annum	Withdrawn	23/09/2011
WD/2010/2141/F	Demolition of Building 19 (Former Sergeants mess and construction on same site of new build regional activity centre (RAC) for the Air Training Corp. (ATC)	Approved	15/11/2010

Table 1 confirms that none of the previous planning applications for the Site have any material relevance to the current proposals for continued use of the Site as asylum seeker accommodation. The previous applications relate almost entirely to minor operational works associated with the Site's historic Ministry of Defence, ATC and industrial uses, including small-scale buildings, storage structures, plant upgrades, and modest alterations to existing facilities. Therefore, the planning history carries minimal weight in the assessment of the present application.

Changes Since January 2026

The purpose of the Proposed Development is to maintain suitable accommodation capacity through which the SSHD may provide accommodation and subsistence support to eligible asylum seekers and their dependants under sections 95 and 98 IAA. The Site is intended to operate as a largely self-sufficient facility for the temporary period until 22 January 2030. Occupancy will continue to be managed through a phased approach, having regard to operational requirements.

Proposed Development Changes

The Extant Consent includes use of buildings 18 and 19 which are located within the southern part of the Site. Following recent discussions with the Ministry of Defence, one building (19) [REDACTED] will be retained by the Ministry of Defence for uses associated with Cadet Training during weekday evenings which will be segregated from the asylum accommodation by fencing. The fencing will be permitted by utilising Ministry of Defence Permitted Development Rights under Part 19 of Schedule 2, Class R. A separate point of pedestrian access to this building will be provided directly off The Warren. Building 19 will be fenced off and no access to the Proposed Development will be possible. The area required for delivery of the Proposed Development has therefore been reduced, compared to the Extant Consent, to exclude building 19 and the immediate surrounds.

Since the Extant Consent came into force, a temporary roof and wall structure has been constructed around the temporary kitchen extension which proposes 2no. production kitchens, 2no. of freezer/dry stores and 1no. of cold-room to provide temporary facilities associated with meal preparation for service users.

The Proposed Development

Location

The Proposed Development is located at the current Crowborough Training Camp site in East Sussex at Uckfield Rd, Crowborough, East Sussex, TN6 1UB (referred hereafter as 'the Site'). The Site covers 19.68 hectares of land and is bounded by perimeter fencing with access taken from the Uckfield Road (A26) via The Warren and a connecting unnamed lane.

Proposal

Planning permission is sought for the continued use of Crowborough Training Camp (sui generis) as a non-detained asylum accommodation (sui generis) for up to 540 residents, together with associated site infrastructure listed below, for a temporary period until 22 January 2030, to include:

- Retention and continued temporary use of existing mounted floodlighting and mobile lighting towers
- Retention and continued temporary use of the existing CCTV cameras
- Retention and continued temporary use of the existing temporary generators
- Retention and continued temporary use of the existing modular ablution blocks
- Retention and continued temporary use of the temporary kitchen ancillary units
- Retention and continued temporary use of the existing security fencing around the Site, subject to the adjustment required to segregate building 19
- Retention and continued temporary use of other associated operational infrastructure installed under the Extant Class Q permission.

The purpose of the Proposed Development is to continue to support the SSHD to provide basic, safe accommodation for asylum seekers. It is designed to be as self-sufficient as possible for a temporary period until January 2030. The number of intakes will continue to be low and gradual, with a phased and incremental approach to full occupancy. Existing onsite facilities including kitchen, laundry, medical, gym, office space and outdoor sports will be utilised. New facilities introduced on the Site in January 2026 include a faith room and onsite primary health care.

Ancillary works associated with bringing the facility into use in January 2026 included the installation of temporary internal fencing (2m high temporary panel fencing with screening

to the outside perimeter) whilst the facility is in use to provide adequate zonal boundary treatment to restrict access as well as privacy. The temporary fencing is screened by the existing 2m high perimeter fence to match the existing fencing. The details of the external appearance can be controlled by way of condition. [REDACTED] CCTV cameras have been installed to provide coverage across the site. The CCTV installed is to BS EN62676-1-1 standards.

[REDACTED] mobile lighting towers to supplement existing lighting have been installed at designated locations to illuminate walkways or areas across the Site. These are required to illuminate operational areas within the facility and are solar powered. Each tower provides up to 150W illuminance and are extendable to a maximum height of up to 5.4m. Seventeen self-contained ablution blocks are required to support a 1:5 ratio and wastewater [REDACTED]. A modular unit will provide additional kitchen facilities to support the onsite catering. Other additional minor ancillary works on the site include existing and proposed outdoor seating, Wi-Fi transmitters and defibrillator kits.

A series of internal roads and footpaths link the buildings onsite. [REDACTED]
[REDACTED]
[REDACTED]

Environmental Impact Assessment

The EIA is a process that identifies the potential significant environmental effects (both beneficial and adverse) of a proposed development. The process of EIA, in the context of the Scheme, is governed by the Town and Country Planning (Environmental Impact Assessment) 2017, hereafter referred to as the 'EIA Regulations'

The Proposed Development does not fall under the description of Schedule 1 developments as defined by the EIA Regulations and hence does not automatically require an EIA. In addition, the Site is not located within a sensitive area as defined by the EIA Regulations.

The Proposed Development can be classified as an '*urban development project*' under Schedule 2 category 10(b) of the EIA Regulations, however since no construction works are to be undertaken the Proposed Development falls more appropriately under Schedule 2 category 13(c) A change or extension of development of a description listed in paragraphs 1 to 12 of column 1 of Schedule 2 where that development is already authorised, executed or in the process of being executed. The relevant area thresholds associated with the Schedule 2 category 13(b) change to, or extension of development are:

Table 2: Extract from Schedule 2 of the EIA Regulations

Description of Development:	Applicable Threshold and Criteria:
(a) Any change to or extension of development of a description listed in Schedule 1 (other than a change or extension falling within paragraph 24 of that Schedule) where that development is already authorised, executed or in the process of being executed.	(i) The development as changed or extended may have significant adverse effects on the environment; or (ii) in relation to development of a description mentioned in a paragraph in Schedule 1 indicated below, the thresholds and criteria in column 2 of the paragraph of this table indicated below applied to the change or extension are met or exceeded.

The area of the Proposed Development exceeds the threshold of 5 ha in category 10(b) and will provide temporary accommodation for up to 540 service users via a combination of refurbishment of existing buildings and installation of modular units. However, the Proposed Development is temporary and will not result in a permanent increase in the population of the Site.

As guided by the EIA process, the Home Office received a formal EIA Screening Direction (Application Reference: PCU/EIASCRC1435/3377283) from MHCLG in December 2025 advising that the Proposed Development is not EIA Development. Exceeding the threshold area under Schedule 2, does not automatically result in a requirement for EIA and one is only required if a Schedule 2 development is likely to have significant effects on the environment by virtue of factors such as its nature, size and location.

The December 2025 EIA Screening Request concluded that based on the information available the Proposed Development is unlikely to give rise to significant effects on the environment either alone or cumulatively with other developments and does not require an EIA to be undertaken. MHCLG directed that the Proposed Development is not EIA development in January 2026. Further details can be found in the EIA Screening version 2.0 reference 100096366 can be viewed in Appendix 2.

A further EIA Screening Request was submitted on 14 August 2026 which reflected changes since January 2026 and considered use of the site for a longer period up to 22 January 2030.

Planning Policy Context

Sections 293B and 293C of the Town and Country Planning Act 1990 provide a mechanism for securing planning permission for development that constitutes Urgent Crown development procedure for determination by the SSHCLG. This Planning Acceptability Statement details the relevant details of the development plan and assesses how the proposed change of use to asylum seeker accommodation complies with the adopted development plan, taken as a whole.

The Site sits within the administrative area of Wealden District Council.

The adopted development plan for Wealden District Council is comprised of a number of documents. The following documents are relevant to the proposed scheme:

- Wealden District Core Strategy Local Plan (February 2013)
- Saved policies (September 2007) contained in the Wealden District Local Plan (1998)
- Waste and Minerals Plan (Revised October 2024)

A number of other documents are included within the statutory development plan. These include a considerable number of neighbourhood plans. The site is not located within or in close proximity to any of the neighbourhood areas with made or developing neighbourhood plans.

Other relevant material considerations include the National Planning Policy Framework ('NPPF') (2026), the Planning Practice Guidance and relevant Supplementary Planning Documents (SPDs).

The sections below set out an overview of relevant policies and considerations.

Adopted Local Planning Policy

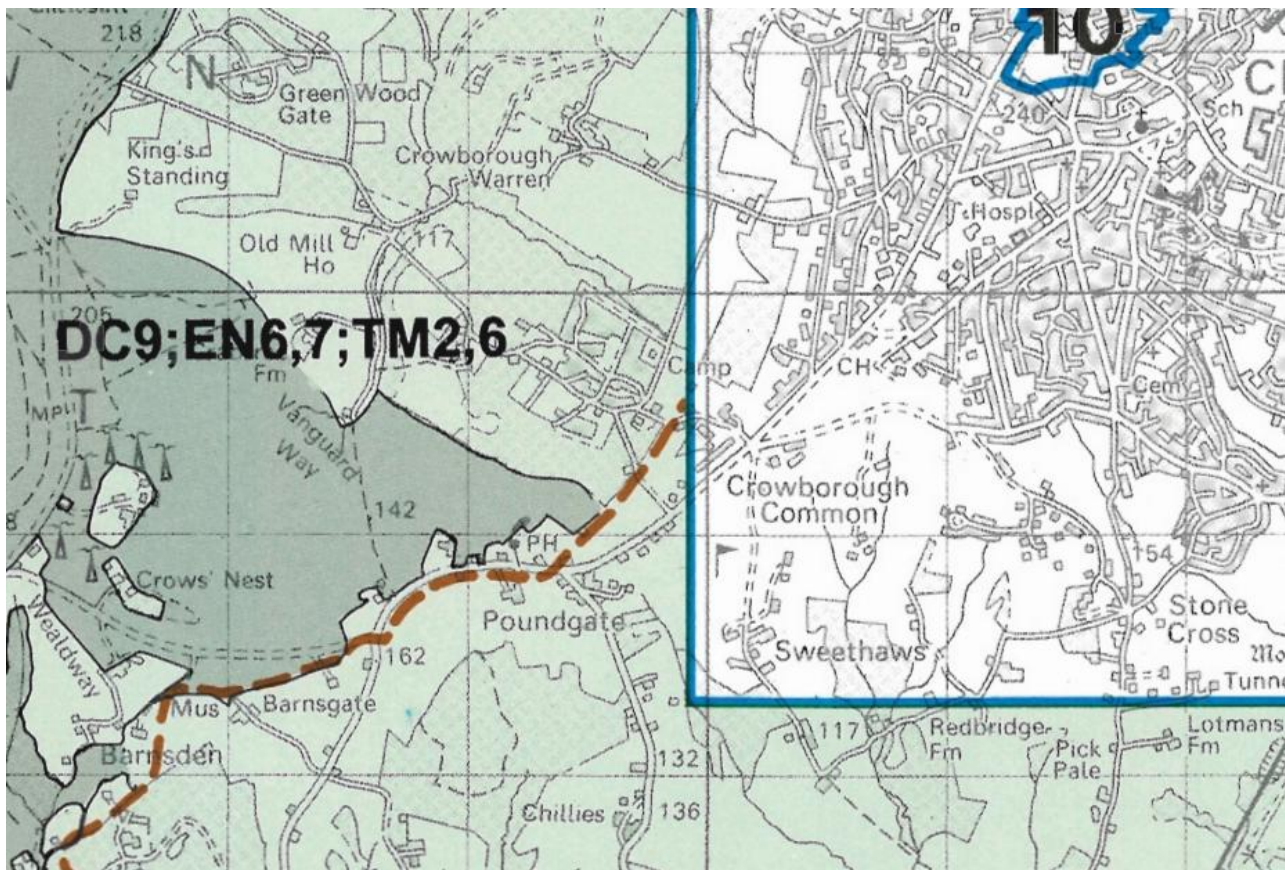
Wealden Local Plan Policies Map

A review of the policies map that accompanies the Wealden Local Plan confirms that the Site and the immediate surroundings is subject to the following designations:

- The Site is located within the High Weald Area of Outstanding Natural Beauty (AONB), as shown in green shading on the policy map extract (Figure 3). Development within the High Weald AONB is outlined in saved **Policy EN6**.
- The Site is contained within the Boundary of the Ashdown Forest Medieval Pale, as shown by the brown dotted line. Development in relation to the Ashdown Forest Medieval Pale is considered in saved **Policy EN7**.
- The Ashdown Forest, shown in grey overlay, is located in close proximity to the south/southwest of the Site. The Ashdown Forest is a designated Site of Special Scientific Interest (SSSI) on the proposals map. To note, the Ashdown Forest is also designated as a National Nature Reserve, Special Protection Area (SPA) and Special Conservation Area (SAC).

The spatial extent of the policy designations is shown on the map insert on Figure 3.

Figure 3: Extract of the Wealden Local Plan policy map



Wealden Local Plan (1998)

The Wealden Local Plan was adopted in 1998. Due to the time that has passed since the plans adoption, some of the policies have since been superseded. A number of the policies were saved in September 2007.

The following saved policies are considered relevant to the Proposed Development outlined within this statement:

- **Policy CS1** – relates to ensuring that development is served by adequate services
- **Policy EN6** - relates to the consideration of proposals within the High Weald AONB
- **Policy EN7** - relates to development within the Ashdown Forest
- **Policy EN12** - relates to the protection of trees and woodland within the High Weald AONB
- **Policy EN13** – relates to the conservation of ancient woodland
- **Policy EN15** – relates to nature conservation
- **Policy EN16** – relates to nature conservation and safeguarding protected species
- **Policy GD2** – relates to development outside of settlements

The following saved policies are also of notable relevance to the proposals:

- **Policy CS2** - relates to drainage provisions in new development
- **Policy CS5** - relates to waste provisions for new development
- **Policy EN1** - sets out the Council's commitment to sustainable development
- **Policy EN2** - relates to new development and travel movements
- **Policy EN14** – relates to expectations for landscaping in development proposals
- **Policy EN29** - relates to light pollution arising from development
- **Policy EN5** - considers new development and water resources
- **Policy EN27** - sets out the design criteria that new development must adhere to
- **Policy TR3** - considers the impact of new development on the surrounding highways network
- **Policy TR16** - relates to parking provisions and development

The full wording of the identified saved policies contained within the Wealden Local Plan is set out in the planning assessment section of this document.

Core Strategy Local Plan (February 2013)

The Core Strategy is an overarching planning policy document that sets out the vision for development in the Wealden District Area until the year 2027. The following policies set out within this plan should be considered, with the policy wording set out in more detail in the relevant sections of the planning assessment:

Policy WCS12 (Biodiversity)

Policy WCS13 (Green Infrastructure)

Policy WCS14 (Presumption in Favour of Sustainable Development)

Waste and Minerals Local Plan

A series of documents collectively known as the East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan have been adopted by East Sussex County Council and form part of the statutory development plan.

The Waste and Minerals Plan (WMP) was first adopted in February 2013 and a Sites Plan, made to provide the spatial details of the WMP, was adopted in February 2017. The WMP was revised and the new version of the plan, alongside the revised Policies Map, was adopted in October 2024.

A review of the revised Policies Map (October 2024) confirms that the Site does not fall within a Safeguarded Site, Safeguarded Resource Area or Consultation Area.

Supplementary Planning Documents (SPD)

Wealden Design Guide (November 2008)

The Wealden Design Guide establishes clear principles of good design to guide development in the area. The guide is used by local councillors as a material consideration when assessing local planning applications. It outlines that proposals for new development or changes to existing buildings should, amongst other things, maintain and enhance biodiversity, respect and enhance local character and consider access issues.

Emerging Local Planning Policy

Wealden District Council are currently preparing a new local plan for the period up to 2042. A draft Local Plan (Regulation 18) was prepared and consultation on the plan was carried out from March 2024 to May 2024. A further 'focused' Regulation 18 finished on 30 March 2026.

The Wealden Local Plan – Submission Draft (Regulation 19) is due to be considered by Cabinet and Full Council on Friday 18 September 2026, with a view to commencing the necessary representations period in the week commencing 21 September 2026, to run for a period of six weeks. The local plan will then be submitted to Government before the end of 2026 to meet the Government deadline, with the examination due to take place in 2027. The policies contained within this emerging plan therefore would carry limited weight in a local planning decision, until the plan progresses to a mature stage.

A review of the draft Local Plan policies map has been undertaken. The map confirms that, in alignment with the adopted policies map, the Site is:

- In close proximity to Ancient Woodland
- Is located within the High Weald AONB
- Is in close proximity to the Ashdown Forest SSSI, SAC and SPA
- Is located to the east of a Local Wildlife Site

A notable change is that the whole Site is located in a Biodiversity Opportunity Area (BOA). The wording in the draft local plan indicates that BOAs, first identified by the Sussex Biodiversity Partnership, will be areas in which nature recovery and biodiversity gain should be targeted. The map shows around half of the Site being located within the 400m SPA buffer zone. The map also shows a small portion of land to the east of the Site, namely, Land North of Beacon Road, as a site with planning permission.

National Planning Policy

Existing National Planning Policy Framework

The Government published the NPPF on 27 March 2012, and it has been subject to a series of subsequent revisions and updates, most recently in August 2026. It sets out the overarching policy for planning and planning-related decision-making in England. The NPPF must be taken into account in preparing development plans and is a material consideration in planning decisions. Relevant national planning policy is summarised below as it provides helpful context and supports a transparent assessment of the proposal.

The most recent update in August 2026 makes significant changes, by separating plan-making from national decision-making policy, and replacing the old paragraph-based systems with named policy codes.

The NPPF contains several policies relevant to the Proposed Development.

Table 3: Table of NPPF Policies

- | |
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| <ul style="list-style-type: none">• Policy DM1 Preparing development proposals - be informed by early engagement, and be accompanied by a concise planning statement. |
|--|

- **Policy DM3 Determining development proposals** – LPAs should work with the applicant in a positive and proactive manner, where necessary seeking solutions to problems arising from initial proposals, to enable a timely decision. Take a proportionate approach to the consideration of the planning matters raised by the proposals. Not refuse applications for development which should clearly be approved, having regard to their accordance with the development plan, the policies in this Framework and any other material considerations.
- **Policy S3 Presumption in favour of sustainable development** - approve development that accords with up-to-date development plan and the decision-making policies in this Framework should be approved without delay.
- **Policy S5 Principle of development outside settlements** – only certain forms of development should be approved outside settlements including the reuse of an existing building.
- **Policy CC2 Mitigation of climate change** – development proposals should take advantage of opportunities to reuse existing structures and materials.
- **Policy L2 Making effective use of land** – substantial weight should be given to the benefits where a development proposal makes effective use of previously developed land and buildings through temporary uses.
- **Policy DP3 Key principles for well-designed places** – to create well-designed places, development proposals should reflect relevant aspects of liveability, climate, nature, movement, built form, public space and identity.
- **Policy TR3 Locating development in sustainable locations** - Development should be located where it can support sustainable patterns of movement, enable good accessibility for different users and make the most of existing and proposed transport infrastructure, development proposals should reflect the following principles, taking into account the vision for the site, the type of development and its location
- **Policy TR6 Assessing transport impacts** – refuse on highways grounds only if safety impact unacceptable or cumulative impacts severe.
- **Policy P3 Living conditions and pollution** – development proposals should be appropriate for their location, taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment.
- **Policy P5 Maintaining public safety and security** – development proposals should anticipate and address possible malicious threats and other hazards (whether natural or man-made).

- **Policy P6 Land and operations for defence and public safety** – substantial weight should be attached to the importance of sites, activities, facilities and infrastructure required to maintain and enhance defence capacity, or whose primary purpose is public safety.
- **Policy F7 Ensuring development is safe from flooding** – development proposals should not present a risk from flooding to potential occupiers, users, or visitors, and should not increase flood risk elsewhere.
- **Policy N2 Improving the natural environment** – development proposals should contribute positively to the natural environment and support nature’s recovery.
- **Policy N4 Protected Landscapes** – substantial weight to conserving landscapes / natural beauty in designated landscapes.
- **Policy N6 Areas of particular importance for biodiversity and geodiversity** – great weight to conserving important habitats, species and sites of geodiversity value.
- **Policy HE5 Assessing effects on heritage assets** – Applicant must describe significance of heritage asset proportionally.
- **Policy HE6 Proposals affecting designated heritage assets** – Less than substantial harm to heritage assets must be weighed against public benefits.

National Design Guide

The National Design Guide (‘NDG’) was published by the MHCLG in 2019. Its purpose is to provide guidance on how the policies in the Framework can be put into practice and illustrates how ‘well-designed places that are beautiful, healthy, greener, enduring and successful can be achieved in practice’.

The NDG explains that well-designed places have individual characteristics that work together to create physical character. These characteristics help to nurture and sustain a sense of community, which in turn work to positively address environmental issues affecting climate.

The NDG explains what each of the ten characteristics are providing good practice examples of how they can be incorporated as part of the development of place and space. The ten characteristics are based on the objectives set out in Chapter 12 of the Framework – Achieving Well Designed Spaces.

Planning Appraisal

Principle of Development

Wealden Core Strategy Policy WCS14 sets out that *“when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.”* The policy goes on to state that *“where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether: Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or Specific policies in that Framework indicate that development should be restricted.”*

Saved Policy EN2 of the Wealden Local Plan outlines that *‘The Council will seek to maintain the existing settlement pattern and ensure that major new developments generating significant travel movements are located efficiently in relation to existing development and to public transport.’*

Saved Policy GD2 of the Wealden Local Plan sets out that *‘Outside the development boundaries, as defined on the Proposals Map, development will be resisted unless it is in accordance with specific policies in this Plan’.*

NPPF Policy L2 states *“ Substantial weight should be given to the benefits where a development proposal would achieve making effective use of previously developed land and buildings through temporary uses, in situations where alternative development is anticipated within a reasonable period.”*

The application site is located outside of the defined development boundary of Crowborough within the High Weald Area of Outstanding Natural Beauty in the Local Plan. There are no local planning policies that relate to the principle of providing accommodation for asylum seekers. However, Crowborough Training Camp does constitute ‘previously developed land’ and as guided by the NPPF, the principal of reusing this site for temporary alternative purpose is considered acceptable.

Although the Government’s Restoring Order and Control Statement sets out reforms to the asylum support framework, there remains a need to maintain sufficient suitable accommodation for individuals who are eligible for support. As explained in the “Need for Asylum Accommodation” section above, the SSHD has powers under sections 95 and 98 IAA to provide, or arrange for the provision of, accommodation and subsistence support to eligible asylum seekers and their dependants who are, or appear to be, destitute. The

continued availability of appropriate accommodation is therefore necessary to enable the SSHD to exercise those powers and respond to fluctuating operational demand.

The Proposed Development comprises the continued temporary use of Crowborough Training Camp as non-detained asylum accommodation for up to 540 residents, together with associated site infrastructure. It would maintain a significant element of suitable accommodation capacity within the asylum support estate until 22 January 2030. At the end of the temporary period, the use would cease and the associated temporary infrastructure would be removed in accordance with the terms of any planning permission granted.

The national importance of the Proposed Development and the need for urgent determination are addressed in the accompanying Statement of National Importance and Urgency. Those matters are material considerations to which significant weight should be afforded in the planning balance and are not repeated in detail in this Planning Acceptability Statement.

Whilst Crowborough Training Camp is located outside the settlement boundary the Site has been in continuous military use for over 110 years by the Ministry of Defence to accommodate up to 600 people and associated operational activity. Therefore, the principle of reusing this Site for temporary asylum accommodation for up to 540 people over a temporary period up to 2030 is consistent with local policy WCS14, EN2, GD2 and Policies S3 and L2 in the NPPF in relation to sustainable development and the reuse of previously developed land. Weight is also given to the NPPF **Policy S5**: Principle of development outside settlements, because the Proposed Development would address an evidenced unmet need.

Wealden Core Strategy Policy WCS14 goes further and states that ‘planning permission will grant permission unless material considerations indicate otherwise, provided any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF as a whole’. Other material planning considerations relevant to the proposal are discussed in turn below.

Design

Saved Policy EN27 of the Wealden Local Plan sets out the design criteria that new development must adhere to. The policy sets out that *‘Proposals for development will be permitted when the following layout and design criteria are met:-*

- 1. the scale, form, site coverage, density and design of the development and the use of materials and landscaping should respect the character of adjoining development and, where appropriate, promote local distinctiveness. The design, materials and landscaping should be of an appropriate high standard;*

2. *the proposed development should not create an unacceptable adverse impact on the privacy and amenities of adjoining developments and the neighbourhood by reason of scale, height, form, noise and traffic movements;*
3. *the proposed development should ensure a satisfactory environment for the future occupants, including adequate provision for daylight, sunlight, privacy, garden space and/or appropriately landscaped amenity areas;*
4. *the proposed development should not constitute an unacceptable backland or 'tandem' form of development;*
5. *regard has been paid to crime prevention measures whenever possible and appropriate.'*

NPPF Policy DP3 states “*Development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings...*

To create well-designed places, development proposals should also reflect relevant aspects of liveability, climate, nature, movement, built form, public space and identity.”

Policy DP3 of the NPPF highlights that new developments should respond to their context so that they integrate with and enhance their surroundings. It is therefore fundamental that new development should generate good design and respond to the local character.

The Site is located within the High Weald character zone within Wealden Design Guide which acknowledges how introduction of urban elements, such as lighting and close-boarded fencing, can have a detrimental impact on the area's essential rural character and how officer support is unlikely to be given for new development which fails to relate to the established landscape character.

Due to the significant need for asylum accommodation and national urgency with which the facility is required, the proposed works are both essential and temporary. The existing military accommodation blocks and facilities at Crowborough Training Camp are single storey in height and basic in terms of their design, appearance and layout and can relatively easily be reused and repurposed to provide temporary housing for asylum seekers. The level of accommodation provided will also reflect modern accommodation and Building Regulation standards and offer an adequate level of amenity for future occupiers. As such, the external alterations required to existing buildings are minimal.

The temporary ancillary works associated with operational site management requirements are contained within the existing site boundary and largely screened from neighbouring views so will only have a limited impact. Efforts have been taken to ensure the design responds sensitively to the character of the wider area whilst meeting the needs of future service users and achieving a well-designed space. Since the adoption of Wealden Design Guide 2008 SPD the Government have relaxed Permitted Development rights across various types of development so these works can be undertaken without the need for planning permission under Permitted Development rights set out at Part 19 of Schedule 2

of the GDPO 2015 for Crown Land. As such, only limited weight is attached to the guidance contained within Wealden Design Guide which is considered outdated. Full manufacturers' details for all temporary and ancillary structures are submitted within this application and can be controlled by way of condition.

Therefore, the design is consistent with **Policy DP3** of the NPPF and represents sustainable development of good design and accords with Wealden Local Plan **Policy EN27** and supplementary guidance contained within National Design Guide.

Landscape

Saved Policy EN6 of the Wealden Local Plan states that

“Development within the High Weald Area of Outstanding Natural Beauty, as defined on the Proposals Map, will only be permitted if it conserves or enhances the natural beauty and character of the landscape. Particular care will be paid to the siting, scale, layout and design of development. In considering any proposals, particular regard will be had to:-

- (1) the landscape characteristics of the sub-areas identified in the High Weald landscape assessment;*
- (2) the well-wooded appearance, especially Ancient Woodlands, together with other woods, tree belts and hedges;*
- (3) undeveloped steep valleys and ghylls;*
- (4) open heathland;*
- (5) undeveloped ridge positions and other visually exposed locations;*
- (6) areas of unspoilt or remote character;*
- (7) the traditional settlement pattern, building styles and materials;*
- (8) the High Weald Management Plan.*

Saved Policy EN7 of the Wealden Local Plan relates to the Ashdown Forest. It sets out *‘The Ashdown Forest is defined on the Proposals Map as the area enclosed by the Medieval Pale of 1372, excluding land within the development boundaries of Fairwarp, Forest Row and Nutley. Development will only be permitted if it conserves the landscape and historic character of this area. In considering any proposals, particular regard will be had to:*

- (1) extensive open heathland areas;*
- (2) wet flush grassland;*
- (3) remnants of Ancient Woodland, together with other landmark tree clumps;*
- (4) unspoilt and distant views;*
- (5) the Ashdown Forest Management Plan;*
- (6) the landscape characteristics of the Ashdown Forest area identified in the High Weald Landscape Assessment;*

(7) the archaeological interest.'

Saved Policy EN12 of the Wealden Local Plan seeks to protect trees and woodland in this area. It outlines that *'The Council will seek to retain and enhance the contribution of trees and woodland areas to the landscape character of the District, including the amenity value of trees in built up areas. This will be promoted by'* amongst other things:

- *(1) Endorsement of the principles and guidelines contained in the Trees and Woodland Strategy for East Sussex;*
- *(3) encouragement for woodland management through participation in tree and hedgerow planting schemes by farmers, voluntary organisations and others, and where appropriate, as part of development proposals;*
- *(5) giving weight to proposals, including business proposals, that help to sustain and manage forestry and woodland areas when considering them against other policies of the Plan;*
- *(6) resisting development proposals which would result in the loss of trees which make a valuable contribution to the character of the landscape, a settlement or its setting.*

Saved Policy EN13 of the Wealden Local Plan states that *'The Council will resist development proposals that involve the clear felling or otherwise prejudice the ecology of Ancient Semi-Natural Woodlands, as defined by English Nature.'*

NPPF Policy N4 states:

"1. Development proposals within Protected Landscapes should be limited in scale and extent and sensitively located and designed to avoid harm to the statutory purposes and special qualities of the Protected Landscape. Substantial weight should be placed on the importance of conserving and enhancing the natural beauty of these areas, and to conserving and enhancing wildlife and cultural heritage in National Parks and the Broads.

2. Proposals for major development within Protected Landscapes should be refused other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. To inform a decision about whether exceptional circumstances exist, consideration of such proposals should include an assessment of:

- a. The need for the development, including in terms of any national considerations such as maintaining a sufficient supply of minerals, and the impact of permitting, or refusing it, upon the local economy;*
- b. The cost of, and scope for, developing outside the Protected Landscape, or meeting the need for the development in some other way; and*
- c. Any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which it could be moderated."*

Wealden Design Guide acknowledges the unique local distinctiveness containing parts of the High Weald Area of Outstanding Natural Beauty, the Low Weald, the Pevensy Levels and the South Downs and how this variety of different landscapes adds to its distinctiveness and special environment.

Crowborough Training Camp is already laid out for military accommodation purposes. The additional structures and equipment needed to convert and operate the Site for asylum accommodation will be needed on a temporary basis and will be read in conjunction to existing military structures and equipment in existence on the Site and located away from sensitive areas to minimise the visual impact. All the proposed works will be located within the existing site boundary, and all trees will be retained.

Furthermore, the Site is almost entirely screened by mature offsite tree planting with a construction and timber yard located along the south of the Site. As such, existing views across the countryside and special landscape will be retained.

Due to the age of the Wealden Local Plan, policies contained within the NPPF are considered to carry more weight and have more relevance in a planning determination, because they have been adopted more recently.

As guided by the NPPF, major development within National Parks, the Broads and National Landscapes is only acceptable in exceptional circumstances, and where it can be clearly demonstrated that it is in the public interest, including in relation to national considerations. The Site lies within the High Weald Area of Outstanding Natural Beauty, which is designated as a National Landscape. Whilst the assessed impact on the National Landscape is negligible, there is a demonstrable national need to maintain suitable accommodation capacity for eligible asylum seekers and their dependants. Sections 95 and 98 IAA provide the SSHD with powers to provide, or arrange for the provision of, support including accommodation to those who are, or appear to be, destitute. The Proposed Development would make a significant temporary contribution to maintaining the accommodation capacity through which those powers may be exercised.

Accordingly, having regard to the temporary nature of the Proposed Development, the reuse of existing accommodation and infrastructure, the assessed landscape effects and the identified national need, it is considered that exceptional circumstances exist and that the Proposed Development is in the public interest.

Therefore, the development is consistent with NPPF **Policy N4** and will conserve the natural beauty and character of the landscape as well as according with Wealden Local Plan **policies EN6, EN7, EN12 and EN13**.

Ecology

Saved Policy EN16 of the Wealden Local Plan outlines that *'In the consideration of any development proposal, including its design and layout, the Council will have regard to the implications for nature conservation and wildlife habitats. Particular regard will be had to the need to safeguard the active residence of protected species, to the integrity and continuity of landscape features of major importance for wild flora and fauna, and to appropriate opportunities for encouraging habitat protection, enhancement and management'*.

Policy WCS12 (Biodiversity) of the Core Strategy (2013) relates to expectations around development and biodiversity. The policy sets out, amongst other things, that *'In order to contribute to the biodiversity targets provided in the Sussex Biodiversity Action Plan the Council will prevent a net loss of biodiversity, ensure a comprehensive network of habitats, and work with partners to maximise opportunities to ensure habitats, biodiversity features and ecological networks are maintained, restored, enhanced and where possible created to achieve a net gain in biodiversity and sustain wildlife in both rural and urban areas. This will be achieved through the development and implementation of an integrated green network strategy.'*

Policy RD1 of the Waste and Minerals Local Plan (revised October 2024) relates to the environment and environmental enhancement. It sets out *'To conserve and enhance the built and natural environment development should:*

- a. protect and enhance designated sites, areas and features of environmental, landscape and historic importance, as listed in Appendix C;*
 - b. provide measurable net gain in biodiversity and enhancement of natural capital, as guided by the Sussex Nature Recovery Network and any future Local Nature Recovery Strategy, following the mitigation hierarchy with gain provided on site where possible, or at the best strategic location for nature's recovery; and*
- maximise opportunities for functional habitat creation including inter-connectivity between habitats within and outside the site.'*

NPPF Policy N2 stipulates that planning decisions will be required *"to contribute positively to the natural environment, and support nature's recovery, development proposals should:*

- a. Consider the environmental qualities of land proposed for development, including habitats, landscape character and the natural beauty of the countryside, and identify opportunities for those qualities to be conserved or enhanced (including through requirements for biodiversity net gain where these apply);*
- b. Take into account the quality of agricultural land (including that classified as best and most versatile agricultural land, and its grade), and if significant development of agricultural land is necessary, use areas of poorer quality land where possible;*

- c. Take suitable opportunities to connect to and strengthen ecological networks that extend beyond the site, drawing on the measures proposed by Local Nature Recovery Strategies, National Forest Strategies and Community Forest Plans, where present, and other relevant assessments;*
- d. Conserve and enhance existing natural features of visual, historic or nature conservation value (such as established trees and hedgerows) where possible; and use appropriate landscaping to help create a well-designed place and integrate the development into its surroundings;*
- e. Use green infrastructure provided as part of the scheme and nature-based solutions to secure multiple benefits: such as for biodiversity; surface water and pollution management (including maintaining flow rates and water quality); climate change mitigation and adaptation, and recreation;*
- f. Minimise any adverse impacts on biodiversity and include features which support priority or threatened species such as swifts, bats and hedgehogs. Development proposals should incorporate integrated nest boxes (commonly known as swift bricks) into their construction unless there are compelling technical reasons which prevent their use, or would make them ineffective; and*
- g. Ensure that green infrastructure and other features to support nature are located and designed to minimise risk of future failure, and that appropriate measures are in place for any necessary long-term management.*

The policies form part of the adopted Local Policy Framework and therefore carry weight in the determination of a local planning application. However, due to the age of Wealden Local plan and the Core Strategy, national planning policy, such as the policies contained within the NPPF, including Policy N2, may carry more weight when determining planning applications, as they have been adopted more recently. This is compounded by the nature of the scheme and the method in which it is being consented.

An Ecology Technical Note and site walkover survey have been undertaken, along with a Habitats Regulation Assessment (HRA) Screening Report (██████████ 31 July 2026). A HRA is required by Regulation 63 of The Conservation of Habitats and Species Regulations 2017 (as amended) for all plans or projects which are likely to have significant effects on a Habitats Site (either alone or in combination with other plans or projects) and are not directly connected with or necessary to the management of that Site. Due to the proximity of the Site to the Ashdown Forest and the identified presence of a qualifying feature, in this instance the Nightjar species, an HRA Screening Assessment is required for the Proposed Development.

There is anticipated to be no development and no change to operation of the existing Site as a result of the Proposed Development. As such, no likely significant effects are anticipated to Ashdown Forest SAC/SPA/SSSI (details of this assessment are presented in the HRA Screening Report, Ref. 7).

The habitats on Site are mostly common and widespread and there is not anticipated to be any significant adverse effects to habitats during operation of the Proposed Development. Protected species, such as great crested newt, may be present on Site, albeit in low numbers in taller vegetation around the periphery of the Site or in dry ditches. Hazel dormice may also be using tree canopies on Site where they connect to the wider landscape. Trees and buildings on Site are potentially suitable for nesting birds and roosting bats. However, as no development works are proposed, no adverse effects on habitats, protected or notable species are anticipated by the operation of the Proposed Development.

The HRA Screening Report (31 July 2026) was shared with Natural England in August 2026. Using the information submitted, it was Natural England's advice, on the basis of the material supplied with the consultation, that there are no likely significant effects on statutorily designated nature conservation sites or landscapes and an Environmental Impact Assessment is not required. In addition, on the basis of the material supplied with the consultation, it is Natural England's advice that they concur with the HRA Screening conclusion that significant effects on statutorily designated nature conservation sites or landscapes are unlikely for both the operational and decommissioning stages of the development proposal.

It is therefore considered that the Proposed Development aligns with local policy, including saved policies **EN16** of the Local Plan, **Policy RD1** of the Waste and Minerals Local Plan as well as **Policy N2** in the NPPF, that relates to the conservation and enhancement of the natural environment.

Biodiversity Net Gain

NPPF Policy N2 states that ‘*If significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then the development should be refused*’.

The Town and Country Planning Act (TCPA) 1990, Schedule 7A, Paragraph 13 (as inserted by Schedule 14 of the Environment Act 2021) sets out the conditions where prior to commencing work on site there is a need for a Biodiversity Net Gain (BNG) plan that must be submitted and approved. It states that:

“(1) Every planning permission granted for the development of land in England shall be deemed to have been granted subject to the condition in sub-paragraph (2).

(2) The condition is that the development may not be begun unless—

(a) a biodiversity gain plan has been submitted to the planning authority (see paragraph 14), and

(b) the planning authority has approved the plan (see paragraph 15).”

Paragraph 17 sets out exceptions to this requirement and states:

“Paragraph 13 does not apply in relation to—

(a) development for which planning permission is granted—

(i) by a development order, or

(ii) under section 293A (Urgent Crown development), or

(b) development of such other description as the Secretary of State [SSHCLG] may by regulations specify.”

For clarity, a biodiversity net gain plan is not required, and does not therefore, form part of this submission because the Proposed Development is exempt under Paragraph 17(a)(ii) of Schedule 7A of the Town and Country Planning Act 1990 (as amended).

Heritage

NPPF Policy HE5 sets out that, amongst other things, *‘Development proposals affecting heritage assets should be accompanied by an assessment of the significance of the assets affected (including any contribution made by their setting) and of the potential effect of the proposal on their significance. The level of detail should be proportionate to the assets’ importance and no more than is necessary to understand the potential effect of the proposal on their significance. The relevant historic environment record should be referred to in making this assessment, and appropriate expertise employed where necessary.’*

The Site does not fall within 2km of any designated conservation areas, historic parks & gardens or scheduled monuments. The nearest listed building is Grade II Warren House (off Warren Road), approximately 660m north. Other relevant Grade II Listed buildings are over 1 km east and northeast, within the built area of Crowborough (Highfield Cottage, Windlesham Manor and 1 White Collages). The nearest Conservation Area to the Site is in Crowborough, located approximately 2.2km northeast. The nearest Scheduled Ancient Monument is a Medieval moated site at Pondbay, Walsh Manor in Crowborough which is located approximately 2.7km southeast of the Site. There are no World Heritage Sites close to the Site. Due to the offset distances, and with existing landscape features providing separation, the Proposed Development is not anticipated to have any impact on the setting or significance of these heritage assets.

In relation to archaeology, the EIA Screening Direction issued by MHCLG (12 January 2026) confirmed that *‘Although associated with historic Ministry of Defence uses, the repurposed buildings within the site are not considered to be of heritage interest. In terms of archaeology, negligible intrusive ground works will ensue from the proposals. Given the distance and intervening features between the site to the nearest heritage assets (listed buildings) significant impact respect of above ground heritage assets is unlikely. Due to the lack of intrusive ground works archaeology impacts are also unlikely.’*

Furthermore, the Proposed Development comprises the continued temporary use of the existing Site to accommodate asylum seekers within existing buildings on the Site. No construction works will be undertaken, and the historic layout and nature of the Site will remain unchanged.

Therefore, the construction or operation of the Proposed Development is not likely to impact the setting or significance of any above or below ground heritage assets. It is considered that the proposals align with national planning policy around the protection and enhancement of heritage assets, as outlined in **Policy HE5** of the NPPF.

Impacts on Amenity

Policy EN27 of the Wealden Local Plan sets criteria to ensure that development does not create unacceptable adverse impacts on the privacy and amenity of neighbouring occupiers, including through scale, height, form, noise and traffic movements. Part B states *“the proposed development should not create an unacceptable adverse impact on the privacy and amenities of adjoining developments and the neighbourhood by reason of scale, height, form, noise and traffic movements”*

Policy EN29 relates to light pollution arising from development and sets out that *‘In considering development proposals which include external lighting, the Council will require:*

- (1) light spillage to be minimised;*
- (2) the use of the minimum intensity of light necessary to be compatible with safety and security objectives.’*

NPPF Policy P3 states that *“development proposals should be appropriate for their location, taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, whether these effects are on or off-site; and whether this is as a result of the development itself or the product of preexisting conditions in its vicinity. In assessing the potential effects of pollution, consideration should be given to the potential sensitivity of the site, and its intended occupiers and users, as well as that of the environment and population in the surrounding area (including where certain groups could be particularly vulnerable to its effects, such as children and older people).”*

During the three-year operational period, there may be minimal short-term effects on surrounding residents and businesses in relation to additional lighting and increased vehicular movements to and from the Site. However, these are not expected to be significant, and hours of operation can be controlled. Due to the offset distances that exist to neighbouring properties the nearby receptors are not considered sensitive therefore any additional noise that may be experienced above the use as a military training camp and neighbouring timber yard is not expected to lead to harm with regards to neighbouring residential amenity. Existing floodlights which have been previously installed by the Ministry of Defence to the external elevations of accommodation blocks will be retained for

security purposes. The updated EIA Screening Request considered the impact on nearby residential properties from noise and vibration and concluded that it would be negligible.

With regards to the amenity afforded to future occupiers, the Noise Technical Note concludes that the findings of the assessment indicate that the operation of the existing generator compounds is unlikely to give rise to significant adverse noise effects to any noise sensitive receptors.

Noise propagation from the worst-case generator compounds to the nearest off-site noise-sensitive receptors has been assessed. The predicted noise levels are not expected to result in significant disturbance, particularly when considered in the context of the existing sound environment and other nearby noise sources. Attenuation from existing intervening buildings, local topography and vegetation is also expected to further reduce generator noise at these receptors. Further mitigation is provided by the solar adapters. These adapters switch off the diesel engines when the conditions are adequate to generate power through the solar photovoltaic panels. On this basis, no significant changes or noise impacts are anticipated as a result of the continued operation of the generator compounds.

Operational traffic noise associated with the Proposed Development has been assessed based on the anticipated peak daily vehicle movements. When combined with the baseline road traffic noise level in 2017 based on strategic noise mapping, prior to the Extant Consent, the predicted increase is approximately 0.4dB. As there is no additional operational traffic expected as a result of the continued operation of the Site, no significant operational traffic noise effects are anticipated.

The Air Quality Technical Note has considered the potential impacts from the operation of the Proposed Development until 2030. These operations are a continuation of current operations on the Site and have been re-assessed with consideration given to any updates to published background data or changes in planning policy.

There are no planned changes to the existing operations on Site, with the continued use of small, isolated generators and no change in road traffic accessing the Site. It is considered that the operation of the Proposed Development until January 2030 would not give rise to any significant air quality effects.

Furthermore, the accommodation blocks are relatively low density in terms of scale and are arranged with appropriate separation distances between buildings. This provides occupiers with a good standard of outlook, natural daylight and ventilation, including for rooms serving primary habitable accommodation. The buildings are permanent, well-maintained structures that are in good condition and are considered suitable for the temporary period during which service users would reside on site for asylum accommodation purposes. In addition, Crowborough Training Camp benefits from extensive outdoor space, with a distinctly green, landscaped and spacious character that contributes positively to the living environment and overall amenity of future occupiers.

Given that all the above impacts can be appropriately mitigated, the overall effect on both on-site and off-site amenity is assessed as negligible. Furthermore, considering the Site's previous use as a military training camp, later an Afghan resettlement facility, and now a non-detained asylum accommodation, the continued use is comparable in character and intensity and is not expected to increase impact levels beyond those historically experienced on the site therefore complying with local planning **policies EN27 and EN29** and **Policy P3** within the NPPF.

Transport

Saved Policy TR3 of the Wealden Local Plan considers the impact of new development on the surrounding highways network. The policy sets out that *'Planning applications for new development will be permitted where the following criteria are met:*

- (1) the proposed development does not create or perpetuate unacceptable traffic conditions;*
- (2) a satisfactory means of access (vehicular, cycle and pedestrian) is provided to meet Local Planning and Highway Authority standards;*
- (3) where appropriate, the provision of suitable public transport facilities.'*

Saved Policy TR16 of the Wealden Local Plan also relates to parking provisions and development. It sets out *'in considering all development proposals, the Council will require the on-site provision of vehicle parking and servicing in accordance with the standards set out in Appendix 6.'*

NPPF Policy TR6 states *"development proposals should be refused if they have a severe adverse impact on the transport network (in terms of capacity and congestion, including cumulative impacts), or an unacceptable impact on highway safety; taking into account any mitigation measures proposed as well as any wider network improvements, including measures to support sustainable patterns of movements."*

The average daily number of vehicle movements associated with the existing use is [REDACTED] two-way vehicle trips, which is anticipated to remain unchanged for the Proposed Development. The total number of staff is [REDACTED] again, this is not expected to change.

The Proposed Development is seen as a continuation of the existing site operations with no changes. A Transport Statement has been prepared, which concludes the following:

"As the Proposed Development comprises the continuation of the existing use of the Site there are no construction activities or trips associated with the Proposed Development. There will also be no change to the vehicle trips generated by the Site during the operational phase of the Proposed Development, with a daily maximum of [REDACTED] vehicle trips ([REDACTED] arrivals and [REDACTED] departures) expected based on the Site's maximum capacity of 540 service users and [REDACTED] staff. The forecast vehicle trip generation during the decommissioning phase of the Proposed Development is also expected to be below the

original level of activity associated with the construction and set up of the Site under the Extant Consent.

This Transport Statement demonstrates that the Proposed Development is not expected to result in any significant impacts from a traffic and transport perspective (including on the surrounding highway network), given that the Site will continue to be operated in line with its existing use. Therefore, it is considered that the Proposed Development would not result in severe residual impacts, as defined by the NPPF, and that there are no transport-related grounds on which planning permission should be withheld. “

Therefore, it is considered that the Proposed Development complies with Local Plan **Policy TR3** and Saved Policy **TR16** as well as **Policy TR6** within the NPPF.

Flood Risk and Drainage

Saved Policy CS2 of the Wealden Local Plan relates to drainage provisions in new development. It sets out that ‘*Planning applications will be permitted only where adequate provision is made for surface and foul water drainage to meet Local Authority standards, taking into consideration the adequacy or otherwise of the existing systems it will feed, to avoid increasing the risk of flooding by surcharging mains or increasing surface water run-off to watercourses.*’

Saved Policy EN5 of the Wealden Local Plan confirms that ‘*New development will only be permitted where adequate water resources are available and where it would not present an unacceptable risk to such resources.*’

NPPF Policy F7 relates to development and flood risk. It sets out that, amongst other things, “*Development proposals should not present a risk from flooding to potential occupiers, users, or visitors, and should not increase flood risk elsewhere.*”

The Proposed Development is located entirely within Flood Zone 1. The Site lies entirely outside of any area at risk of surface-water flooding. There are zones located to the north and northeast of the Site, at risk of surface water flooding.

The formal EIA Screening Request for a Screening Direction (August 2026) considered potential impacts of the Proposed Development on the water environment. The assessment concluded that there would be no changes in flood risk during the construction and operation of the Proposed Development. This is due to the Site being in Flood Zone 1, which is the lowest risk zone for flooding and there are no proposed changes to the local drainage network.

The formal EIA Screening Request for a Screening Direction (August 2026) assessed the potential impacts from the release/migration of chemical contamination into existing watercourses and groundwater bodies. It was found that risks associated with the accidental release of chemicals are minimised as the Proposed Development does not

encompass any significant construction. Given the nature of the existing uses, the Proposed Development would not introduce any significant sources of soil or water contamination during operation. Any fuel kept on the Site will continue to be stored in a secure and bunded location and spill kits will be provided. Therefore, operation of the Site will not result in any significant contamination effects to the ground, surface waters or groundwaters. In total, due to pollution prevention measures and site management practices, the likelihood of significant effects on local watercourses arising from the Proposed Development are not anticipated. This is confirmed in the Site Operational Management Plan (OMP) which confirms that [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

The EIA Screening Direction issued by MHCLG (January 2026) considered the potential impacts arising from the construction of the proposed scheme, including the potential for water pollution. It stated that *‘When compared to the baseline, and given the proposal’s limited construction works, it is not anticipated that there will be a significant adverse effect and some of these works are complete.’*

Due to the self-contained nature of the Proposed Development, it is unlikely to result in any significant impacts on local watercourses or flood risk. The Proposed Development is therefore in accordance with local policies, including saved policies **CS2 and EN5** and **Policy F7** within the NPPF.

Servicing and Waste Management

Saved Policy EN1 of the Wealden Local Plan sets out the Council’s commitment to sustainable development. It outlines that, *‘The Council will pursue sustainable development, having regard to the principles contained in Government guidance and its own Strategy for the Environment, in considering the location, layout and design of development, renewable energy and waste management proposals and in assessing the effects of proposals on the environment, including on water and air quality.’*

Saved Policy CS5 of the Wealden Local Plan relates to waste provisions. It outlines that *‘Within new commercial and community development, where appropriate, an area for recycling facilities should be provided which should be conveniently located, accessible by vehicles and should normally be screened’.*

NPPF Paragraph 17 sets out the three overarching objectives to achieving sustainable development in the planning system. The third is an environmental objective which is *‘to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution.’*

The OMP confirms that the Site will not carry out recycling on-site. Waste is separated into general waste and recyclable waste (paper/cardboard/plastics) using different coloured waste bins. General waste is deposited in main portable waste containers for collection and processing offsite and will be controlled by an Operational Waste Management Plan. The existing site has sufficient waste provisions to accommodate a total of 600 persons which is adequate for 540 service users and associated staff members.

The Proposed Development is therefore in accordance with local policies, including saved policies **EN1** and **CS5** and national policies contained within the NPPF.

Demand on Existing Services

NPPF Paragraph 17 sets out the three overarching objectives to achieving sustainable development in the planning system. The second is a social objective which is *“to support strong, vibrant and healthy communities...by fostering well-designed, beautiful and safe places, with accessible community facilities, public service infrastructure and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being.”*

Asylum seekers are entitled to access NHS healthcare, including dental treatment. As with the wider population, access to services such as GP appointments, dentistry, ophthalmology and emergency care is subject to the availability and capacity of local NHS services. The Proposed Development will temporarily increase demand on local healthcare provision. The SSHD is working with the Department of Health and Social Care, NHS England and the relevant Integrated Care Board to understand and, where practicable, mitigate these effects, including through appropriate additional support and on-site provision.

To help mitigate potential pressures on local services, primary healthcare is provided on-site from Monday to Friday by qualified healthcare professionals, with access to mental health support where required. The Site also includes isolation rooms. Standard Operating Procedures are in place to support staff in identifying and responding appropriately to physical and mental health concerns, with established escalation routes and signposting to specialist services. Individuals whose health or care needs cannot appropriately be met at the Site will be considered for alternative accommodation in accordance with the applicable suitability criteria and allocation arrangements.

Overall, the combination of on-site healthcare provision, suitability assessment and continued engagement with relevant health bodies will help to manage the additional demand arising from the Proposed Development. Subject to these arrangements, the Proposed Development is considered to accord with the relevant national planning policies set out in the NPPF concerning health, wellbeing and access to services.

Site Security and Safety

NPPF Policy P5 states that *“Development proposals should anticipate and address possible malicious threats and other hazards (whether natural or man-made) in relation to their occupiers and users, by identifying potential safety risks and proportionate mitigation opportunities which can be addresses through the design of the scheme. This applies especially where particular groups may be vulnerable to crime, or to the fear of crime – such as women and girls – or would be at risk from physical hazards.”*

NPPF Policy P6 goes on to state that *“substantial weight should be attached to the importance of sites, activities, facilities and infrastructure required to maintain and enhance defence capability, or whose primary purpose is public safety”*

The Proposed Development will result in a demographic change of those accommodated on-site and these changes have the potential to introduce impacts related to protest activity, safeguarding considerations, and mental health needs. The Home Office and the service provider have established procedures for managing protestors and maintain regular engagement with Sussex Police to ensure coordinated responses. The Site benefits from a secure perimeter fence, originally designed as part of the former barracks, which restricts unauthorised access. This is supported by 24/7 on-site security and site wide CCTV and additional flood lights for added safety and surveillance. The service provider delivers safety briefings to all Service Users during induction which are used on other asylum accommodation sites. This outlines available support services and signposts service users to relevant local organisations. Guidance on how to remain safe during any protest activity, including reporting mechanisms, is routinely issued and made accessible.

The provider also operates under a safeguarding policy designed to ensure staff can identify, monitor, and respond appropriately to safeguarding concerns, thereby reducing risk and promoting a safe environment. Regular welfare checks are conducted throughout each month to observe, record, and address any emerging welfare or safeguarding issues.

Existing areas of the Site such as the abseil tower and assault course will be unaltered and will remain in control by the Ministry of Defence. Whilst Crowborough Training Camp is operating as asylum accommodation by the Home Office access to these features will be securely restricted to prevent service users from entering these areas for health and safety purposes. The Proposed Development will meet service requirements and is in accordance with **Policy P5** contained within the NPPF.

The Home Office requires the temporary use of existing facilities until January 2030 to help address the urgent need for asylum accommodation. At the end of this period, the land will be restored to its original condition and all associated infrastructure removed, enabling the site to revert fully to Ministry of Defence control. As such, the proposal would not compromise or constrain the site's long-term defence function and is in accordance with **Policy P6** contained within the NPPF.

Conclusion

Development Description

The Home Office is applying to the SSHCLG for planning permission under the Urgent Crown development procedure to allow the continued use of the Site as asylum accommodation until 22 January 2030. The Site currently benefits from deemed planning permission granted under Part 19, Class Q (Emergency Development by the Crown) of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015. This Extant Consent was issued on 22 January 2026 and authorises occupation of the Site for a period of 12 months, expiring on 22 January 2027. As the temporary Class Q consent does not provide a mechanism for occupation beyond that date, the current application seeks permission for the continuation of the use from the expiry of the Extant Consent on 22 January 2027 through to 22 January 2030.

Engagement

The Home Office has prepared an Engagement Report for Crowborough Training Camp, which accompanies and should be read alongside this Planning Acceptability Statement. The report summarises engagement undertaken between October 2025 and July 2026 with elected representatives, statutory partners, technical stakeholders, community organisations, local residents and members of the public.

Pre-opening engagement included liaison with local Members of Parliament and councillors, Wealden District Council, East Sussex County Council, Sussex Police, East Sussex Fire and Rescue Service, Sussex Integrated Care Board, the South-East Strategic Migration Partnership and other relevant partners. Engagement was undertaken through ten Operational Working Group meetings, two on-site tabletop exercises, site visits, public meetings, direct correspondence and bilateral discussions with individual organisations. The Home Office also received and responded to more than 80 items of public correspondence concerning the proposed use of the Site.

Following the opening of the Site in January 2026, the Operational Working Group was replaced by the Crowborough Multi-Agency Forum, chaired by the South-East Strategic Migration Partnership. The Forum is supported by subject-specific arrangements covering communications and engagement, site operations and community cohesion, health, voluntary and community sector organisations, non-governmental organisations, and parish and town councils. The Home Office has also continued direct engagement with elected representatives, local authorities, emergency services, health partners, local residents and other relevant stakeholders.

Further targeted engagement on the proposed continued temporary use of the Site took place between 17 June and 2 July 2026. This included engagement with elected representatives, local authorities, statutory and operational partners, the Crowborough Multi-Agency Forum, parish and town council representatives, and local residents. This engagement provided stakeholders with information on the proposal and an opportunity to identify local and operational matters requiring continued management.

The principal matters raised through engagement included community safety and cohesion, pressure on healthcare and other local services, the proposed cohort and capacity of the Site, the duration of its use, environmental and technical matters, and arrangements for maintaining communication with the local community. Measures taken in response include on-site primary healthcare provision, 24-hour security, CCTV, controlled access arrangements, programmed activities, shuttle bus services and continued liaison with statutory, technical and community partners. The Home Office has also published and updated a public factsheet providing information about the operation of the Site.

Collaborative engagement will continue throughout the operational life of Crowborough Training Camp. The Home Office will maintain appropriate arrangements for engagement with statutory partners, elected representatives, local authorities, emergency services, health partners, community organisations and local residents, with the detailed approach kept under review to reflect operational and local circumstances

Specific engagement that has been undertaken in advance of the extension announcement includes:

- 17 June 2026 – engagement with the National Policy Coordination Centre (NPoCC);
- 18 June 2026 – engagement with Sussex Police;
- 24 June 2026 – engagement with the South-East Strategic Migration Partnership and the Chief Executive of Wealden District Council;
- 25 June 2026 – engagement with Nusrat Ghani MP, together with Local Government Association and ARC representatives;
- 26 June 2026 – engagement with Wealden District Council political leadership;
- 29 June 2026 – an Extraordinary Multi-Agency Forum meeting; and
- 2 July 2026 – engagement with East Sussex County Council leadership, an Extraordinary Parish and Town Council Forum, and local residents during a site engagement session.

Correspondence received during the period 23 October 2025 – 24 July 2026 comprises the following:

- Parliamentary Questions – 24
- Freedom of Information requests (FOIs) – 92
- Treat Officials – 54
- Ministerial Letters – 232

The majority of correspondence comes from the MP, Nusrat Ghani, and her constituents. Residents local to the Site submit a lot of correspondence and FOI requests to the Home Office. Topics relate to the longevity of site operations and anti-social behaviour both on and off site.

A HRA screening assessment was submitted to Natural England for the Extant Consent. A letter from Natural England dated 8 January 2026 confirmed that no likely significant effect will arise on European sites and requested that an assessment of recreational disturbance on Ashdown Forest SPA be provided for completeness.

A new HRA Screening assessment relating to the continued use of the Site as non-detained asylum accommodation for up to 540 residents together with associated site infrastructure, for a temporary period until 22 January 2030, was submitted to Natural England in accordance with Regulation 76 of the Conservation of Habitats and Species Regulations 2017. This includes an assessment of recreational disturbance on Ashdown Forest SPA given its proximity to the Site.

A meeting with Natural England was held on 5 August 2026. The HRA Screening assessment and the EIA Screening Request Letter were shared with Natural England in advance of this meeting. In their letter issued following this meeting (dated 5 August 2026, see Appendix D), Natural England advised that: *“...on the basis of the material supplied with the construction, that there are no likely significant effects on statutorily designated nature conservation sites or landscapes and an Environmental Impact Assessment is not required.”*

Collaborative and meaningful engagement will continue throughout the operational lifecycle of Crowborough Training Camp.

Equality Impact Assessment

The Home Office has completed an Equality Impact Assessment (EqIA) for Crowborough to demonstrate its Public Sector Equality Duty (PSED). The EqIA is a living document and will be reviewed as necessary at least every six months, with the latest review included within this planning submission (within the EIA Screening Request Appendix C 2026).

The document concludes that there is no unlawful discrimination arising from these proposals and further, no noted significant negative impacts or disadvantages within the wider group of single adult males) arising from accommodating them on the Site, as

opposed to accommodating them somewhere else. Service provision on the Site will not be materially different to the provision in other asylum accommodation sites, including hotels, provided elsewhere in the accommodation estate.

The Home Office will ensure there is an on-going focus on the wellbeing of individuals after they arrive at the Site and that any emerging risks are identified through the service provider.

The support arrangements are similar to the arrangements in other parts of the asylum accommodation estate and those accommodated at this Site will receive the same level of support to meet their essential living needs as those accommodated elsewhere. It notes that clear criteria are in place as set out in the Allocation of Asylum Accommodation Policy to identify those who are unsuitable to be accommodated at this Site.

Through engagement, there will be a continuing focus on fostering good relations with the local community and the Home Office has established direct communication channels to improve communications and relationship between the Site and immediate local residents so issues of concern can be raised and addressed. The Home Office is also focused on maintaining an effective working relationship with Sussex Police, Wealden District Council and other stakeholders. Whilst the Site is operational the Home Office will continue to explore any further actions to mitigate demand placed upon local services.

Planning Considerations

The full range of technical and other material considerations have been carefully assessed to inform the proposal, understand the impacts and mitigate accordingly where required. The temporary use of the Site for asylum seeker accommodation is therefore considered to be acceptable in planning terms and in accordance with national policy.

The development proposed is for a short-term and temporary use only and the use will cease on or by 22 January 2030. The proposed new buildings and other structures/ works are all capable of being removed at the end of the temporary period and the Site fully reinstated to its previous condition.

Technical Considerations

Within this Planning Acceptability Statement a review has been undertaken of the technical considerations, this is located within the planning appraisal section of the document.

The Proposed Development will deliver the following planning benefits:

Meeting accommodation needs: The Proposed Development would maintain accommodation capacity which supports the SSHD in exercising her powers under

sections 95 and 98 IAA to provide accommodation and subsistence support to eligible asylum seekers and their dependants who are, or appear to be, destitute.

Environmental – The Proposed Development is unlikely to give rise to significant effects on the environment either alone or cumulatively with other developments and does not require an EIA to be undertaken. The HRA Screening Assessment concluded that the statutory designated nature conservation sites will not be significantly affected either ‘alone’ or ‘in combination’ with other projects and plans. Natural England concurs with this conclusion.

Heritage – Ample offset distances exist between designated heritage assets on adjacent land to ensure that designated heritage assets and their setting will be protected and maintained for the life of the Proposed Development.

Sustainability – The existing site layout is well suited for reuse as temporary asylum accommodation as the on-site facilities allow the Proposed Development to function largely self-sufficiently. This reduces the need for service users to travel for services and appointments whilst they are temporarily accommodated at the Site.

It has been demonstrated that the Proposed Development is acceptable in planning terms and it is respectfully requested that the SSHCLG grant consent with appropriate conditions.

Overall, it is considered that with mitigation in place the Proposed Development accords with the policies in the NPPF and is broadly compliant with development plan policies of Wealden District Council.

Permitted Development Rights

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (‘the GPDO’) sets out development which is deemed to be given consent. Specifically, Part 19 sets out permitted development rights that are afforded to the Crown covering a range of development types such as but not limited to general small-scale development, extensions and alterations to operational Crown buildings, developments on Crown Land and hard surfaces for operational Crown land.

During the life of the planning permission, should it be granted there may be small scale development that may be required in relation to the effective operation of the Site.

On this basis, and to provide for flexibility in the planning permission we request that no permitted development rights are removed.

Details and Conditions

Following the outcome of the decision-making process, any permission granted may include conditions, which will require further details to be submitted to the SSHCLG for discharge.

- Maximum Number of Service User Occupiers
- Site Operator
- Approved Documents
- Height of Buildings and other structures
- Artificial Lighting
- Storage of fuel and hazardous substances
- Removal of trees, hedges and existing buildings
- Noise
- Use of the site
- Multi-Agency Forum
- Reinstatement plan

Overall Conclusions

In conclusion, the Proposed Development has been appraised against both national and local planning policy and found that it complies with the relevant paragraphs of the NPPF (2026), in addition the Proposed Development broadly complies with the policies within the Wealden Local Plan (1998) and the Core Strategy Local Plan (2013).

The Proposed Development is therefore recommended to be approved under the Urgent Crown development procedure with appropriate conditions.

Appendix 1



Ministry of Housing,
Communities &
Local Government

██████████
Project Manager
Accommodation Programme Non-Detained

Tel: ██████████
Email: ██████████
Your ref:
Our ref: PCU/EIASCR/C1435/3377283
Date: 12 January 2026

Dear ██████████

**Request for a Screening Direction
Town and Country Planning (Environmental Impact Assessment) Regulations 2017
Proposal for temporary accommodation for up to 540 asylum applicants with the
installation of associated infrastructure at Crowborough Training Camp,
Crowborough, T6N 1UB**

I refer to your request request dated 18 December, made under 5(6) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (S.I. 2017/571) ("the 2017 Regulations") for the Secretary of State's screening direction on the matter of whether or not the development proposed is 'EIA development' within the meaning of the 2017 Regulations.

The above development falls within the description at 10 (b) Urban Development Project of Schedule 2 to the 2017 Regulations and is located in a sensitive area, namely the High Weald National Landscape. Therefore, the Secretary of State considers the proposals **to be 'Schedule 2 development'** within the meaning of the 2017 Regulations.

However, in the opinion of the Secretary of State and having taken into account the selection criteria in Schedule 3 to the 2017 Regulations, the proposal **is not likely to have significant effects on the environment**, see the attached written statement which gives the reasons for direction as required by 5(5) of the EIA Regulations.

Accordingly, in exercise of the powers conferred on him by regulation 5(3) of the 2017 Regulations the Secretary of State hereby directs that the proposed development is **not 'EIA development'** within the meaning of the 2017 Regulations. Permitted development rights under the Town and Country Planning (General Permitted Development) Order 2015 (SI 596) as amended are therefore unaffected.

You will bear in mind that the Secretary of State's opinion on the likelihood of the development having significant environmental effects is reached only for the purposes of this direction.

I will be sending a copy of this letter and written statement to Wealden District Council.

Yours sincerely,

Planning Casework Unit

This decision was made by officials on behalf of the Secretary of State, and signed on his behalf

Appendix 2



EIA Screening

Home Office

26 November 2025

100096366 - EIA Screening

CROWBOROUGH TRAINING CAMP

Notice

This document and its contents have been prepared and are intended solely as information for the Home Office and use in relation to EIA Screening at Crowborough Training Camp, East Sussex.

[redacted] assumes no responsibility to any other party in respect of or arising out of or in connection with this document and/or its contents.

This document has 20 pages including the cover.

Document history

Document title: EIA Screening

Document reference: 100096366 - EIA screening

Revision	Purpose description	Originated	Checked	Reviewed	Authorised	Date
1.0	For Issue	[redacted]				26.11.2025

Client signoff

Client	Home Office
Project	Crowborough Training Ground, East Sussex
Job number	100096366
Client signature/date	

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Executive Summary

AtkinsRéalis was requested by the Home Office to review proposals for a development at Crowborough Training Camp, East Sussex. AtkinsRéalis understands that the Home Office is considering changing the use of the site from its current designation as Ministry of Defence (MOD) Barracks accommodation to housing other groups of individuals (asylum applicants), potentially for up to a period of one year.

There is currently a proposal for a temporary change of use Class (for up to 12 months) of the Training Camp; which is currently Use Class 2CA to asylum accommodation (Sui Generis), to accommodate up to 540 people together with the installation of associated site infrastructure. Cushman and Wakefield are advising on the planning aspects of this proposal and the Home Office intend to make an application for the proposed change via Permitted Development rights under Part 19Q of The Town and Country Planning (General Permitted Development) (England) Order 2015 ('the GPDO').

While the site is not located in an environmentally sensitive location, nor immediately adjacent to any sensitive land uses, the site is located in the High Wield Area of Outstanding Natural Beauty and in close proximity to ancient woodlands. The nearest activities to the site boundary are farming and industrial sites.

The proposed development will maintain the majority of the current onsite development with little/no construction works. Additional mobile lighting towers, CCTV, generators and welfare facilities will be required at the site to ensure operational needs and security. Some upgrades to utilities will be required in addition to additional temporary internal fencing.

The new lighting requirements should be designed and operated to be compliant with UK legislation governing external lighting.

Lighting impacts may affect some ecological features, especially birds and the nearby Ashdown Forest is designated for Nightjar. The introduction of more light may affect mobile species and some of the surrounding habitat might be functionally linked. Additional review and assessment would be needed to fully determine requirements and a Screening Assessment under the Conservation of Habitats and Species Regulations (HRA) 2017 would be prudent to ensure no negative impacts on the surrounding ecologically protected species and no Likely Significant Effects (LSE).

While the site is likely to fall above the threshold for Schedule 2 development (Class 10b) under the Town and Country (Environmental Impact Assessment) Regulations 2017 (EIA Regs), the development proposals and setting is such that it is considered unlikely that significant environmental effects will occur. As such the site would appear to be at low risk of being classed as an 'EIA Development', requiring an EIA to be conducted in support of any planning applications. This assessment should be reviewed following completion of the HRA Screening assessment, but even if LSE are noted in the HRA it is considered unlikely that it will change the rating low risk of being an 'EIA development'. This assessment should be formally reviewed by the local planning authority (LPA) to determine a Screening Opinion.

The new operations have the potential to result in increased noise, lighting or odours and these potential impacts should be discussed with the LPA and Environmental Health Officer to determine any operational limits which may be applied.

1. Introduction

██████████ was requested by the Home Office to review proposals for a development at Crowborough Training Ground, East Sussex, an approximately 18-hectare site to the southwest of Crowborough Town Centre. ██████████ understand that the Home Office is considering changing the use of the site from its current designation as Ministry of Defence (MOD) Barracks accommodation to housing other groups of individuals (asylum applicants), potentially for up to a period of one year.

██████████ was asked to review the proposals in relation to the potential for the development to require an Environmental Impact Assessment (EIA) to be completed in support of any planning application being made.

The assessment contained within this report does not constitute a formal Screening Opinion which can only be provided by the Local Planning Authority (LPA), in this instance Wealden District Council (WDA). The assessment has taken into consideration the requirements noted under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (EIA Regulations).

Comments provided here are for information only and are based on current understanding of the works proposed at the site and information supplied by the Home Office. Should additional information be provided all comments within this report should be reviewed to determine if any of the advice has materially changed.

1.1 Planning Context

The current planning permission for the site is presumed to be for residential purposes (Secure residential institutions (Use Class C2A)). As part of the due diligence for this report the Wealden District Council (WDC) planning web site was reviewed. Only one planning application for Crowborough Training Camp, for the installation of a climbing tower, was identified.

The current proposals for the site are to use it for similar purposes (accommodations and associated activities including training and welfare etc) but with a different group of people (up to 540 asylum applicants). The proposed use of the site for asylum seeker accommodation could be considered to be planning class, however there is no specific 'use class' for asylum seeker accommodation, at the time of preparing this report.

██████████ have advised that the Home Office is not making a planning application for the proposed development, but instead, is going to use Permitted Development Rights under Part 19Q of the GPDO: Specifically, Schedule 2 of the GPDO, Permitted Development rights afforded under Part 19 – Development by the Crown or for national security purposes, as set out below:

Class A – general development by the Crown

Permitted development

A. The erection or construction and the maintenance, improvement or other alteration by or on behalf of the Crown of—

(a) any small ancillary building, works or equipment on Crown land required for operational purposes;

(b) lamp standards, information kiosks, passenger shelters, shelters and seats, telephone boxes, fire alarms, drinking fountains, refuse bins or baskets, barriers for the control of people and vehicles, and similar structures or works required in connection with the operational purposes of the Crown.

Interpretation of Class A

A.1 *The reference in Class A to any small ancillary building, works or equipment is a reference to any ancillary building, works or equipment not exceeding 4 metres in height or 200 cubic metres in capacity”.*

More discussion on the planning approach is provided within the Planning Appraisal Report by [REDACTED].

2. Environmental Impact Assessment (EIA)

2.1 The EIA Process

EIA is a systematic process of information gathering, evaluation and identification of likely significant environmental effects (LSE) (positive and negative) of a proposed development to aid the decision-making authority in determining an application for planning permission. It is an iterative process, which should run in parallel with design development (Figure 2.1). Through early identification of potential environmental effects, more informed design decisions can be made to avoid or reduce adverse environmental effects. EIA is carried out in accordance with prevailing government legislation, policy and guidance.

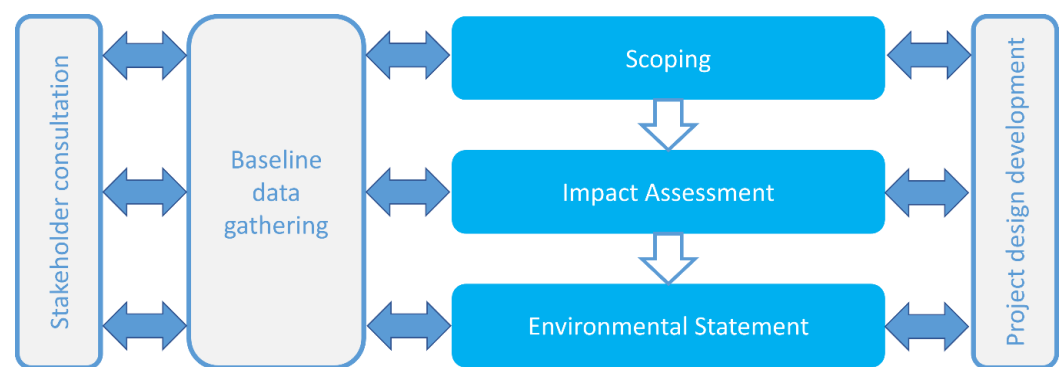


Figure 2.1: The EIA Process

The findings of any EIA are presented in an EIA Report (EIAR), which is submitted as part of the application for planning permission to the LPA in cases where the proposed development has been determined as being an 'EIA development' as defined by the EIA Regulations and confirmed as such by the LPA.

2.1.1 Screening

Screening is the initial stage of the EIA process, during which the LPA is informed of the potential for a development to take place. The initial stage requires an outline level of information to be provided to the LPA focusing on the scale, location and type of development being proposed. The LPA then determines, based on the criteria set out in the EIA Regulations, whether the development requires an EIA or not. The decision on the requirements for an EIA is based on whether a development falls within the parameters for a Schedule 1 or Schedule 2 type of development.

- A Schedule 1 development is one that will require the completion of an EIA. The activities noted at the Training Camp site do not correspond to any identified under Schedule 1.
- Schedule 2 of the Regulations outlines a series of development types and applicable development thresholds (determined by scale of construction or operations). Where a site fulfils the Schedule 2 criteria it may be determined as

an EIA development where it also is considered that there will be Likely Significant Effects (LSE) to the environment.

- Schedule 3 of the EIA Regulations sets out the selection criteria for screening a Schedule 2 development under the following headings:

1. Characteristics of development;
2. Location of development; and
3. Types and characteristics of the potential impact.

2.2 Schedule 2 Developments

Although there is no description under Schedule 2 that specifically pertains to the proposed development, 10(b) is considered to be applicable.

10(b) Urban development projects, including the construction of shopping centres and car parks, sports stadiums, leisure centres and multiplex cinemas.

The associated thresholds being:

(i) The development includes more than 1 hectare of urban development which is not dwellinghouse development; or

(ii) the development includes more than 150 dwellings; or

(iii) the overall area of the development exceeds 5 hectares.

As noted in Section 1 of this report the site is approximately 18 hectares and as such is above the thresholds noted in Schedule 2. Exceeding the threshold area under Schedule 2, does not automatically result in a requirement for EIA and one is only required if a Schedule 2 development is likely to have significant effects on the environment. To determine if any such LSE are present at the Crowborough Training Camp an initial assessment has been completed and is discussed in Section 4 of this report.

2.3 Formal Screening Assessment

For a formal Screening Opinion, a request can be made to WDA as per Clause 6 of the EIA Regulations. This clause allows a person who is considering making a planning application to request a formal position to be taken on whether the site is, or is not, an 'EIA Development' as determined under the EIA Regulations.

3. Proposed Development

3.1 Location

The proposed development is located at the current Crowborough Training Camp site in East Sussex. The site is located approximately 2km to the southwest of Crowborough town centre. The site, covering an area of approximately 18 hectares currently comprises a range of low rise buildings which have been used in the past for military accommodation, training, welfare facilities and associated utilities and infrastructure. Most recently the site was used as transitional accommodation for the Afghan Resettlement Programme. The current proposals would seek to use the site for a period of up to 12 months, after which it would revert back to the MOD.

The site is accessed via the A26. A perimeter fence surrounds the area, delineating the current Training Camp site.

The site is located in a generally open area of land mostly comprising farmland and wooded areas. Brown Knoll Farm is located to the immediate west of the Training Camp and a Timber Suppliers and industrial units to the immediate south.

The nearest residential properties are located approximately 400m to the east of the site, with Crowborough beyond. The general location and setting of the site is shown in Figure 3.1



Figure 3.1: General Location of Crowborough Training Camp

Figure 3.2 shows the red line boundary for planning usage and identifies the current site layout which is to remain the same under the proposed scheme.

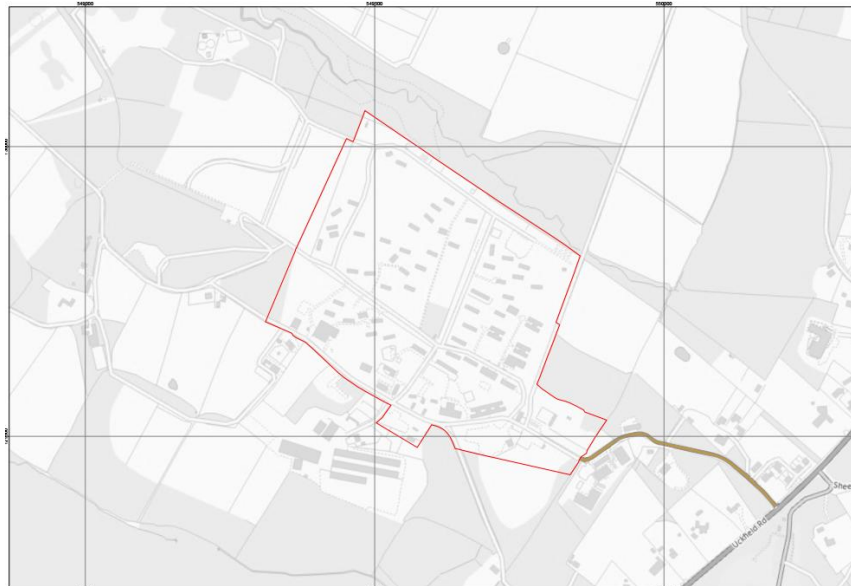


Figure 3.2 – Redline Application Boundary

The site currently comprises approximately 90 individual buildings located centrally within a broadly rectangular area. The majority of buildings are single storey used for accommodation, with the remainder being associated service buildings used for catering, training, medical purposes and a gym. [REDACTED]

A series of internal roads and foot paths provide access to each building and some car parking areas are located across the Training Camp. The ground between buildings/infrastructure is predominantly grassed with some trees.

The site access is via The Warren and an unnamed lane which connects onto the A26, to the south of the site.

3.2 Development Proposals

A slide pack and various emails from the Home Office outlined the proposals for the site. A copy of the Draft Planning Appraisal Report from [REDACTED] was also provided. In general terms the development is to provide a temporary change of use class (for up to 12 months) of Crowborough Training Camp (Use Class C2A) to asylum accommodation (Sui Generis) to accommodate up to 540 people together with installation of associated site infrastructure. The purpose of the development is to provide basic, safe accommodation that is designed to be as self-sufficient as possible.

The proposed use is for similar accommodation purposes as currently present with no major redevelopment or construction identified. It is proposed that the site will include onsite primary health care facilities, leisure activities (gym) and faith rooms to reduced impacts to local services. Some upgrades to existing facilities are required as part of the development proposals including:

- Additional temporary internal fencing (2m in height);

- [REDACTED] mobile flood lights to supplement the existing lighting. Mobile units will be installed [REDACTED] to illuminate walkways or high footfall areas. Lighting will be placed/operated to only illuminate areas within the operational area at Crowborough Training Camp;
- [REDACTED] CCTV cameras to provide security;
- Installation of 5 mobile generators;
- Installation of modular ablution blocks;
- Additional kitchen facilities will be needed to increase capacity and this will be provided via a PLK mobile unit which has the potential to give rise to noise issues associated with the generator;
- Some buildings may require varying degrees of refurbishment to bring up to standard;
- The current proposals do not result in any changes to the onsite or local road network or changes to the access points at the site;
- The development is not likely to result in any significant changes to traffic movements in the immediate or wider road network;
- All new additional temporary features will be placed on existing hardstanding;
- Any utility infrastructure upgrades will incorporate minimal groundworks;
- No existing trees will be affected by the proposals; and
- All development will be removed after 12 months and the site returned to its existing condition.

In addition, a series of additional information was provided from the Home Office via a series of emails. This included information on:

- Specifications relating to proposed generators;
- Specifications relating to lighting tower;
- Specifications for CCTV; and
- Plans showing proposed locations of the above equipment.

Assessment of the technical specifications related to lighting, generators and CCTV is outside the scope of this current reporting and would require specialist technical input.

4. Discussion

4.1 Environmental Setting

4.1.1 Location and Potential Sensitive Receptors

This section describes the geographical context of the proposed development including its setting and its proximity to sensitive receptors. It outlines the existing land uses, nearby residential areas, public spaces and designated environmental sites that may be affected by the development. More detail on the Sensitive Receptors identified is presented in Table 4.1.

Table 4.1: Summary of Sensitive Receptors

Environmental Factor	Potential Sensitive Receptors Identified
Biodiversity and Landscape	The proposed development lies within a Site of Special Scientific Interest (SSSI) Impact Risk Zone.
	The proposed development lies within the High Wild Area of Outstanding Natural Beauty.
	Ashdown Forest lies approximately 400m south from the centre of the proposed development. Ashdown Forest is a recognised: <ul style="list-style-type: none">• SSSI• Special Protected Area (SPA)• Special Area of Conservation (SAC)
	The centre of the proposed development lies within 500m of a number of areas of unnamed Deciduous Woodland and Lowland Heathland, identified as Priority Habitats.
Water Environment	<p>The proposed development lies within the following features:</p> <ul style="list-style-type: none">• Kent Weald Wester – Medway, Groundwater Body. Poor overall status.• Friars Gate Stream, River Catchment.• Medway Catchment Drinking Water (Surface) Safeguard Zones. <p>Brownknoll Gill (Inland River) and King's Standing Gill (Inland River) lie approximately 52m north and 980m northwest from the centre of the proposed development.</p> <p>The site is located in Flood Risk Zone 1.</p>
Geology and soils	Bedrock is Wealdon Group - Interbedded thick sandstones, siltstones, mudstones ("shales"), limestones and clay ironstones of predominantly non-marine facies. Divided into formations and members.
Air Quality	The site is not located within an Air Quality Management Area.

Environmental Factor	Potential Sensitive Receptors Identified
Existing Land Use and Agriculture	The proposed development lies within the High Weald National Character Area.
Cultural Heritage	No listed building or features are noted within the site boundary or immediately adjacent to it.
Population and Human Health	Playing fields are located approximately 400m south from the centre of the proposed development.

4.1.2 Potential Environmental Effects

This section outlines the potential environmental effects associated with the construction and operation of the proposed development. It considers the likely impacts across a range of environmental topics, including noise, air quality, biodiversity, water environment and human health. The evaluation is based on current design information, site context, and relevant guidance, and includes embedded mitigation measures where applicable.

The assessment takes into consideration that the proposed development does not include any significant construction or new buildings/infrastructure, and the majority of equipment being brought to site is mobile and plans only to be present for up to 12 months. The assessment in Table 4.2 aims to determine whether any significant effects are likely to arise that would warrant a full EIA.

Table 4 1: Potential Environmental Effects

Environmental Topic	Potential Environmental Effect	Evaluation, Assumptions and Evidence Base
Noise and Vibration	Disturbance / nuisance during construction	<p>The main noise impacts from the proposed development will be during operation due to the addition of mobile generators. These effects are likely to not be significant and best practice measures will be implemented to control and manage noise and vibration.</p> <p>No LSE</p>
Air Quality	Changes to local air quality	<p>The addition of mobile generators to the proposed development is not expected to result in a significant impact on local air quality. Best practice measures will be implemented to minimise emissions. Furthermore, the contribution to overall pollutant concentrations will be negligible when considered against existing background levels. No significant changes to traffic are expected.</p> <p>No LSE</p>

Environmental Topic	Potential Environmental Effect	Evaluation, Assumptions and Evidence Base
Biodiversity	Degradation of statutory and non-statutory designated sites	<p>None of the designated sites identified will be directly impacted by the proposed development. However, the site does lie within a SSSI Impact Risk Zone and Natural England should be consulted. Given the nature of the works and employment of pollution control measures there is considered to be negligible risk of indirect impacts.</p> <p>No LSE</p>
	Changes in habitat (i.e. loss or degradation)	<p>No areas of priority habitat will be lost as part of the development with the site use remaining similar to its current use.</p> <p>No LSE</p>
	Disturbance to habitat / species from light spill and glare	<p>All works will be undertaken with regard to the Guidelines for Pollution Prevention (GPPs). Storage of materials and equipment will be sited at distance from sensitive ecological receptors.</p> <p>Ashdown Forest is designated for bird species such as Nightjar and any additional lighting introduced may affect these mobile species and any functionally linked habitat.</p> <p>No LSE are identified at this time, however, an HRA may be required due to the presence of qualifying species (Nightjar) in the vicinity of the site and this is discussed in more detail in Section 4.1.3 of this report.</p>
	Presence of any onsite species	<p>No on-site ecological assessment has been conducted to date and as such the presence of protected species such as bats or birds cannot be discounted. If present mitigation measures could be applied to ensure no impacts.</p> <p>No LSE.</p>

Environmental Topic	Potential Environmental Effect	Evaluation, Assumptions and Evidence Base
Historic Environment	Loss or disturbance of potential buried archaeological assets	<p>The potential presence of archaeological assets at the proposed development are unknown, however the limited nature of the proposed works with minimal intrusive ground works would minimise this potential risk, resulting in no LSE.</p> <p>No LSE</p>
	Changes in the fabric and setting of designated and non-designated heritage assets	<p>The proposed development is not within a Conservation Area (CA) and there are no listed buildings or Scheduled Monuments within the Site boundary. Therefore, no significant impacts are expected.</p> <p>No LSE</p>
Water Environment	Changes in flood risk during construction and operation	<p>The proposed development lies within a Flood Risk Zone 1, which is the lowest risk zone for flooding and there are no proposed changes to the local drainage network. Therefore, no significant impacts are expected.</p> <p>No LSE</p>
	Potential release / migration of chemical contamination to existing watercourses and groundwater bodies	<p>Any accidental release of materials or fuels has the potential to lead to contamination of existing watercourses.</p> <p>Any works will be designed to prevent any release/migration of any contamination to watercourses. Sensitive working practices will be implemented, including adherence to the Guidance for Pollution Prevention. Any fuel onsite will be minimal in volume and stored in accordance with best practice.</p> <p>No LSE</p>
Ground Conditions and Contamination	Potential release during construction	<p>The current ground conditions at the site are unknown but the proposed works are limited in nature with mobile plant being used. As such intrusion into the ground would only be limited in areas of any utilities upgrades. The underlying geology and soils are not going to be</p>

Environmental Topic	Potential Environmental Effect	Evaluation, Assumptions and Evidence Base
		impacted by the proposed development. No LSE
Population and Human Health	Temporary disruption to surrounding businesses	During the operations at the site there may be minimal impacts relating to noise and lighting etc. However, any impact will be short term, and effects are therefore not expected to be significant. No LSE
	Surrounding services and local facilities	The site is proposed to be mostly self-sufficient with onsite medical, leisure (gym) and worship facilities provided. The accommodation is for adults only, resulting in no requirements for school age children. As such the pressure on local services and amenities is considered to be minimal. No LSE
Material Assets and Waste	Generation of waste and increased demand on local waste treatment / disposal facilities	Given the scale of the works and the overall similar usage as the site has had most recently the effects on local waste facilities are therefore not likely to be significant. No LSE
	Materials use	The site does not include any wide spread construction so minimal materials will be required for the development. No LSE
Transport and Access	Impacts to local road network	Given the scale of the works and the overall similar usage as the site has had most recently, the effects associated with traffic and transport are not considered to be significant. No LSE
Climate	Changes to the environment	The proposed end use is not significantly changed from the current activities and no additional development that would result in a significant increase in carbon emissions is envisaged. No LSE

In accordance with the EIA Regulations consideration has been given to the potential for cumulative environmental effects arising from the proposed development in combination with other existing or planned developments in the surrounding area. At present, no other major infrastructure or urban development projects have been identified within close proximity that would interact significantly with the proposed development. Given the nature, scale, and embedded mitigation measures of the proposed development, and in the absence of overlapping construction or operational phases with other developments, it is considered unlikely that cumulative effects would result in significant adverse impacts on the environment.

4.1.3 Habitats Regulation Assessment (HRA)

HRA is required by Regulation 63 of The Conservation of Habitats and Species Regulations 2017 (as amended) for all plans or projects which are likely to have significant effects on a Habitats Site (either alone or in combination with other plans or projects) and are not directly connected with or necessary to the management of that site. As a consequence, Stage 1 of the HRA process (Screening), is required to determine whether the proposed scheme will have any LSE on any of the qualifying features of a Habitat Site alone or in-combination with other plans or projects. Should it be identified that an LSE cannot be ruled out and mitigation is required, it will be necessary to proceed to Stage 2 (Appropriate Assessment).

The proximity of the Ashdown Forest and the presence of a qualifying feature (Nightjar) result in a requirement for this assessment to be undertaken to determine if any LSE are present. In order to identify the likely impacts of the development upon the Habitats Site(s), either alone or in combination with other plans or projects, and to consider whether those impacts are likely to be significant an assessment under the HRA is proposed for the site and the outcome will be reported separately to this report.

4.2 Likelihood of 'EIA Development'

While Section 2 noted that the project has the potential to fall within the thresholds for a Schedule 2 project, given its overall size, Section 4.1 noted that the development is at low risk of resulting in LSE. As such it is considered unlikely that the project would be determined as being an EIA development. This assessment should be reviewed following completion of the HRA.

While the site is at Low Risk of being an EIA project, it would be prudent to ensure that wherever possible that operations are inline with any conditions that are currently in place for the site.

The development does include the installation of a number of temporary lighting features, generators and welfare facilities. These may generate some features that local businesses or residents may consider a nuisance in terms of noise or odours etc. As such the LPA and the associated Environmental Health Officer (EHO) may request some additional assessments if best practice cannot be established or in order to minimise the risk of complaints. This may result in requests being made by the LPA for noise monitoring or lighting assessments. Any such request, however, does not increase the likelihood of the proposed development being classed as an EIA development.

4.3 Screening Position

Based on the available information the proposed development is unlikely to give rise to significant effects on the environment either alone or cumulatively with other developments and does not require an EIA to be undertaken.

Even if a LSE were to be identified following the completion of the HRA, this does not result in an automatic change to the low risk associated with the EIA. For a formal position on this and a Scoping Opinion, a request should be made to the LPA.

5. Conclusions and Recommendations

5.1 Conclusions

Based on our current understanding, the described works do not appear to be such that significant effects are likely and as such the site would appear to be at low risk of being classed as an EIA Development that would require an EIA to be conducted in support of any planning applications.

Where additional lighting is seen as significant, a Lighting Impact Assessment may be requested by the LPA. Any such request is not considered likely to result in a request for an EIA to be completed.

An HRA should be conducted however to establish if the new lighting has the potential to result in LSE to the qualifying features at the Ashdown Forest (Nightjar). It is understood that a HRA is to be instructed. The overall findings of this report can be reviewed upon completion of the HRA report, however, it is considered unlikely that even if LSE are found, that it would result in a need for an EIA for the proposed development, although in this event this approach would need to be agreed with the LPA.

Additional generators / kitchen facilities may require a noise impact assessment to be completed to ensure no significant impact to surrounding land users (offsite) or breach of any existing planning conditions.

Consideration of any odours (resulting from food preparation) may be required if this may impact any surrounding land users (off site) and the LPA may ask for an Odour Impact Assessment and details of ventilation and extraction systems.

Changes related to lighting, noise or odour should be discussed with the LPA and the EHO to determine any potential concerns or operational limitations that would be required.

The requirements for any such studies alone are not considered likely to result in a request for an EIA.

New generators or any associated fuel storage may need additional environmental discharge consents or environmental management plans to ensure compliance, although based on the current proposals this would appear to be low risk

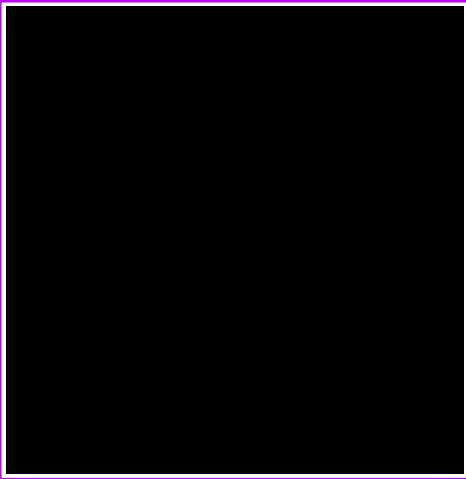
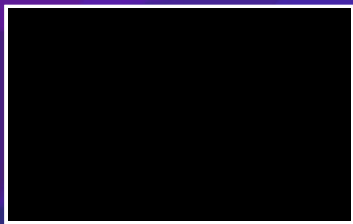
Any changes to access/egress or surrounding roads will need discussion with the LPA, although at this time no significant change to the traffic movements to and from the site or access arrangements are proposed and it is considered unlikely that the LPA would require a Traffic Impact Assessment.

5.2 Recommendations

The new lighting requirements should be designed and operated in compliance with UK legislation governing external lighting including but not limited to:

- Clean Neighbourhoods and Environment Act 2005;
- Building Regulations 2010 – Part L; and
- Conservation of Habitats and Species Regulations 2017.

These lighting impacts may affect some ecological features, especially birds. As noted in Section 4, the site is near to the Ashdown Forest that is designated for Nightjar. The introduction of more light may affect mobile species and some of the surrounding habitat might be functionally linked etc and an HRA screening assessment should be completed. Additional review and assessment would be needed to fully determine requirements. It is understood that a HRA is to be instructed for the site and once completed this report can be updated to summarise any findings of note.



Appendix 3

Ministry of Housing Communities and Local Government (MHCLG)
2 Marsham Street
London
SW1P 4DF

14th August 2026

Via email: [REDACTED]

Army Cadet Training Camp Crowborough, EIA Screening Request

Dear Sir / Madam

We write on behalf of the Home Office (the 'Applicant') to formally request a Screening Direction under The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) (herein referred to as 'the EIA Regulations') from the Secretary of State in relation to the continued use of part of Crowborough Training Camp in East Sussex as non-detained asylum accommodation for up to 540 residents together with associated site infrastructure for a temporary period until 22nd January 2030 (herein referred to as 'the Proposed Development').

The extant consent for temporary use of the Site (herein referred to as 'the Extant Consent') was issued under Class Q, Part 19 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (the '2015 Order'), specifically emergency development by the Crown for occupation of the Site for 12 months. The Extant Consent was issued on 22nd January 2026 and expires on 22nd January 2027. An EIA Screening Request for the Extant Consent was issued in December 2025. A Written Statement and a Screening Direction was provided by the Secretary of State on 21st January 2026 confirming that the proposed scheme was not EIA Development.

An application will be submitted for the continued use of the Site for a temporary period until 22nd January 2030. The planning route to be used is subject to confirmation at the time of writing.

The land to which this EIA Screening Request relates to is the Crowborough Army Cadet training facility No. 8 Crowborough detachment owned by the Ministry of Defence (MoD) (referred to as 'the Site'), more recently used to provide accommodation as part of the Afghan Resettlement Programme prior to the Extant Consent. The Site covers approximately 18 hectares (ha) and is shown on the plan provided in **Appendix A**.

This screening request presents the following information to assist the Secretary of State in adopting an EIA Screening Direction for the Proposed Development:

- a plan sufficient to identify the land;
- a description of the development, including in particular—
 - (i) a description of the physical characteristics of the development;
 - (ii) a description of the location of the development, with particular regard to the environmental sensitivity of geographical areas likely to be affected;
- a description of the aspects of the environment likely to be significantly affected by the development;
- to the extent the information is available, a description of any likely significant effects of the proposed development on the environment resulting from—
 - the expected residues and emissions and the production of waste, where relevant; and
 - the use of natural resources, in particular soil, land, water and biodiversity; and
- such other information or representations as the person making the request may wish to provide or make, including any features of the proposed development or any measures envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment.

The Government EIA Screening Checklist has been completed and is provided in **Appendix B**.

The remainder of this EIA Screening Request is structured as follows:

1. Baseline
2. Changes Since January 2026
3. The Proposed Development
4. Engagement
5. Conclusion

Appendix A Site Boundary Plan

Appendix B EIA Screening Matrix

Appendix C Confidential Equality Impact Assessment

Appendix D Consultation with Natural England

Appendix E Operational Management Plan

Yours sincerely,

1. Baseline

- 1.1 A description of the Site and surrounding area is contained within **Table 1**.
- 1.2 The Screening Matrix in **Appendix B** includes a more detailed baseline description applicable to that topic. The characteristics and duration of the Proposed Development and the Site have been considered when assessing the environmental aspects likely to be affected and the potential for likely significant effects to result from the Proposed Development.
- 1.3 The following sources of data have been utilised in the establishment of the baseline conditions:
 - Defra's MagicMaps¹;
 - Wealden District Council 2024 Air Quality Annual Status Report²;
 - Office for National Statistics³;
 - Air Quality Strategy for England⁴;
 - British Geological Survey (BGS)'s Geology Viewer⁵;
 - Publicly available landfill data⁶;
 - ESCC'S Landscape Character Areas⁷;
 - Heritage Gateway's Historic Environment Record (HER)⁸;
 - UK National Risk Register⁹; and
 - ESCC's online planning portal¹⁰.

¹ Department for Environment, Food and Rural Affairs; Multi-Agency Geographical information for the Countryside (Magic) Maps. Available at: <https://magic.defra.gov.uk/MagicMap.aspx>

² Wealden District Council. 2024. 2024 Air Quality Annual Status Report. Available from: https://www.sussex-air.net/air-pollution/wp-content/uploads/2026/05/ASR_Wealden_2024.pdf

³ Office for National Statistics, (2023); Census 2021.

⁴ Department for Environment, Food and Rural Affairs (2023). The Air Quality Strategy framework for local authority delivery.

⁵ British Geological Survey, 2026. Geology of Britain viewer. Available: <http://mapapps.bgs.ac.uk/geologyofbritain/home.html>.

⁶ Data.gov.uk, open source data. Available at: <https://www.data.gov.uk/dataset/17edf94f-6de3-4034-b66b-004ebd0dd010/historic-landfill-sites>

⁷ East Sussex Landscape Character Assessment. Available at <https://www.eastsussex.gov.uk/environment/landscape/landscape>

⁸ Heritage Gateway <https://www.heritagegateway.org.uk/Gateway/>

⁹ UK Cabinet Office, (2020). National Risk Register 2020. Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/952959/6.6920_CO_CCS_s_National_Risk_Register_2020_11-1-21-FINAL.pdf

¹⁰ ESCC Planning Register. Available at <https://apps.eastsussex.gov.uk/environment/planning/applications/register/>

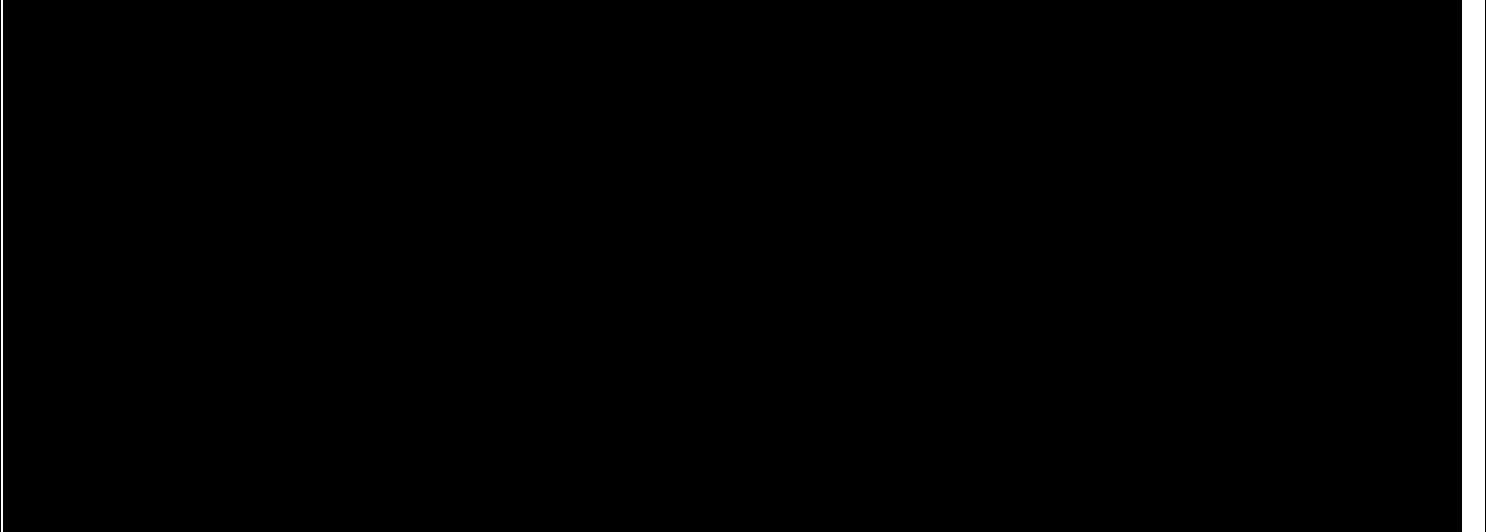
Table 1 Description of the Site and Surrounding Area

Aspect of Proposed Development	Description
Project Site	<p>The Proposed Development is located at the current Crowborough Training Camp site in East Sussex. The Crowborough Training Camp (also known as Beacon Camp or the wider site) covers approximately 90 acres (or about 36 hectares (ha)) comprising multiple live-firing ranges, a tactical training area, an urban warfare simulator, and support facilities in accommodation, administration and other buildings.</p> <p>The Site, covering an area of approximately 18ha, comprises part of the Training Camp a range of low-rise buildings which have been used in the past for military accommodation, training, welfare facilities and associated utilities and infrastructure. Most recently the Site was used as transitional accommodation for the Afghan Resettlement Programme and since January 2026 has been used to provide temporary accommodation for asylum seekers. The Proposed Development seeks approval for the continued use of the Site for a temporary period until 22nd January 2030, after which it would be handed back to the MoD.</p> <p>A 2m high perimeter fence surrounds the Site. The Site contains approximately 90 individual single storey buildings arranged within a broadly rectangular central area. Most of these buildings are used for accommodation, with other buildings used for catering, training, healthcare and a gym. Some buildings are currently fenced off and not used. Internal roads and footpaths provide circulation throughout the Site, with several car parking areas distributed across the Training Camp. The areas between buildings and infrastructure are predominantly grassed, with sporadic tree planting. [REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p><u>Site History</u></p> <p>The camp was first established during World War One as a training camp for Kitchener's Army. The arrival of the first significant contingent of soldiers, the Royal Engineers of the 24th Division, occurred in April 1915.</p> <p>During the interwar years (1919-1939), the Crowborough Military Site was primarily used for training the Territorial Army (TA). It served as a key venue for two-week annual training camps for TA units, particularly those from London and the Southeast.</p> <p>During World War Two the camp was used extensively for training and as a transit camp for troops.</p> <p>In the post-war period until 2021, the camp was used as a permanent live-firing training area, primarily for the Army Reserve and infantry units.</p> <p>Most recently (between November 2023 and December 2024) the Crowborough Training Camp played a temporary humanitarian role - providing immediate safe haven for Afghans, and their families, who had assisted the UK effort in Afghanistan - as part of the Afghan Relocations and Assistance Policy (ARAP). The housing of Afghans at Crowborough Training Camp as a temporary operation following the collapse of the Afghan government to the Taliban in August 2021. The UK government launched an urgent effort to evacuate eligible</p>

Aspect of Proposed Development	Description
	<p>Afghans who had worked for, or with, the British forces and government (e.g., as interpreters, embassy staff, etc.), as they were at high risk of reprisal from the Taliban.</p> <p>From late September 2021 until July 2022, the Crowborough Training Camp was repurposed to serve as one of several initial accommodation centres across the UK. Crowborough Training Camp acted as temporary "bridging" accommodation while their paperwork was processed and more permanent, long-term housing could be found in local authorities across the UK. The Training Camp provided safe lodging, food, medical care, and support services to help the families begin to settle and adjust to life in the UK after their traumatic evacuation.</p> <p>In Spring 2022 the process of moving families out of the temporary accommodation and into permanent homes across the UK accelerated and the number of Afghan families resident at the camp steadily decreased as they were moved into settled, permanent communities across the UK.</p> <p>In mid-July 2022 Wealden District Council and the Home Office confirmed that the last remaining families had left marking the official end of the humanitarian operation at the Training Camp.</p> <p>Following their departure, the Training Camp was restored before being returned to the MOD for its primary purpose as a military training facility. The Training Camp returned to its primary function as a live-firing and tactical training area for the British Army and Army Reserves.</p> <p>In December 2024 the Defence Secretary announced that use of the Defence estate - including Crowborough Training Camp- for resettlement would be reduced, citing the need to return these sites to military use due to rising global threats.</p> <p>In August 2025 the MOD offered the Site to the Home Office, for an operational period of 12 months as temporary accommodation for asylum seekers. Following issue of the Extant Consent this use started in January 2026.</p>
Surrounding Area	<p>The Site lies in Wealden District in East Sussex. It is located approximately 2km to the southwest of Crowborough town centre and approximately 1.6km southwest of Crowborough. The urban fringe of Crowborough extends to the entrance of the Training Camp on Uckfield Road (A26).</p> <p>The Site is mostly surrounded by woodland, with agricultural land beyond. Immediately south is a timber yard. Brown Knoll Farm is located to the immediate west of the Training Camp with a Timber Suppliers and industrial units to the immediate south. The nearest residential properties are Birchfield Farm which is located on The Warren adjacent to the south of the Site, Jackman's Lodge approximately 100m to the north-west, and a recent housing development approximately 200m to the east of the Site near the A26 Uckfield Road.</p> <p>The Site is located within the High Weald National Character Area (NCA), characterised as one of the best-preserved medieval landscapes in north-west Europe. The High Weald National Landscape (formerly known as the High Weald Area of Outstanding Natural Beauty, AONB) covers 78% of the NCA. The Site is located within the High Weald National Landscape, which covers an area of 1,450km² and spans parts of Kent, East Sussex, West Sussex and Surrey.</p>

Aspect of Proposed Development	Description
	<p>There is one Grade II listed building within 1km of the Site, Warren House approximately 660m north of the site. Two other Grade II listed buildings exist at the edge of the 1km radius from the centre of the Site, these are 1 White Cottages to the southeast and Highfield, Winscombe Tower and Fernlea Cottage to the east. There are no World Heritage Sites, Scheduled Monuments, Registered Parks and Gardens or Registered Battlefields within 1km of the Site.</p> <p>The nearest Scheduled Ancient Monument is a 'Medieval moated site with adjacent late medieval Pondbay' in Walsh Manor which is located approximately 2.7km southeast of the Site. There are no World Heritage Sites close to the Site.</p> <p>There are 10 Registered Parks and Gardens within 10km of the Site, the closest being Rotherfield Hall (Grade II*) located approximately 4km to the west, Penns in the Rocks (Grade II*) located approximately 5km to the northeast, and Buckhurst Park (Grade II*) located approximately 3.5km to the north.</p> <p><u>Ecological Sites</u></p> <p>The Training Camp is approximately 280m north of Ashdown Forest, which covers approximately 2,630ha (approximately 6,500 acres). Ashdown Forest is designated as a Special Area of Conservation (SAC), a Special Protected Area (SPA) and a Site of Special Scientific Interest (SSSI). Ashdown Forest is also designated High Priority for Flood Risk Management.</p> <p>There are 8 additional SSSIs within 10km of the Site:</p> <ul style="list-style-type: none"> • Bream Wood SSSI (REF 1000184) approximately 4km to the northeast; • Buxted Park SSSI (REF 1000401) approximately 6km to the south; • Hastingford Cutting SSSI (REF 1000420) approximately 4km to the southeast; • Eridge Park SSSI (REF 1000420) approximately 8km to the northeast; • Eridge Green SSSI (REF 11000191) approximately 8km to the northeast; • Stockland Farm Meadows SSSI (REF 1000139) approximately 5km to the southeast; • Penn's Rocks SSSI (REF 1000204) approximately 6km to the northeast; and • Rock Wood SSSI (REF 1000204) approximately 4km to the southwest. <p>Aside from Ashdown Forest, there are no other SPAs or SACs within 10km of the Site. There are no Ramsar sites within 10km of the Site.</p> <p>The northeastern boundary of the Site is bordered by Replanted Ancient Woodland called Brown Knoll Gill.</p> <p>There are 3 Local Nature Reserves (LNRs) within 5km of the Site, however the nearest National Nature Reserve (NNR) is Lewes Downs, approximately 20km to the southwest.</p>

Aspect of Proposed Development	Description
	<p>The Site is located within Flood Zone 1 (low risk of flooding, less than 0.1% annual probability of flooding) and lies within the following water features:</p> <ul style="list-style-type: none"> • Kent Weald Western – Medway, Groundwater Body (current status: poor); • Friars Gate Stream – River Catchment; and • Medway Catchment Drinking Water (Surface) - Safeguard Zone. <p>Brownknoll Gill (Inland River) and King's Standing Gill (Inland River) lie approximately 52m north and 980m northwest from the centre of the Site respectively. The Site is located within Flood Risk Zone 1, indicating the lowest risk zone for flooding.</p> <p>There are no Public Rights of Way (PRoW) within 200m of the Site, and the Site is not accessible to the public.</p> <p>The main source of air pollution in Wealden District is road traffic, with the main pollutants of concern being nitrogen dioxide and particulate matter. There are no locations within Wealden District where concentrations of air quality pollutants exceed the UK Air Quality Strategy objectives. Monitoring of the impact of road traffic on the Ashdown Forest SPA and SAC has been undertaken previously and in recent years tariffs have been introduced for new developments to reduce the impact of development on these designated sites.</p> <p>There are no groundwater source protection zones within 5km of the Site. The nearest groundwater source protection zone is approximately 5.1km to the north-east near Eridge.</p>
Social Demographics	<p>2021 census data indicate that Crowborough had a population of 21,688 in 9,628 households. The population of the parishes is relatively older – 25% of residents are over the age of 65 years. The male/female population ratio is approximately 50:50. The population is largely of White British ethnicity – over 95%. Most households are in homes that are owned either outright or with a mortgage – 77%.</p> <p>Key amenities and community facilities in Crowborough include Crowborough Post Office, Morrisons and Waitrose supermarkets, ten churches, a community centre, Goldsmith's recreation park and Crowborough Leisure Centre.</p> <p>The nearest GP surgery offering primary healthcare is Beacon Surgery in Crowborough, approximately 2.2km north-east of the Site. The nearest hospitals are Crowborough War Memorial Hospital Minor Injuries Unit approximately 1.6km from the Site and the Tunbridge Wells Hospital at Pembury approximately 15km from the Site, the latter of which offers Accident and Emergency services.</p>

Aspect of Proposed Development	Description
Nearby dispersed Asylum Accommodation	<p>The number of individuals located in nearby contingency and dispersed asylum accommodation in surrounding areas beyond Wealden is as follows (data is from 31st March 2026):</p> 

2. Changes Since January 2026

- 2.1 This section summarises the proposed changes to the existing arrangements (under the Extant Consent) which are to be implemented as part of the Proposed Development.

Proposed Changes

- 2.2 The Extant Consent includes use of building 19 which is located within the southern part of the Site. Following recent discussions with the MOD it has been agreed that this building will be returned to the MOD for use by Army Cadet training during weekday evenings. A separate point of access to this building will be provided directly off The Warren. This building will be fenced off and no access to the Proposed Development will be possible. The area required for delivery of the Proposed Development has therefore been reduced compared to the Extant Consent to exclude building 19 and the immediate surrounds.

- 2.3 No other changes are proposed to the Extant Consent.

Policy and Legislation Changes since January 2026

- 2.4 This section considers changes in planning policy and legislation that have occurred since submission of the original EIA Screening request in January 2026.
- 2.5 Wealden District Council is preparing a new Local Plan for the period up to 2042. Consultation on the Draft 'Focused' Wealden Local Plan (Regulation 18) finished on 30th March 2026. The Regulation 19 Local Plan is due to be published later in 2026 and is expected to be submitted formally to the Planning Inspectorate at the end of 2026.
- 2.6 The NPPF Draft Text for Consultation is currently in draft, with consultation having been conducted between 16th December 2025 and 10th March 2026. The final revised NPPF is expected to be published in summer 2026.

Other Considerations

- 2.7 An existing wastewater treatment works [REDACTED] Due to misconnections associated the pipes, [REDACTED]
[REDACTED]
[REDACTED]

- 2.8 The misconnections to the pipes on site will be rectified by the MoD, this work has been commissioned and is due to be commenced imminently. This is being delivered by the MOD and does not form part of the Proposed Development. [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

3. The Proposed Development

- 3.1 The Home Office is intending to seek planning permission for:
‘Continued use of Crowborough Training Camp (sui generis) as non-detained asylum accommodation for up to 540 residents together with associated site infrastructure for a temporary period until 22nd January 2030.’
- 3.2 The proposal does not constitute any changes to the site in terms of additional construction activities or changes to its operation.
- 3.3 No construction or groundworks are proposed and the existing facilities that have been installed on the Site under the Extant Consent (including ablutions blocks, CCTV cameras, floodlights, generators and the temporary kitchen ancillary units) will be retained and continue to be used on a temporary basis.
- 3.4 Full details of the Proposed Development are contained in **Table 2**.
- 3.5 The effects of the Proposed Development have been assessed and are presented in the Screening Matrix (**Appendix B**).
- 3.6 A description of the Proposed Development as well as identification of the works already completed are contained within **Table 2**.
- 3.7 A description of the key elements of the Proposed Development relating to the operational and decommissioning stages is provided in **Table 3** and **Table 4** respectively and summarised in **Table 5**.

Table 2 Description of the Proposed Development

Aspect of Proposed Development	Description
Use of land	
Services and Facilities	<p><u>Communal services</u></p> <p>The existing facilities will not change and they are sufficient to accommodate the Site's capacity of up to 540 service users. The accommodation has indoor and outdoor sports and recreational, educational, multifaith religious spaces and dining spaces, as well as other services including a laundry. Free Wi-Fi is available for those with smart phones.</p> <p>Asylum seekers without their own mobile phone are provided with access on-site to (upon request) a mobile telephone to maintain contact with other parties, and in particular their legal representation and Migrant Help¹¹.</p> <p><u>Healthcare services</u></p> <p>With regards to healthcare, the existing arrangements and provision managed by [REDACTED] will continue for the Proposed Development. The demand for health provision is being monitored, with provision increased, if required, to ensure that there are no significant effects upon local healthcare infrastructure.</p> <p>The healthcare provision includes:</p> <ul style="list-style-type: none"> • A GP-led primary care service, co-ordinated with NHS Sussex, operating between 09:00 and 17:00 on weekdays. This typically includes 5-7 clinical staff, in addition a physiotherapist is present one day per week and a psychologist three days per week; • A remote, on-call GP service operates at weekends between 08:00 and 20:00; • An initial health assessment for all new arrivals which screens for: <ul style="list-style-type: none"> • Infections • Mental health concerns • Communicable diseases • Vaccination requirements

¹¹ [Migrant Help](#) is a charitable organisation, independent from the Home Office, who have been appointed to give asylum seekers independent advice, information about their support, to enable them to report an issue, or to tell the Home Office about a change in their circumstances.

Aspect of Proposed Development	Description
	<p>The Home Office has procedures in place to support individuals with potential symptoms of an infectious disease, including isolation spaces and a designated isolation hotel.</p> <ul style="list-style-type: none"> • Anyone with symptoms of an infectious disease is requested to isolate, until the treatment, provided by healthcare teams on site, has been completed. • The Home Office receives advice and guidance where needed from the local UK Health Security Agency (UKHSA) Health Protection Team on management of individuals and contacts with a suspected infectious disease. <p>The demand for health provision will be monitored, with provision increased, if required, to ensure that there are no significant effects upon local healthcare infrastructure. Where there is evidence of additional health requirements the Home Office will work with providers to understand the demand and seek to address this through close working and carry out mitigations.</p> <p>Where local provision cannot be provided to cover the above services [REDACTED] will manage this through their normal routes for commissioning care.</p> <p>Welfare services are also provided through on-site Welfare Officers.</p>
Service offsite if these are an integral part of the project	The facilities provided on the Site will be sufficient to accommodate the proposed up to 540 asylum seekers. Off-site services are not part of the Proposed Development.
Operational Development	
Buildings	The existing buildings which are in use under the Extant Consent will continue to be used. No changes to existing buildings beyond the Extant Consent are proposed.
Installation of Modular Accommodation and Refurbishment of Existing Buildings	Existing buildings will be used and no modular accommodation or further refurbishment beyond the Extant Consent will be undertaken.
Engineering works	No engineering works are proposed.
Utilities	No changes to the existing utilities or installation of new utilities are proposed.
Security	The existing fencing around the Site will be retained and adjusted to segregate building 19 from the remainder of the Site since this building will be handed back to the MoD. [REDACTED].

Aspect of Proposed Development	Description
Traffic and transport	The existing main Site access [REDACTED]. The secondary Site access [REDACTED] [REDACTED]
Integral (embedded) Elements ¹²	
Healthcare	Healthcare provision is integral to the Proposed Development in order to prevent any likely significant effects. See Use of Land, Services and Facilities section above for details.
Height, positioning and temporary nature of the modular buildings and location of energy plant	The existing modular ablution blocks will continue to be used and no changes are proposed. The existing generators will continue to be used and no changes are proposed.
Sustainable materials	No new material use is required and no construction is to be undertaken.
The Waste Hierarchy and waste measures	Existing waste management facilities will continue to be used and waste collections will continue as per the existing arrangements.
Provision of amenities on Site	No new amenities will be provided on the Site. Existing amenities will continue to be provided.
Provision of a shuttle bus service	The existing shuttle bus services will continue and no changes to the frequency or destinations are planned.
Artificial lighting	No new installations are to be provided. Existing floodlights will continue to be operated.
Operation of Non-Road Mobile Machinery (NRMM).	The generators currently located on the Site will continue to be used. No changes to these or their location are to be undertaken as part of the Proposed Development.

¹² These elements are all integral (embedded) to the Proposed Development. No requirement for additional mitigation is identified.

Aspect of Proposed Development	Description
Best practice measures during removal of asbestos.	No works are proposed to the buildings beyond the works that have been approved and implemented as part of the Extant Consent. Therefore, concerns relating to asbestos, potential for contaminated dust and contamination of ground and groundwater are not applicable.
Best practice measures to avoid generation of dust, volatile organic compounds and spillages.	
Best practice implementation to prevent contamination.	
Time Period	
Project duration	January 22 nd 2027 – January 22 nd 2030.
Decommissioning	The proposed works to decommission the Site and the duration of decommissioning will be consistent with that of the Extant Consent.

Table 3 Proposed Development during the Operational Phase

	Baseline Summary Table Versus Proposed Development			
	Previous Project subject to EIA Screening Direction January 2026)	Existing Baseline (July 2026)	Proposed Development	Change from Existing Baseline
Total Floorspace (GIA/sqm)	9,100sqm	9,100sqm	Less than 9,100sqm given the exclusion of building 19	Reduction based on the exclusion of building 19
Maximum Height of Buildings (m)	Single storey	Single Storey	Single Storey	No change
Car Parking Spaces	■	■	■	No change
Total Staff (persons)	■	■	■	No change
Number of Service Users	560	Up to 540. Average occupancy since January 2026 – ■ Maximum occupancy since January 2026 - ■	Up to 540	No change
Facilities and Services on Site	Kitchen, Laundry, Medical, Gym, Outdoor Sports, Multifaith Prayer Room, Primary Healthcare, On-Site Catering	Kitchen, Laundry, Medical, Gym, Outdoor Sports, Multifaith Prayer Room, Primary Healthcare, On-Site Catering	Kitchen, Laundry, Medical, Gym, Outdoor Sports, Multifaith Prayer Room, Primary Healthcare, On-Site Catering	No change
Height of Security Fences (m)	2m	2m	2m	No change
Hours of Operation	24/7	24/7	24/7	No change
Number of Average Daily Vehicle Movements (in/out total)	■ two-way vehicle trips (i.e. ■ arrivals and ■ departures)	Average of ■ vehicle trips per day (■ arrivals and ■ departures)	■ two-way vehicle trips (i.e. ■ arrivals and ■ departures)	No change

Table 4 Proposed Development during the Decommissioning Phase

Baseline Summary Table Versus Proposed Development			
	Baseline Existing (July 2026)	Proposed Development	Changes
Total Floorspace (GIA/sqm)	9,100sqm	Less than 9,100sqm given the exclusion of building 19	Reduction based on the exclusion of building 19
Maximum Height of Buildings (m)	Single storey	Single Storey	No change
Car Parking Spaces	■	■	No change
Total Staff (persons)	■	Maximum ■	Reduction of ■ total staff (comparing operation phase to decommissioning)
Number of Service Users	Up to 540 Average occupancy since January 2026 – ■ Maximum occupancy since January 2026 - ■	0	Reduction of 540
Facilities and Services on Site	Kitchen, Laundry, Medical, Gym, Outdoor Sports, Multifaith Prayer Room, Primary Healthcare, On-Site Catering	Kitchen, Laundry, Medical, Gym, Outdoor Sports, Multifaith Prayer Room, Primary Healthcare, On-Site Catering	Kitchen, Laundry, Medical, Gym, Outdoor Sports, Multifaith Prayer Room, Primary Healthcare, On-Site Catering
Height of Security Fences (m)	2m	2m	No change
Hours of Operation	24/7	24/7	0
Number of Average Daily Vehicle Movements (in/out total)	Average of ■ vehicle trips per day (■ arrivals and ■ departures)	The number of trips is expected to be fewer than during the construction stage for the Extant Consent.	The number of trips is expected to be fewer than during the construction stage for the Extant Consent.

Table 5 Baseline Summary Table

Baseline Summary Table Versus Proposed Development	Daily Operational Movements (Average selected data, based on July 2026 data)
Operational Phase	
Non-Staff	Average of ■ trips per day (■ arrivals and ■ departures)
Staff	Average of ■ trips per day (■ arrivals and ■ departures) based on ■ staff per day (total is ■ staff, but not all staff attend site each day)
Total daily operational movements	Average of ■ vehicle trips per day (■ arrivals and ■ departures) based on the above.
Net change over baseline	No change when compared to the baseline.
Decommissioning Phase	
Net change over baseline	The number of trips is expected to be fewer than during the construction stage for the Extant Consent.

Service Users

- 3.8 Migrants will mainly be arriving to the UK from Channel crossings to the Kent coast or relocated from existing hotel accommodation. They will predominantly be intercepted and transported from either Dover or Ramsgate after being processed at Manston or another port of entry.
- 3.9 Service users housed at this Site will be single adult males – no families will be permitted. Asylum seekers will be screened for both health and vulnerability prior to being transported to the Site. Users will be entitled to a monetary allowance through the Asylum Support Payment.
- 3.10 The facility will predominately serve as a residential facility to support asylum applicants who are destitute and require accommodation. The asylum seekers will have very little capacity to spend on local services.
- 3.11 The Site will be managed by an experienced Service Operator, contracted by the Home Office, who will retain overall responsibility for the Site. Migrants will not be detained but will be subject to a voluntary 10pm curfew. A 24-hour security presence will be provided on Site by a third-party service provider which will be adequate to protect the safety and security interests of asylum seekers, staff and visitors to the Site.
- 3.12 An Equality Impact Assessment has been prepared for the continued temporary use of the Site (see **Appendix C (confidential)**).

Legislative Requirements

- 3.13 The facility will comply with the Immigration and Asylum Act 1999 which read together with the Directive 2103/9/EC sets out minimum standards for the reception of asylum seekers ("the RCD"), The Human Rights Act 1998, Building Regulations 2010, Regulatory Reform (Fire Safety) Order 2005, Electricity at Work Regulations 1989, Section 326 of Housing Act 1985, Health and Safety and Work Act 1974, Water Supply (Water Quality) Regulations (England and Wales) 2016 and Water Supply (Water Fittings) Regulations 1999. The Illegal Migration Act received Royal Assent on 20th July 2023. This Act changes the law so that those who arrive in the UK illegally will not be able to stay and will instead be detained and promptly removed, either to their home country or a safe third country. Section 9 of the Illegal Migration Act provides that individuals whose asylum claims are declared inadmissible under section 5 can obtain support under section 4(2) of the Immigration and Asylum Act 1999. Individuals with dependants under 18 will remain eligible for support under section 95 of the 1999 Act in line with section 94(5). Support under section 4(2) of the 1999 Act will include accommodation and support under section 95 of the 1999 Act may include accommodation.
- 3.14 Legally, the Applicant must comply with the following:
- Be legally responsible for residents of the facility, including health (including mental health), the control of infectious diseases and provision of services.
 - Oblige with inspection by any independent body, e.g. His Majesty's Inspectorate of Prisons
 - Comply with Building Regulations¹³.
 - Comply with standards set out within the Housing Act¹⁴.
 - The facilities are subject to inspection by the Crown Premises Fire Safety Inspectorate and the Applicant would have to act on their recommendations.
 - Waste storage, transportation and disposal will be subject to relevant legislation, including the Environmental Protection Act 1990¹⁵ and the Environmental Protection Regulations¹⁶ (Duty of Care) Regulations 1991 including in relation to waste arising from healthcare provision.

¹³ Her Majesty's Stationery Office (HMSO), Building Regulations (2020). <https://www.gov.uk/guidance/building-regulations-and-approved-documents-index>

¹⁴ HMSO, The Housing Act (2004) <https://www.legislation.gov.uk/ukpga/2004/34/contents>

¹⁵ HMSO. Environmental Protection Act (1990). <https://www.legislation.gov.uk/ukpga/1990/43/contents>

¹⁶ HMSO. Environmental Protection (Duty of Care) Regulations (1991). <https://www.legislation.gov.uk/uksi/1991/2839/made>

- The Applicant must comply with the Wildlife and Countryside Act¹⁷ 1981 and the Conservation of Habitats and Species Regulations 2017¹⁸ (as amended).

EIA Regulations

- 3.15 The Proposed Development does not fall under the description of Schedule 1 developments as defined by the EIA Regulations and hence does not automatically require an EIA. In addition, the Site is not located within a sensitive area as defined by the EIA Regulations.
- 3.16 The Proposed Development can be classified as an ‘*urban development project*’ under Schedule 2 category 10(b) of the EIA Regulations, however since no construction works are to be undertaken the Proposed Development falls more appropriately under Schedule 2 category 13(c) A change or extension of development of a description listed in paragraphs 1 to 12 of column 1 of Schedule 2 where that development is already authorised, executed or in the process of being executed. The relevant area thresholds associated with the Schedule 2 category 13(b) change to or extension of development are:
- “Either—*
- (i) The development as changed or extended may have significant adverse effects on the environment; or*
- (ii) in relation to development of a description mentioned in column 1 of this table, the thresholds and criteria in the corresponding part of column 2 of this table applied to the change or extension are met or exceeded.”*
- 3.17 The area of the Proposed Development exceeds the threshold of 5 ha in category 10(b) and will provide non-detained asylum accommodation for up to 540 residents together with associated site infrastructure for a temporary period until 22nd January 2030.
- 3.18 Planning Practice Guidance (PPG)¹⁹ states that it should not be presumed that developments falling below the Schedule 2 thresholds could never give rise to significant effects and, therefore, each development will need to be considered on its merits. PPG also states that only a very small proportion of Schedule 2 developments will require EIA.
- 3.19 EIA case law has established that the ultimate test to confirm whether a development requires EIA is its likelihood to result in significant environmental effects by virtue of factors such as the characteristics of the development, the location of the development and the types and characteristics of the potential impact of the development on the environment, as set out in Schedule 3 of the EIA Regulations.
- 3.20 The PPG provides guidance on the application of the EIA Regulations, including EIA screening and how to determine whether a development is likely to give rise to significant environmental effects so that EIA is required. The PPG provides a set of indicative criteria and thresholds, and key issues to consider, to help determine whether a development is likely to have significant effects.
- 3.21 In relation to Schedule 2 category 10(b) projects, the PPG establishes the following indicative thresholds for “*sites which have not previously been intensively developed*”:
- (i) area of the scheme is more than 5 hectares; or*
- (ii) it would provide a total of more than 10,000sqm of new commercial floor space; or*
- (iii) the development would have significant urbanising effects in a previously non-urbanised area (e.g., a new development of more than 1,000 dwellings)”.*
- 3.22 The key issues identified within the PPG are “*physical scale, potential increase in traffic, emissions and noise*”. Although the Site is larger than 5 ha, the Proposed Development does not exceed the PPG

¹⁷ HMSO. Wildlife and Countryside Act (1981). <https://www.legislation.gov.uk/ukpga/1981/69>

¹⁸ HMSO. The Conservation of Habitats and Species Regulations (2017). <https://www.legislation.gov.uk/uksi/2017/1012/contents/made>

¹⁹ MHCLG. 2020. *Planning Practice Guidance: Environmental Impact Assessment*. Last updated 13 May 2020. Paragraph: 018 Reference ID: 4-018-20170728, Revision date: 28 07 2017

thresholds (ii), or (iii) and will not involve any construction, rather it relates to the continued use of the Site for a temporary period until 22nd January 2030. The potential environmental effects associated with road traffic movements, emissions and noise associated with the Proposed Development have been considered in this EIA Screening request (see **Appendix B**) together with the temporary nature of the Proposed Development, until 22nd January 2030.

4. Engagement

- 4.1 The Home Office has maintained an extensive programme of stakeholder and community engagement in relation to Crowborough Training Camp. A range of regular forums and engagement mechanisms have been established and continue to operate. These are summarised below.

Existing Regular Meetings and Engagement Groups

- Operational Working Group (OWG)
 - First meeting: 23rd October 2025.
 - Frequency: Weekly.
 - Total meetings: Initial meeting plus ten subsequent weekly meetings.
 - Attendees include representatives from Wealden District Council, East Sussex County Council, South East Strategic Migration Partnership (SE SMP), Sussex Integrated Care Board (ICB), South East Coast Ambulance Service, Sussex Police, East Sussex Fire & Rescue Service, Local Resilience Forum and, at one meeting, MHCLG
- Crowborough Multi-Agency Forum (MAF)
 - First meeting: 5th February 2026.
 - Frequency: Fortnightly from February to June 2026, now monthly.
 - Chaired by the South East Strategic Migration Partnership
- Communications & Engagement Subgroup
 - Frequency: Fortnightly from February to June 2026, now monthly
- Operations & Community Cohesion Subgroup
 - Frequency: Fortnightly from February to June 2026, now monthly.
- Health Subgroup
 - Frequency: Fortnightly.
- Non-Government Organisation (NGO) Forum
 - Frequency: Monthly.
 - Purpose: Engagement with NGOs with an interest in the site but no direct operational presence.
- Voluntary and Community Sector (VCS) Forum
 - Frequency: Monthly.
 - Purpose: Engagement with organisations supporting activity on-site.
- Parish and Town Council Forum
 - Frequency: Monthly.
- MP Engagement
 - Monthly calls between Senior Civil Service (SCS) representatives and Nusrat Ghani MP.

Engagement Regarding Proposed Continued Temporary Use

- 4.2 Ahead of the submission of an application for the proposed continued use of Crowborough Training Camp for a temporary period, the Home Office undertook targeted engagement with key statutory and non-statutory stakeholders to ensure partners were informed of the proposal and were provided with an opportunity to raise comments and operational considerations. An established programme of

stakeholder engagement is already in place through the Crowborough Multi-Agency Forum (MAF), associated sub-groups and regular liaison arrangements. These forums include representatives from Wealden District Council, East Sussex County Council, Sussex Police, East Sussex Fire & Rescue Service, Sussex Integrated Care Board, the South-East Strategic Migration Partnership, local authorities, voluntary and community sector organisations, parish and town councils, and other operational partners.

- 4.3 Specific engagement that has been undertaken in advance of the extension announcement includes:
- 17th June 2026 – engagement with the National Police Coordination Centre (NPoCC);
 - 18th June 2026 – engagement with Sussex Police;
 - 24th June 2026 – engagement with the South-East Strategic Migration Partnership and the Chief Executive of Wealden District Council;
 - 25th June 2026 – engagement with Nusrat Ghani MP, together with Local Government Association and ARC representatives;
 - 26th June 2026 – engagement with Wealden District Council political leadership;
 - 29th June 2026 – an Extraordinary Multi-Agency Forum meeting; and
 - 2nd July 2026 – engagement with East Sussex County Council leadership, an Extraordinary Parish and Town Council Forum, and local residents during a site engagement session.
- 4.4 Correspondence received during the period 23rd October 2025 - 24th July 2026 comprises the following:
- Parliamentary Questions – 24
 - Freedom of Information requests (FOIs) – 92
 - Treat Officials – 54
 - Ministerial Letters – 232
- 4.5 The majority of correspondence comes from MP Nus Ghani and her constituents. Residents local to the Site submit a lot of correspondence and FOIs to the Home Office. Topics relate to the longevity of site operations and anti-social behaviour both on and off site.
- 4.6 A HRA screening assessment was submitted to Natural England for the Extant Consent. A letter from Natural England dated 8th January 2026 confirmed that no likely significant effect will arise on European sites and requested that an assessment of recreational disturbance on Ashdown Forest SPA be provided for completeness.
- 4.7 A Habitats Regulations Assessment (HRA) Screening assessment relating to the continued use of the Site as non-detained asylum accommodation for up to 540 residents together with associated site infrastructure, for a temporary period until 22nd January 2030, has been submitted to Natural England in accordance with Regulation 76 of the Conservation of Habitats and Species Regulations 2017. This includes an assessment of recreational disturbance on Ashdown Forest SPA given its proximity to the Site.
- 4.8 A meeting with Natural England was held on 5th August 2026. The HRA Screening assessment and the EIA Screening Request Letter were shared with Natural England in advance of this meeting. In their letter issued following this meeting (dated 5th August 2026, see **Appendix D**), Natural England advised that: *“...on the basis of the material supplied with the consultation, that there are no likely significant effects on statutorily designated nature conservation sites or landscapes and an Environmental Impact Assessment is not required”*.
- 4.9 The continued day-to-day running of the Site during the operational phase and the legal responsibilities and governance functions associated with the Proposed Development are detailed in the existing Operational Site Management Plan (see **Appendix E**).

5. Conclusion

- 5.1 This letter and enclosed completed EIA Screening Matrix (**Appendix B**) provide a description of the Proposed Development and consider the potential for likely significant effects on the environment in line with the requirements of Regulation 6(2) and Schedule 3 of the EIA Regulations. Whilst the Proposed Development is deemed to be Schedule 2 development, with regards to the selection criteria

for screening Schedule 2 developments in Schedule 3 of the EIA Regulations, and the related guidance in the PPG, it is concluded that with the Proposed Development is not likely to result in significant adverse effects on the environment by virtue of factors such as its nature, size or location. As such, it is considered that the Proposed Development does not constitute 'EIA development'.

5.2 In summary the Proposed Development consists of the following elements:

- The continued use of the Site to provide accommodation for asylum seekers for a temporary period until 22nd January 2030; and
- The exclusion of building 19 from the existing Site to allow this building to be used by the MoD. A new fence will be installed by the MoD along The Warren with a secure pedestrian gate to allow access to building 19.

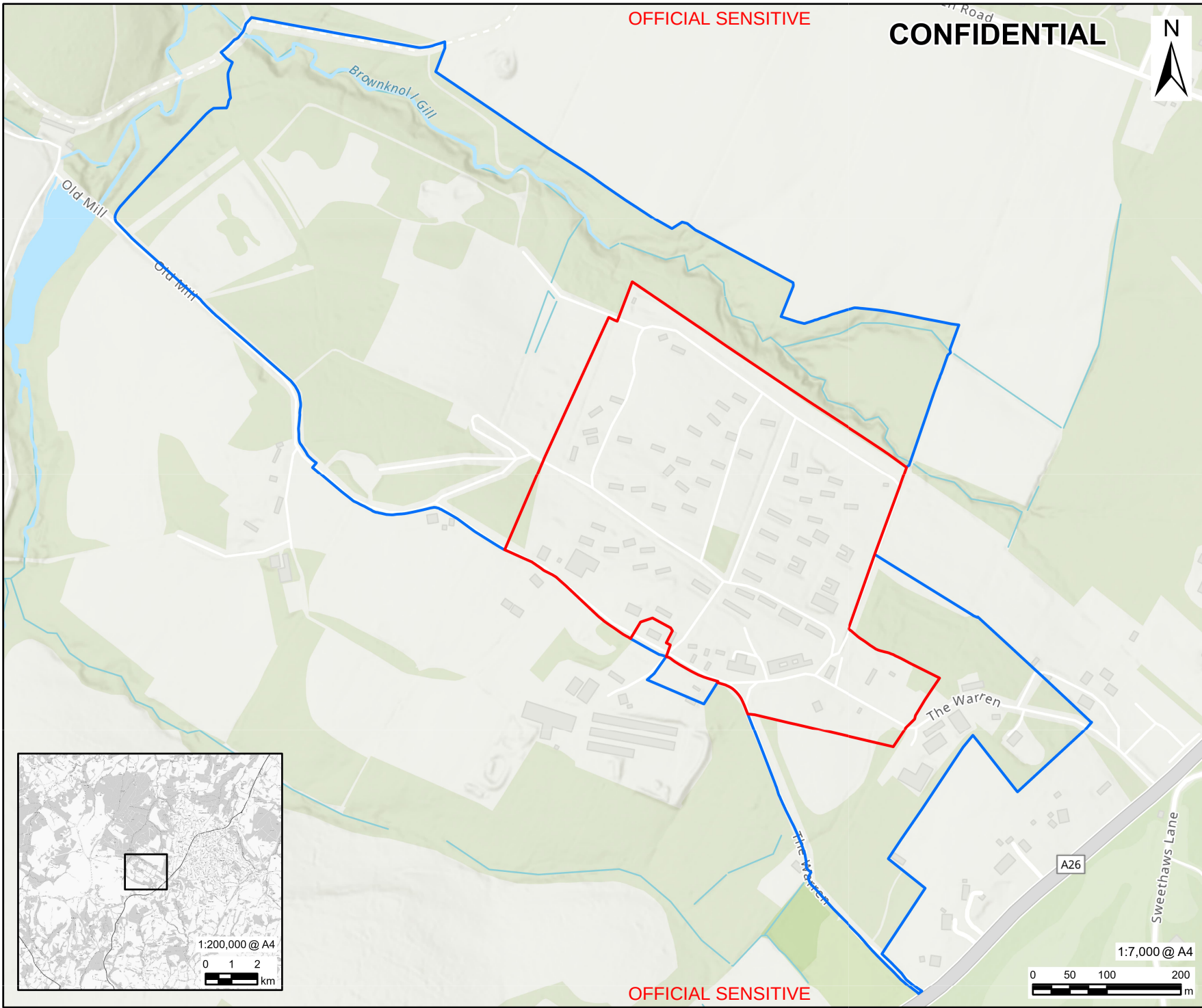
5.3 We trust that this letter supplies you with sufficient information and we would be grateful to receive your formal EIA Screening Opinion in line with Regulation 6(1) of the EIA Regulations.

Yours sincerely,



Appendix A Site Boundary Plan





CONFIDENTIAL

PROJECT

AAP003

CLIENT

Home Office

CONSULTANT

LEGEND

- Site Boundary
- Land Registry Ownership Boundary

NOTES

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ISSUE PURPOSE

FOR INFORMATION

PROJECT NUMBER

60790127

FIGURE TITLE

Site Location Plan

FIGURE NUMBER

Figure 1



Appendix B EIA Screening Matrix



**THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS
2017 SCREENING MATRIX**

OFFICIAL SENSITIVE

1. CASE DETAILS			
Case Reference		Brief description of the project / development	Continued use of Crowborough Training Camp (sui generis) as a non-detained asylum accommodation (sui generis) for up to 540 residents, together with associated site infrastructure for a temporary period until 22 nd January 2030
Appellant			
LPA			
2. EIA DETAILS			
Is the project Schedule 1 development according to Schedule 1 of the EIA Regulations?			No
If YES, which description of development (THEN GO TO Q4)			
Is the project Schedule 2 development under the EIA Regulations?			Yes
If YES, under which description of development in Column 1 and Column 2?			10 (b) Urban Development and 13 (b) (i) Change or extension of development listed in paragraphs 1 to 12 of Schedule 2
Is the development within, partly within, or near a 'sensitive area' as defined by Regulation 2 of the EIA Regulations?			Yes
If YES, which area?			The Proposed Development is approximately 280m from Ashdown Forest SPA, SCA and SSSI
Are the applicable thresholds/criteria in Column 2 exceeded/met?			Yes
If yes, which applicable threshold/criteria?			The overall area of development exceeds 5ha
3. LPA/SOS SCREENING			
Has the LPA or SoS issued a Screening Opinion (SO) or Screening Direction (SD)? (In the case of Enforcement appeals, has a Regulation 37 notice been issued)			No
If yes, is a copy of the SO/SD on the file?			
If yes, is the SO/SD positive?			
4. ENVIRONMENTAL STATEMENT			
Has the appellant supplied an ES for the current or previous (if reserved matters or conditions) application?			No

WHEN COMPLETING THIS DOCUMENT IN RELATION TO AN ENFORCEMENT APPEAL, THE UNDERSIGNED OFFICER HAS HAD REGARD TO THE PROJECT AS ALLEGED IN THE RELEVANT ENFORCEMENT NOTICE WHEN REFERRING TO THE PROJECT / DEVELOPMENT.

OFFICIAL SENSITIVE

A	Screening Criteria Question		B	Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)		C	Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))	
								<p>Is a significant effect likely, having regard particularly to the magnitude and spatial extent (including population size affected), nature, intensity and complexity, probability, expected onset, duration, frequency and reversibility of the impact and the possibility to effectively reduce the impact?</p> <p>If the finding of no significant effect is reliant on specific features or measures of the project envisaged to avoid, or prevent what might otherwise have been, significant adverse effects on the environment these should be identified in bold.</p>
5. NATURAL RESOURCES								
	5.1 Will construction, operation or decommissioning of the project involve actions which will cause physical changes in the topography of the area?	No		No construction or groundworks will take place as part of the Proposed Development.				N/A
				Decommissioning of the project will see the buildings and land handed back to the MoD. Therefore, no changes in the natural physical features of the area will occur.				
	5.2 Will construction or operation of the project use natural resources above or below ground such as land, soil, water, materials/minerals or energy which are non-	Yes		No construction works will be undertaken as part of the Proposed Development.		No		<u>Operation</u>
				The existing facility does not consume natural resources (land, soil, water and biodiversity) beyond that associated with normal urban activity. There would be no change to this as a result of the operation of the Proposed Development.				Additional energy use required to operate the existing facility is provided by temporary generators and this will continue for the Proposed Development. The temporary generators are a combination of diesel-powered generators and hybrid powered generators. However, the main generators are hybrid generators and once the battery is charged, they automatically switch off.

A Screening Criteria Question	B Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)	C Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))
renewable or in short supply?		<p><u>Decommissioning</u></p> <p>When the Site is decommissioned, the temporary generators will be disconnected and removed from the Site.</p>
5.3 Are there any areas on/around the location which contain important, high quality or scarce resources which could be affected by the project, e.g. forestry, agriculture, water/coastal, fisheries, minerals?	<p>Yes</p> <p>The Site is located approximately 280m north of Ashdown Forest, which covers an area of over 2,630 hectares (ha). Ashdown Forest is designated as a Special Area of Conservation (SAC), a Special Protected Area (SPA) and a Site of Special Scientific Interest (SSSI).</p> <p>The qualifying interest features for the SAC include Northern Atlantic wet heaths with <i>Erica tetralix</i> and European dry heaths. These habitats are sensitive to changes in air pollution, recreational activities and hydraulic conditions.</p> <p>The qualifying interest features for the SPA include European Nightjar (<i>Caprimulgus europaeus</i>) and Dartford Warbler (<i>Curruca undata</i>) which are sensitive to disturbance and noise.</p>	<p>No</p> <p><u>Operation</u></p> <p>The Proposed Development comprises the continued temporary use of the existing Site to accommodate asylum seekers.</p> <p>The Proposed Development is a continuation of the existing Site use and falls within the previous levels of occupation of the Site prior to the existing use. Therefore, no changes to the current operations in terms of traffic movements and existing levels of recreational pressure on Ashdown Forest are anticipated. Furthermore, a range of recreational facilities are provided on the Site, including a cricket pitch and football pitches.</p> <p>The existing lighting towers are positioned into the Site and away from habitats outside the Site. Therefore, no likely significant effects are anticipated on Ashdown Forest.</p> <p><u>Decommissioning</u></p> <p>The removal of ablution blocks, lighting towers, generators, temporary kitchen ancillary units and CCTV cameras from the Site is not expected to result in any likely significant effects on resources of high quality or resources which are scarce.</p>

A Screening Criteria Question	B Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)	C Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))
6. WASTE		
6.1 Will the project produce solid wastes during construction or operation or decommissioning?	Yes Waste sources include the residential (service users) and community uses, including healthcare, laundry and dining facilities.	No <u>Operation</u> The Proposed Development is a continuation of the existing Site use and there will be no significant change to the amount of waste produced during operation. Waste generated during the operational phase of the Proposed Development is collected and disposed of by licensed waste management contractors. Waste storage areas are provided to store both domestic waste (from service users) and commercial waste arisings. Therefore, waste generation during operation of the Site will not result in any likely significant effects. <u>Decommissioning</u> When the Site is decommissioned, the ablution blocks, lighting towers, generators, temporary kitchen ancillary units and CCTV cameras will be removed from the Site and repurposed. No likely significant effects relating to waste management will arise from the decommissioning activities.
7. POLLUTION AND NUISANCES		
7.1 Will the project release pollutants or any hazardous, toxic or noxious substances to air?	Yes During operation of the Proposed Development emissions of particulate matter (PM ₁₀) and nitrogen dioxide (NO ₂) concentrations will occur as a result of the use of the temporary generators and due to emissions from road traffic accessing the Site.	No <u>Operation</u> The main sources of emissions to air during the operation of the Proposed Development would be associated with the operation of 5 diesel generators and from road traffic movements. The road traffic movements are likely to be limited to the transport of service users, travel by employees to and from the

A Screening Criteria Question	B Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)		C Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))	
				<p>Site by vehicle and servicing by delivery vehicles. This represents a continuation of the existing Site activities, and the capacity of the Site will remain unchanged, therefore no significant change to the number or types of road traffic movements will take place. A shuttle bus service runs three times per day to Crawley. This will continue during the Proposed Development. No likely significant effects on air quality are anticipated from road traffic movements during operation of the Site.</p> <p>Emissions to air from the temporary generators are anticipated to be minimal and localised. The technology utilises batteries and the equipment shuts off when at capacity. Based on the location of the generators within the Site, as far as practicable from the accommodation buildings (approximately 60m), any air quality impact would be highly localised, short-term and is unlikely to be significant. Outside the Site, any air quality impact on sensitive receptors will be negligible.</p> <p><u>Decommissioning</u></p> <p>When the Site is decommissioned, the temporary ablution blocks will be disconnected and removed from the Site. The total number of vehicle trips during decommissioning will be minimal and less than that during the operational phase. Therefore, no significant air quality effects are identified during decommissioning.</p>
7.2 Will the project cause noise and vibration or release of light, heat, energy or	Yes	During the current operation of the Site was a single nuisance complaint received from the Head of Environmental Health Service for Rother and Wealden Councils following public enquiries about noise and	No	<p><u>Operation</u></p> <p>The source of noise and light pollution subject to the nuisance complaint was investigated by the Senior</p>

A Screening Criteria Question	B Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)	C Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))
electromagnetic radiation?	<p>light pollution from the Site. There was also a complaint received regarding noise from asylum seekers playing sports and shouting in the evening.</p> <p>Noise and vibration will also be generated from the road traffic movements during operation and decommissioning as well as from the temporary generators during the operational stage.</p>	<p>Responsible Officer for the Home Office. Mitigation measures have been implemented on the Site. These include the addition of sound dampening covers to the fencing surrounding the generators across the Site. In addition, kitchen extractor fans are turned off when not in operation.</p> <p>The onsite service provider regularly monitors noise levels within the Site staff patrols and keeps a log of the noise measurements.</p> <p>Due to the localised nature of the noise sources within the Site and following implementation of the mitigation measures described above no significant noise effects will arise during operation of the Site.</p> <p>Lighting installed on the Site is directed into the Site and angled downward to prevent light spill beyond the Site boundary. This approach accords with standard practice for minimising impacts from external illumination. The mobile lighting towers only operate during hours of darkness and are triggered by a decrease in ambient light. Therefore, no significant lighting effects will arise during operation of the Site.</p> <p>The number of vehicle movements (of up to [REDACTED] per day¹) remains relatively small scale in comparison to the daily vehicle flows on the local highway network and will be consistent with the existing number of vehicle movements to and from the Site. No significant road traffic noise impact on nearby noise sensitive</p>

¹ The majority of these vehicle movements relate to staff working on the Site, but this figure also includes LGVs, HGVs, servicing/ deliveries, shuttles buses and other services. [REDACTED], so not all of these vehicles would arrive and depart at the same time.

A Screening Criteria Question	B Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)	C Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))
		<p>receptors (including residential properties adjacent and close to the Site) is anticipated during the operational phase.</p> <p><u>Decommissioning</u></p> <p>During the dismantling of the temporary ablution blocks, lighting towers, generators, temporary kitchen ancillary units and CCTV cameras within the Site, some short-term increase in noise may occur, including from the Non-Road Mobile Machinery (NRMM) used to load the units onto lorries. There will be a short-term increase in traffic during this period and potential effects may occur due to noise arising from the vehicles transporting equipment off the Site. These impacts are likely to be localised and short-term. As such, no significant noise effects are considered likely during decommissioning.</p>
7.3 Will the project lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, waters or the sea?	<p>Yes</p> <p>The operational phase of the Proposed Development will not lead to any new risks of contamination of land or water. A limited amount of potentially contaminative substances (such as diesel associated with operation of the temporary generators) will continue to be stored on the Site.</p> <p>The existing wastewater treatment works (WWTW) [REDACTED]. However, owing to misconnections to the pipes linking the WWTW to the Site, [REDACTED]. These existing arrangements will continue to be in place for the Proposed Development.</p>	<p>No</p> <p><u>Operation</u></p> <p>Given the nature of the proposed uses, the Proposed Development would not introduce any significant sources of soil or water contamination during operation. Any fuel kept on the Site will continue to be stored in a secure and bunded location and spill kits will be provided. Therefore, operation of the Site will not result in any significant contamination effects.</p> <p><u>Decommissioning</u></p> <p>The temporary ablution blocks and generators will be removed from the Site during decommissioning. Prior to being moved, fuel storage containers will be drained down into a dedicated container suitable for safe transportation. Measures will be taken during this</p>

A Screening Criteria Question	B Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)	C Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))
	<p>The misconnections to the pipes will be rectified by MOD as part of their responsibility as the landowner, this work has been commissioned and will be completed in the near future. Therefore, it does not form part of the Proposed Development.</p>	<p>activity to minimise any potential risk of spillage and to ensure that should any accidental spillage occur this is appropriately contained. Following implementation of these measures no significant effects are likely relating to land or water contamination.</p>
<p>7.4 Are there any areas on or around the location which are already subject to pollution or environmental damage, e.g. where existing legal environmental standards are exceeded, which could be affected by the project?</p>	<p>Yes</p> <p>There are no Air Quality Management Areas (AQMA) in Crowborough and no Contaminated Land as defined by Part 2A of the Environmental Protection Act 1990 has been identified in Wealden District.</p> <p>Based on a review of publicly available information no known areas of contaminated land have been identified in or around the Site.</p> <p>The wider site (inclusive of the Site) has been used as a military base since 1915 and is known to have included a live-firing training area. A detailed unexploded ordnance (UXO) risk assessment for the Site will be undertaken in the coming weeks. There remains the potential for localised areas of contamination to be present on the Site given its long history of military use.</p> <p>Swan Timber, situated adjacent to the southern boundary of the Site, has been at this location since approximately 2021. Given the nature of this use there is the potential for some sources of contamination, such as wood preservatives, petroleum hydrocarbons and heavy metals to be used on the Site.</p> <p>A historic landfill site, Clockhouse, is located 0.5km north of the Site. This facility is considered to be sufficient distance from the Site not to present a risk of</p>	<p>No</p> <p><u>Operation</u></p> <p>Whilst there is the potential for areas of contamination to be present within the Site given its long-standing military use, and the timber yard is relatively close to the southern boundary, the Proposed Development will not entail any ground works and as such will not affect any areas of existing contamination within or close to the Site.</p> <p>The shuttle buses will run from the Site to Crawley three times per day and will not result in a significant change in road traffic passing through the Crawley AQMA.</p> <p>Therefore, the Proposed Development will not result in any significant effects on areas of existing environmental damage or pollution during the operational phase.</p> <p><u>Decommissioning</u></p> <p>Decommissioning activities will result in the removal of equipment which is installed above ground and no excavation will be required. Therefore, decommissioning activities will not result in any significant effects on areas of existing environmental damage or pollution.</p>

A Screening Criteria Question	B Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)	C Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))
	<p>contamination to soil and groundwater beneath the Site.</p> <p>There are no designated AQMAs within a 10km radius of the Site. A AQMA has been designated to the north-east of Crawley town centre, extending westwards from A2011 Crawley Avenue at junction 10 of the M23 and along Hardwicke Avenue and the A2004 which lead into Crawley town centre. These roads will likely be used by the shuttle buses during operation of the Proposed Development.</p>	
8. POPULATION AND HUMAN HEALTH		
8.1 Will there be any risk of major accidents (including those caused by climate change, in accordance with scientific knowledge) during construction, operation or decommissioning?	<p>No</p> <p>The UK National Risk Register² provides the basis for identifying existing hazards and threats (natural disaster hazards, existing major accident hazard sources and other hazards and threats). Review of the UK National Risk Register identifies that the Site is not located in an area which is anticipated to be at risk of foreseeable major disasters or accidents.</p> <p>The Community Risk Register for Sussex³ informs people about local risks that could affect them and ways in which they can be prepared. The community risks identified relate to Sussex as whole and are not specific to certain geographical areas. The Proposed Development will not result in any change to the</p>	N/A

² UK Cabinet Office, (2025). National Risk Register 2025. Available at: [National Risk Register - 2025 edition](#)

³ Sussex Resilience Forum, (undated). Community Risk Register for Sussex. Available at: <https://www.sussex.police.uk/SysSiteAssets/media/downloads/sussex/about-us/sussex-resilience-forum/community-risk-register-for-sussex.pdf>

A Screening Criteria Question	B Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)		C Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))	
		community risks identified in the Community Risk Register and their consequences.		
8.2 Will the project present a risk to the population (having regard to population density) and their human health during construction, operation or decommissioning? (for example, due to water contamination or air pollution)	Yes	The service users may come from countries where infectious diseases are present. The Proposed Development will accommodate single adult males and have a capacity of up to 540 service users, consistent with the current Site operations.	No	<p><u>Operation</u></p> <p>There are no changes to the service users at the Site compared to current operations, and there are no significant residential areas within 200m of the Site. Consistent with the existing Site operations, the Proposed Development will be mostly self-sufficient with medical, mental health, leisure (gym), recreation and worship facilities provided onsite. The existing health screening process for new arrivals and provision of isolation beds will continue for operation of the Proposed Development. Since the Proposed Development will not result in any changes to the existing site operations, the risk to the population during the operational phase will not be significant.</p> <p><u>Decommissioning</u></p> <p>During decommissioning a process of decontamination of certain equipment may be required. This will be undertaken within the Site and any health and safety risks to contractors during the works would be identified and managed in accordance with relevant health and safety legislation. Appropriate Personal Protective Equipment (PPE) will be used. No likely significant effects on the population and their health are anticipated during decommissioning of the Proposed Development.</p>

A Screening Criteria Question	B Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)	C Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))
9. WATER RESOURCES		
9.1 Are there any water resources including surface waters, e.g. rivers, lakes/ponds, coastal or underground waters on or around the location which could be affected by the project, particularly in terms of their volume and flood risk?	<p>No</p> <p>Brownknoll Gill (Inland River) and King's Standing Gill (Inland River) lie approximately 50m north and 980m northwest from the centre of the Site respectively. Land along the banks of King's Standing Gill, located approximately 700m from the Site, running parallel to its west boundary is classified as being located within Flood Zone 2. Zone 2 is defined as land having between 0.1% - 1% (1 in 100 to 1 in 1000) annual probability of flooding from rivers or between 0.1% - 0.5% (1 in 200 to 1 in 1,000) annual probability of flooding from the sea and accepted recorded flood outlines.</p> <p>There are no groundwater source protection zones within 5km of the Site. The nearest groundwater source protection zone is approximately 5.1km to the north-east near Eridge.</p>	N/A
10. BIODIVERSITY (SPECIES AND HABITATS)		
10.1 Are there any protected areas which are designated or classified for their terrestrial, avian and marine ecological value, or any non-designated / non-classified areas which are important or sensitive for reasons of their terrestrial, avian and marine ecological	<p>Yes</p> <p>There are no statutory or non-statutory designated sites within the Site. However, there are several designated sites nearby.</p> <p>The Training Camp is approximately 280m north of Ashdown Forest, which covers approximately 2,630ha (approximately 6,500 acres). Ashdown Forest is designated as a SAC (international designation), a SPA (international designation) and a SSSI (national designation). Ashdown Forest is designated a SPA due to the presence of:</p>	<p>No</p> <p><u>Operation</u></p> <p>Given the nature of the Proposed Development (including no construction, continued temporary use of the existing Site activities and no increase in the capacity of the Site or number of vehicle movements) there is a negligible risk of indirect impacts on designated sites or species. No areas of priority habitat will be lost as part of the Proposed Development with the site use being unchanged from its current use.</p> <p>The Proposed Development does not include activities which would impact any protected species (such as</p>

A Screening Criteria Question	B Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)	C Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))
<p>value, located on or around the location and which could be affected by the project? (e.g. wetlands, watercourses or other waterbodies, the coastal zone, mountains, forests or woodlands, undesignated nature reserves or parks. (Where designated indicate level of designation (international, national, regional or local))).</p>	<ul style="list-style-type: none"> • Dartford Warbler; and • Nightjar. <p>The SAC designation is due to the presence of:</p> <ul style="list-style-type: none"> • North Atlantic wet heaths; • European dry heaths; and • Great Crested Newt. <p>There are no National Nature Reserves (NNRs) nearby, however there are 3 Local Nature Reserves (LNRs) within 5km of the Site.</p> <p>Wealden Heaths & Greensand Grassland, an Important Plant Area, is within 1km of the site (an international designation which does not automatically imply legal protection but is used to recognise sites critical for the conservation of rare, threatened, and socio-economically valuable plant species and habitats⁴).</p> <p>There are also numerous areas of priority habitats within 0.5km of the Site, namely ancient woodlands, deciduous woodlands, wood-pasture and parkland, and lowland heathland.</p> <p>The Site lies within a high-priority area for lapwing conservation, a priority species for Countryside Stewardship targeting. Lapwings are considered a national priority species under biodiversity and agri-environment schemes.</p>	<p>demolition or tree felling etc). If any should be identified on site, site-specific mitigation measures could be applied to ensure no impacts (ie removal by licensed persons, watching brief, fencing off area to minimise impacts).</p> <p>Storage of materials and equipment will be sited away from any sensitive ecological receptors.</p> <p>Owing to the presence of avian species, such as Nightjar, in close proximity to the site, the most significant impact would be associated with any additional lighting in the area. However, appropriate measures have been implemented to minimise light pollution from mobile lighting units (i.e., sited and directed to illuminate the Site and prevent light spill beyond the Site boundary). There will be no increase in lighting.</p> <p>The Proposed Development is a continuation of the existing Site use and falls within the previous levels of occupation of the Site prior to the existing use. No changes to the current operations in terms of traffic movements and existing levels of recreational pressure on Ashdown Forest are anticipated.</p> <p>Therefore, no significant impacts on protected areas are expected during operation of the Proposed Development.</p> <p><u>Decommissioning</u></p>

⁴ Plantlife - Important Plant Areas (IPAs). Available at <https://www.plantlife.org.uk/protecting-plants-fungi/important-plant-areas/>

A Screening Criteria Question	B Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)	C Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))
		<p>The removal of ablution blocks, lighting towers, generators, temporary kitchen ancillary units and CCTV cameras from the Site is not expected to result in any significant ecological effects during decommissioning activities.</p>
<p>10.2 Could any protected, important or sensitive species of flora or fauna which use areas on or around the site, e.g. for breeding, nesting, foraging, resting, over-wintering, or migration, be affected by the project?</p>	<p>Yes</p> <p>The Training Camp is approximately 280m north of Ashdown Forest, Ashdown Forest is designated as a SPA as during the bird breeding season the area regularly supports:</p> <ul style="list-style-type: none"> • Dartford Warbler: 1.3% of the GB breeding population count, as at 1994; and • Nightjar: 1% of the GB breeding population Count as at 1991 and 1992⁵. <p>In addition, as mentioned in item 10.1 above, Ashdown Forest is designated as a SAC due to the presence of North Atlantic wet heaths and European dry heaths and their national significance.</p>	<p>No</p> <p><u>Operation</u></p> <p>The Site is not within the Ashdown Forest SAC, therefore there will be no direct impact on the sensitive receptors.</p> <p>Noise and visual disturbance will be minimal, localised and occurring in an existing and active training camp, with a baseline level of disturbance. Given the distance to potential Dartford warbler and European nightjar habitat, disturbance to these species as a result of the Proposed Development is considered negligible.</p> <p>During operation, activities are unlikely to lead to the spread of invasive non-native plant species because they do not involve any vegetation clearance or soil disturbance. The use of temporary ablution blocks, generators, and associated infrastructure will not create pathways for the introduction or spread of invasive plant species that could impact habitat supporting Dartford warbler or European nightjar.</p> <p>The Proposed Development is a continuation of the existing Site use and falls within the previous levels of occupation of the Site prior to the existing use. Therefore, no changes to the current operations in</p>

⁵ Crowborough HRA [REDACTED] December 2025, [REDACTED] December 2025

A Screening Criteria Question	B Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)	C Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))
		<p>terms existing levels of recreational pressure on Ashdown Forest and habitat disturbance are anticipated.</p> <p><u>Decommissioning</u></p> <p>The removal of ablution blocks, lighting towers, generators, temporary kitchen ancillary units and CCTV cameras from the Site during decommissioning is not expected to result in any likely significant ecological effects.</p>
11. LANDSCAPE AND VISUAL		
11.1 Are there any areas or features on or around the location which are protected for their landscape and scenic value, and/or any non-designated / non-classified areas or features of high landscape or scenic value on or around the location which could be affected by the project? ⁶ Where designated indicate level of designation	<p>Yes</p> <p>The Site is located within the High Weald National Character Area (NCA), characterised as one of the best-preserved medieval landscapes in north-west Europe. The High Weald National Landscape (formerly known as the High Weald Area of Outstanding Natural Beauty, AONB) covers 78% of the NCA. The Site is located within the High Weald National Landscape which covers an area of 1,450km². Although National Landscapes are primarily managed by the local authorities, they are part of a national landscape designation system.</p>	<p>No</p> <p><u>Operation</u></p> <p>The layout of the Proposed Development will remain consistent with the current site operations. Equipment, such as generators and lighting towers, currently in use on the Site and which will continue to be used, are temporary instalments and therefore no significant changes to the landscape or visual impacts are anticipated. The lighting is designed to illuminate only the Site area, and not beyond the fence line. Therefore, no significant effects on the local landscape character or the National Landscape will occur during operation of the Proposed Development.</p> <p><u>Decommissioning</u></p> <p>The removal of ablution blocks, lighting towers, generators, temporary kitchen ancillary units and CCTV</p>

⁶ See question 0 for consideration of impacts on heritage designations and receptors, including on views to, within and from designated areas.

A Screening Criteria Question	B Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)		C Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))	
(international, national, regional or local).				cameras will result in modern features being removed from the Site. Therefore, no significant landscape effects are likely as a result of the decommissioning of the Proposed Development.
11.2 Is the project in a location where it is likely to be highly visible to many people? (If so, from where, what direction, and what distance?)	No	<p>The Crowborough Training Camp is situated between two bridleways – one to the north-west on the other side of Brownknoll Gill from the Site, and a second to the south of the Site, perpendicular to Uckfield Road. There are no direct links from the Site to public footpaths.</p> <p>In addition, the Site exists in a shallow valley, whereas the nearby residential area of Crowborough Warren is at an elevation of 200m.</p> <p>The Site is largely sheltered by surrounding woodland, which restricts visibility into the Site from the surrounding area. Views into the Site are afforded from certain locations along The Warren to the south of the Site, however the existing 2m high security fencing prevent direct views into the Site.</p>		N/A
12. CULTURAL HERITAGE/ARCHAEOLOGY				
12.1 Are there any areas or features which are protected for their cultural heritage or archaeological value, or	Yes	There are no World Heritage Sites, Registered Parks and Gardens, Registered Battlefields, Scheduled Monuments or Conservation Areas within 1km of the Site. The Site does not lie within a designated Archaeological Area as defined in the Scheduled	No	<u>Operation</u> The Proposed Development is not located within a designated Archaeological Area and there are no listed buildings or Scheduled Monuments within the Site or

A Screening Criteria Question	B Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)	C Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))
<p>any non-designated / classified areas and/or features of cultural heritage or archaeological importance on or around the location which could be affected by the project (including potential impacts on setting, and views to, from and within)? Where designated indicate level of designation (international, national, regional or local).</p>	<p>Ancient Monuments and Archaeological Areas Act 1979.</p> <p>There is one Grade II listed building within 1km of the Site, Warren House, approximately 660m north of the site. Two other Grade II listed buildings are located approximately 1km radius from the centre of the Site, these are 1 White Cottages to the southeast and Highfield, Winscombe Tower and Fernlea Cottage to the east.</p> <p>The nearest Scheduled Ancient Monument is a 'Medieval moated site with adjacent late medieval Pondbay' in Walsh Manor which is located approximately 2.7km southeast of the Site. There are no World Heritage Sites close to the Site.</p> <p>Wealden District Council does not have a list of buildings or structures of local importance which identifies non-designated heritage assets of significant to the local area. However, the Training Camp has played a key role in the history of the town.</p> <p>The Site does not contain any features or entries shown on the East Sussex Historic Environment Record (HER)⁷.</p>	<p>within 500m of the Site. Whilst none of the buildings on the Site are locally listed the Site dates from 1915 and its role in the town's history should be recognised. The Proposed Development comprises the continued temporary use of the existing Site to accommodate asylum seekers within existing buildings on the Site. No construction works will be undertaken, and the historic layout and nature of the Site will remain unchanged. Therefore, no significant heritage effects are likely as a result of the operation of the Proposed Development.</p> <p><u>Decommissioning</u></p> <p>The removal of ablution blocks, lighting towers, generators, temporary kitchen ancillary units and CCTV cameras will result in modern features being removed from the Site. Therefore, no significant heritage effects are likely as a result of the decommissioning of the Proposed Development.</p>

⁷ Heritage Gateway <https://www.heritagegateway.org.uk/Gateway/>

A Screening Criteria Question	B Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)	C Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))
13. TRANSPORT AND ACCESS		
13.1 Are there any routes on or around the location which are used by the public for access to recreation or other facilities, which could be affected by the project?	<p>Yes</p> <p>Part of the wider site remains operational and is used by the MoD, including intermittently by Army cadets. No facilities within the Site will be accessed by the public.</p> <p>The Crowborough Training Camp is situated between two bridleways – one to the north on the other side of Brownknoll Gill, and one to the south of the Site extending perpendicular to Uckfield Road. There are no Public Rights of Way (PRoW) within 200m of the Site, and the Site is not accessible to the public.</p> <p>The Training Camp is still in use by the MoD; the boundary of the Extant Consent included building 19, which will be handed back to the MoD for use by Army Cadets on an occasional basis, anticipated to be in the order of one evening a week. The Site and the Proposed Development therefore excludes building 19. A new fence will be installed by the MoD along The Warren, with a pedestrian gate. The existing security fence will be adjusted to segregate building 19 from the Site.</p>	<p>No</p> <p><u>Operation</u></p> <p>The main gate [REDACTED] primary access and egress point to the Site. Secondary access to the site [REDACTED]</p> <p>No significant effects on existing routes around the Site or other facilities are likely as a result of the Proposed Development.</p> <p><u>Decommissioning</u></p> <p>During the decommissioning phase, HGVs will be used to transport the temporary equipment off-site (including generators, ablution blocks, lighting towers, temporary kitchen ancillary units and CCTV cameras). The number of trips is expected to be fewer than during the operational stage and will not significantly affect existing routes or other facilities.</p>
13.2 Are there any transport routes on or around the location which are susceptible to congestion, or which cause environmental problems, which could be affected by the project?	<p>Yes</p> <p>During operation, a shuttlebus is provided for service users (this travels from the Site to Crawley and back three times per day).</p> <p>No additional staff are needed for the Proposed Development compared to the existing Site operations. Some staff commute during the busiest morning period, between 7am and 9am. Staff working hours [REDACTED], Staff use either [REDACTED]</p>	<p>No</p> <p><u>Operation</u></p> <p>The Proposed Development will not result in changes to the number of vehicles on the local transport network compared to the existing Site operations. Impacts associated with staff travel to the Site have been mitigated through the implementation of measures such as [REDACTED], car sharing and public transport. These measures will remain in place for the Proposed Development.</p>

A Screening Criteria Question	B Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)	C Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))
	<p>public transport or their own vehicles. Car sharing takes place, [REDACTED]</p> <p>No increase in the number of vehicle movements associated with the existing Site activities is predicted as a result of the Proposed Development.</p>	<p>Therefore, no significant effects on transport routes are anticipated during operation of the Proposed Development.</p> <p><u>Decommissioning</u></p> <p>During the decommissioning phase, HGVs will be required to transport the temporary equipment units off-site. The traffic movements will be staggered to minimise any potential congestion on the local road network. Should any congestion occur, it will be short-lived and will not result in a significant effect.</p>
14. LAND USE		
14.1 Are there existing land uses or community facilities on or around the location which could be affected by the project? E.g. housing, densely populated areas, industry / commerce, farm/agricultural holdings, forestry, tourism, mining, quarrying, facilities relating to health, education, places of worship, leisure /sports / recreation.	<p>Yes</p> <p>Playing fields are located approximately 400m south of the Site. The nearest residential properties are Birchfield Farm, which is located on The Warren adjacent to the south of the Site, Jackman's Lodge approximately 100m to the north-west, and a recent housing development approximately 200m to the east of the Site near the A26 Uckfield Road.</p> <p>The nearest business is Swan Timber yard/building company to the immediate south of the Site, on the opposite side of The Warren and east of Birchwood Farm.</p> <p>The Training Camp is approximately 280m north of Ashdown Forest, which is designated as a SPA, a SAC and a SSSI. There is the potential for service users from the Site to access Ashdown Forest since the facility is non-detained.</p>	<p>No</p> <p><u>Operation</u></p> <p>Birchwood Farm has the potential to be affected by operations associated with the Proposed Development due to its proximity to the Site and residential nature. As mentioned in 7.1 above, noise mitigation measures have been implemented at the Site to minimise the potential for noise disturbance at nearby sensitive receptors and these measures will remain in place during operation of the Proposed Development. In addition, lighting towers are angled to face into the Site, as described in 5.3 above. Any residual effects will be short term and temporary and are not expected to be significant.</p> <p>Although service users can leave the Site on foot (since the facility is non-detained), inductions given on arrival at the Site highlight the shuttle bus service that is offered and generally advise against service users leaving site on foot. Typically, staff on site have</p>

A Screening Criteria Question	B Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)	C Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))
		<p>reported that service users leaving the Site on foot will walk five minutes into Crowborough to access the local facilities rather than going to Ashdown Forest.</p> <p>The Proposed Development is a continuation of the existing Site use and falls within the previous levels of occupation of the Site prior to the existing use. Therefore, no changes to the current operations in terms existing levels of recreational pressure on Ashdown Forest are anticipated.</p> <p><u>Decommissioning</u></p> <p>No significant effects on land use will arise during the decommissioning phase as the Site would be vacated.</p>
14.2 Are there any plans for future land uses on or around the location which could be affected by the project?	<p>No</p> <p>The Proposed Development will not impede any proposed future land uses from coming forward. The Sider and wider site remain within the ownership of the MoD.</p>	N/A
15. LAND STABILITY AND CLIMATE		
15.1 Is the location susceptible to earthquakes, subsidence, landslides, erosion, or extreme /adverse climatic conditions, e.g. temperature inversions,	<p>No</p> <p>A review of publicly available data has confirmed that the Site does not lie in an area that is at risk of earthquakes or subsidence.</p> <p>The Environment Agency's Flood Map for Planning shows that the Site is located in Flood Zone 1, which is defined as land having less than a 1-in-1,000 annual probability of tidal or fluvial flooding.</p>	N/A

A Screening Criteria Question	B Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)		C Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))	
fogs, severe winds, which could cause the project to present environmental problems?				
16. CUMULATIVE EFFECTS				
16.1 Could this project together with existing and/or approved development result in cumulation of impacts together during the construction/operation phase?	No	<p>The EIA Regulations require that the potential for direct and indirect cumulative effects during operation of a development is considered. Best practice⁸ dictates that cumulative assessments of this nature should have regard to other developments which are reasonably foreseeable (i.e. usually those under construction or with planning permission), with less consideration given to development proposals for which an EIA scoping report has been submitted to a local planning authority or for which proposals are identified in the local development plans. Such a review can only be carried out based on publicly available information.</p> <p>The commonly used threshold criteria for considering whether development schemes have the potential to result in cumulative effects are that they must:</p> <ul style="list-style-type: none"> • Be the subject of a submitted planning application or be currently under construction; AND 		N/A

⁸ PINS (2024) Nationally Significant Infrastructure Projects: Advice on Cumulative Effects Assessment <https://www.gov.uk/guidance/nationally-significant-infrastructure-projects-advice-on-cumulative-effects-assessment>

A Screening Criteria Question	B Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)	C Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))
	<ul style="list-style-type: none"> • Be located within an approximate 1 km radius of the Site; AND • Result in an increase of more than 10,000m² Gross External Area (GEA) in floor area or over 150 residential units. <p>Development schemes below the above thresholds are considered unlikely to result in significant cumulative effects with the Proposed Development due to their scale and limited environmental effects.</p> <p>A search of Wealden District Council's online planning portal⁹ was carried out on 28th July 2026, searching all planning applications submitted within the last five years. Potential cumulative developments were considered using the threshold criteria above. The search confirmed that there are no potential cumulative developments that meet the above criteria. This was corroborated by an additional check using the land information portal, Landstack¹⁰, on 29th July 2026.</p>	
17. TRANSBOUNDARY EFFECTS		
Is the project likely to lead to transboundary effects? ¹¹	<p>No</p> <p>The Proposed Development lies solely within the boundary of Wealden District Council, and no transboundary effects are identified.</p>	N/A

⁹ ESCC Planning Register. Available at <https://apps.eastsussex.gov.uk/environment/planning/applications/register/>

¹⁰ Land data and intelligence platform, Landstack. Available at <https://www.landstack.co.uk/>

¹¹ The EIA Regulations require consideration of the transboundary nature of the impact. Due to the England's geographical location, the vast majority of TCPA cases are unlikely to result in transboundary impacts.

18. CONCLUSIONS – ACCORDING TO EIA REGULATIONS SCHEDULE 3

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19. SCREENING DECISION

If a SO/SD has been provided do you agree with it?	
---	--

Is it necessary to issue a SD?	
---------------------------------------	--

Is an ES required?	
---------------------------	--

20. ASSESSMENT (EIA REGS SCHEDULE 2 DEVELOPMENT)**OUTCOME**

Is likely to have significant effects on the environment	ES required	
---	-------------	--

<u>Not</u> likely to have significant effects on the environment	ES not required	
---	-----------------	--

More information is required to inform direction	Request further info	
---	----------------------	--

21. REASON FOR SCREENING

--

NAME	
-------------	--

DATE	
-------------	--



Appendix C Confidential Equality Impact Assessment

[see separate document]





Appendix D Consultation with Natural England



Date: 05 August 2026
Our ref: 554847

OFFICIAL SENSITIVE



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

T 0300 060 3900

████████████████████
BY EMAIL ONLY

Dear ██████,

Planning consultation: HRA and EIA Screening - Temporary accommodation extension in the period of use to 2030 for up to 540 asylum applicants.

Location: Crowborough Training Camp, Crowborough, TN6 1UB.

Thank you for your consultation on the above dated 27 July 2026 which was received by Natural England on the same day.

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.

Habitats Regulations Assessment (HRA)

Natural England notes that your authority, as competent authority under the provisions of the Habitats Regulations, has screened the proposal to check for the likelihood of significant effects on Ashdown Forest Special Area of Conservation (SAC) and Special Protection Area (SPA) which is detailed in the Habitats Regulations Assessment document prepared by ██████, dated July 2026.

We are pleased to see that our advice in our letter to the MHCLG (ref. 538247, dated 08 January 2026) regarding the potential impact pathway from increased recreational disturbance on the Ashdown Forest SPA as a result of the proposal has now been considered.

Your assessment concludes that the proposal can be screened out from further stages of assessment because significant effects are unlikely to occur, either alone or in combination. On the basis of the information provided, Natural England concurs with this view.

Environmental Impact Assessment (EIA) - Screening

We note from the EIA Screening report prepared by ██████ (dated 31 July 2026) that the proposal is for an extension in the period of use as temporary accommodation for asylum applicants for a further three years (to January 2030) beyond the Extant Consent to 22 January 2027, and that no significant material changes are proposed as part of the development.

It is Natural England's advice, on the basis of the material supplied with the consultation, that there are no likely significant effects on statutorily designated nature conservation sites or landscapes and an Environmental Impact Assessment is not required.

Schedule 3(2) of the Town & Country Planning (Environmental Impact Assessment) Regulations 2017 requires consideration of the selection criteria for Schedule 2 EIA development and identification of 'environmental sensitivity'.

OFFICIAL SENSITIVE

It is Natural England's advice, on the basis of the material supplied with the consultation, that we concur with the report's conclusion that significant effects on statutorily designated nature conservation sites or landscapes are unlikely for both the operational and decommissioning stages of the development proposal.

As we previously advised, Natural England does not hold information on the location of significant populations of protected species, so is unable to advise whether this proposal is likely to affect such populations to such an extent as to require an EIA.

The developer must provide sufficient information for the Secretary of State to assess whether protected species are likely to be affected and, if so, whether appropriate avoidance, mitigation, avoidance or compensation measures can be put in place.

Further information is included in Natural England's [standing advice](#) on protected species.

Furthermore, Natural England does not routinely maintain locally specific data on all environmental assets. This development proposal may have environmental impacts on priority species and/or habitats, local wildlife sites, soils and best and most versatile agricultural land, or on local landscape character that may be sufficient to warrant an EIA. Information on ancient woodland, ancient and veteran trees is set out in Natural England/Forestry Commission [standing advice](#).

We therefore recommend that advice is sought from the local planning authority, local record centre, recording society or wildlife body on the local soils, landscape, geodiversity and biodiversity receptors that may be affected by the proposed development before determining whether an EIA is necessary.

For any queries or further information relating to the specific advice in this letter only please contact [REDACTED] Please send any new consultations, or any further information on this consultation to: [REDACTED]

Yours sincerely

[REDACTED]
[REDACTED] Major Planning Casework Team

Meeting – Crowborough Discussion

5 August 2026 at 13:30

Attendance:

Home Office officials (Large Sites Planning Permission Team)

Natural England (Major Planning Casework Team)

██████ (environmental and planning consultants)

Overview of the site and purpose of the call

1. HO gave an oversight of the site and proposed extension of use of the site beyond current planning permission period.
2. ██████ gave an overview of the EIA
3. ██████ gave an overview of the HRA

Matters discussed:

- Whether there had been any periods of time where the facility has not been in use – identified that there had been periods where it has been utilised as lower capacity but not periods of no use.
- Proposed timescales for submission of the EIA screening request and planning permission request to MHCLG – noting intention to submit by the end of August to support determination and mitigate risk of need to decant the site if continued use beyond January 2027 uncertain.
- What the current site capacity is: approx. 540 occupants and ██████ staff. Total numbers of service users can be fluid depending on cases. No further concerns raised on numbers.
- Use of the word ‘extension’ – that this had initially given the impression of an increase in capacity or land use, but HO able to clarify that this is not the intention and it is only an extension of the time.
- Discussion of the proposal to exclude buildings 18 & 19 from the new permission and return for MOD use by cadets, impacting the RLB. Confirmed that they will use a separate but existing site entrance for the sole use of the cadets.

- Recognised that there is no direct links to public footpaths – NE understands that guided trips by a forest conservation group are being undertaken from the site into the forest which is a positive impact.
- Reference in the HRA to lighting and noise – to make clear that this is not a new mitigation but ongoing, as these are currently in place.

Next steps:

1. NE happy to confirm they have no objections.
2. NE to send through letter on headed paper with redacted info to confirm our conversation and their findings.
3. [REDACTED] to make above adaption to reports for final submission.

[REDACTED]

From: [REDACTED]
Sent: 31 July 2026 20:04
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Crowborough Training Camp Extension 2030 - Official
Attachments: Crowborough EIA Screening Letter Issued 31_07_2026.pdf; HRA
Report_Crowborough_issued 31_07_2026.pdf
Importance: High

OFFICIAL

Dear All,

As per recent discussions with the Home Office please find attached a HRA report in relation to the continued use of Crowborough Training Camp as asylum accommodation for a temporary period until 22nd January 2030.

Also attached is an EIA Screening Request letter which we are sharing with you as a statutory consultee in advance of formal submission to MHCLG to request a Screening Direction. Please note that Appendices C and D are excluded from the attached version.

We would be grateful if you could expedite your review of the attached documents and provide formal written feedback on both HRA and EIA screening matters at the earliest opportunity.

We would like to arrange a meeting in the meantime as soon as possible next week to discuss any questions you may have in the interim. Please can you advise on your availability next week.

I will be on leave next week, returning on 10th August. Please copy in my colleagues [REDACTED] and [REDACTED], they will attend the meeting alongside the Home Office representatives.

We look forward to hearing from you.

Kind regards
[REDACTED]

[REDACTED]

Advance notice of annual leave: 3rd – 7th August inclusive

From: [REDACTED]

Sent: Friday, July 31, 2026 10:04 AM

To: [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Cc: [REDACTED]

Subject: RE: Crowborough Training Camp Extension 2030

Good morning, [REDACTED],

Many thanks for the advice below.

I think a meeting next week would be helpful to discuss these points, in line with our consultants' advice. Ahead of the meeting, [REDACTED] would the team be able to review the points below and provide any initial comments, please?

Natural England colleagues: would anyone be available for a discussion at some point next week? We are working to a tight timetable for Crowborough Training Camp to ensure the necessary planning permission can be secured, so we would be very grateful if the team could accommodate this request.

Kind regards,

[REDACTED] [Asylum Accommodation Programme](#)

From: [REDACTED]

Sent: 30 July 2026 18:59

To: [REDACTED]

Cc: [REDACTED]

Subject: RE: Crowborough Training Camp Extension 2030

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Hi [REDACTED],

As promised here is some initial high level advice for screening of the XX Site as promised

As discussed, some high level advice for the XX Camp extension before I go on leave.

The site is adjacent to the Ashdown Forest Special Protection Area (SPA) and Special Area of Conservation (SAC).

Is the proposal for an extension of time for exiting use or an increase in use of the site?

The HRA screening stage will need to consider all potential impact pathways resulting from the proposal on each qualifying feature of the Ashdown Forest SPA and SPA against the Conservation objectives for this site, both alone and in- combination. Any effects which are likely to be significant or need mitigation in order to address potential impacts are progressed to Appropriate Assessment

stage. The Screening stage should include a clear audit trail and decision- making process. For example, impacts of lighting/visual disturbance and noise for construction and operation on the qualifying features of the SPA will need to be considered.

From the information received the previous HRA screening did not include the impact of recreational disturbance on the Ashdown Forest SPA and SAC. Was this included in subsequent assessment? This will need to be assessed.

Recreational impact assessment will require details on the use of the site in relation to recreational disturbance, for example what was the use of the site, was it for training /accommodation, quantum of use and previous potential for recreational impact on the Ashdown Forest SPA/SAC as a baseline. Ashdown Forest has a Strategic Access Management and Monitoring Strategy in place for recreational disturbance [FINAL Ashdown SAMM report 020523.pdf](#). which we refer you to and includes a payment scheme for recreational impacts on the SPA. We also refer you to the Wealden Local Plan for Planning Policy regarding development and impacts to Ashdown Forest SPA/SPA.

I hope this is helpful at this stage,

Kind regards

[REDACTED]

[REDACTED]

Major Planning Casework Team

From: [REDACTED]

Sent: 30 July 2026 09:26

To: [REDACTED]

Cc: [REDACTED]

Subject: RE: Crowborough Training Camp Extension 2030

Hi [REDACTED],

Any initial steer or feedback from NE would be greatly appreciated.

If the team is not available this week, next week would be fine.

I am OOO Monday/Tuesday so anytime Wed, Thur, Fri would be great.

P.S. Enjoy the time away from it all ! 😊

Kind regards,

[REDACTED] Asylum Accommodation Programme

From: [REDACTED]

Sent: 30 July 2026 09:22

To: [REDACTED]

Subject: RE: Crowborough Training Camp Extension 2030

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Morning [REDACTED]

I am off on leave after today and the area team lead has very limited ability however I can send through some high level thoughts via email/ discuss informally?

Best wishes

[REDACTED]

From: [REDACTED]

Sent: 29 July 2026 11:47

To: [REDACTED]

Cc: [REDACTED]

[REDACTED]

Subject: RE: Crowborough Training Camp Extension 2030

Hi [REDACTED],

Great, thank you.

We are working to a very compressed programme for Crowborough, so it would be greatly appreciated if Natural England could share any availability at the earliest opportunity.

Ideally, we would be keen to arrange a call this week if possible.

Many thanks.

[REDACTED] [Asylum Accommodation Programme](#)

From: [REDACTED]

Sent: 28 July 2026 10:04

To: [REDACTED]

Subject: RE: Crowborough Training Camp Extension 2030

Do you trust this email? This email originated from outside the Home Office, or came from a Home Office system that has not been certified. Please exercise caution before opening attachments or clicking on links within this email or any suspicious email, particularly from unknown senders.

Good morning [REDACTED],

Thank you for your email, this should be fine I am away on leave from the end of the week for 3 weeks but will set up all contacts in my absence and would be very happy to discuss the above informally before I go on leave, I have contacted the area team as [REDACTED] no longer works for Natural England, to see who needs to have sight of this and will be in touch.

With best wishes

[REDACTED]

From: [REDACTED]
Sent: 27 July 2026 10:52
To: [REDACTED]
Cc: [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
Subject: Crowborough Training Camp Extension 2030

Hi [REDACTED],

I hope you're well and had a good weekend.

Thank you again to you and the team for the advice and guidance provided to date on several of our large sites.

We are looking to extend the use of Crowborough Training Camp until 2030 and are currently preparing the necessary environmental supporting documents, including the EIA and HRA. Last year, my colleague worked with [REDACTED] and MHCLG in relation to screening advice for Crowborough Training Camp, and I've attached the relevant correspondence for ease of reference where Natural England were satisfied there would be no likely significant effects and subsequent screening direction issued by MHCLG.

Given there are no proposed operational changes to the site, and activity levels remain significantly lower than when the site was previously occupied by the MOD, we are hopeful that the proposal will not result in any new or materially different environmental effects from those previously considered. We would therefore welcome the opportunity to discuss the scheme and obtain Natural England's early views on the likely approach to HRA screening.

Would it be possible to meet with the team at your earliest convenience to discuss details please?

Best wishes,

[REDACTED] [Asylum Accommodation Programme](#)

[REDACTED]

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Appendix E Operational Management Plan





Crowborough

DRAFT OPERATIONAL MANAGEMENT PLAN

REVISION HISTORY

Version	Author & Job Title	Date of Change	Paragraph No.	Purpose/Change
0.1		18/09/2025	All	First Draft 1.0 (to support EIA and onward Class Q application)
0.2		December 2025	All	Second Draft 1.0 (to support EIA and onward Class Q application)

The reviewer signoff shall signify the recommendations for acceptance of this document.

Reviewed By	Role/Grade	Date
		25/09/25

Contents of this document will be kept under periodic review collaboratively by Home Office representatives.

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INTRODUCTION

1. Overview

- 1.1 This document sets out the Home Office intentions on how an Asylum Accommodation Site at the Crowborough Training Camp will operate in a proportionate, legal, and accountable way, in conjunction with contracted Service Providers.
- 1.2 This Full Operational Management Plan (OMP) has been developed by the Home Office for the Asylum Accommodation Site at Crowborough Training Camp in East Sussex. The OMP explains the tasks and processes required to safely manage and operate the Site and what actions will take place to achieve this requirement in its entirety.
- 1.3 The Site Operator for the Site is the Home Office. The named Site Operator, [REDACTED], will have overall responsibility for the Site. A Senior **Responsible Officer (SRO)** from the Home Office will manage day to day operational matters.
- 1.4 The **SRO** reports to the **Director of Asylum Support**. A contracted **Site Manager** from [REDACTED] will support the **SRO** with day-to-day management under direct reporting lines.
- 1.5 The structure and content of this plan has been produced with inputs from key stakeholders. A series of specialist plans which are for use during relevant incidents or emergencies supports this plan and are attached.
- 1.6 All operations on the Site must be managed in accordance with this OMP. Full copies of this document must be treated as Official Sensitive. They are not for public distribution or display and will be stored in a secure location. If copied or distributed this will not be a controlled version and may be subject to changes. A copy of this plan must be kept and readily available in the Site office.
- 1.7 Workers/Staff who have been issued with this plan must:
 - Be familiar with the plan's contents.
 - Be aware of their role within the plan.
 - Participate in their required training and any planned exercises.
 - Actively support and participate in the actions and exercises required of them.
 - Ensure the plan's safe keeping.
 - Forward any details for amendment to the plan.
 - Destroy or return the plan as instructed.
- 1.8 This plan has been developed based on baseline information considered relevant and specific for the Site's intended operations as envisaged for day one of such operations. Notwithstanding this, all elements of the OMP need to be exercised by the SRO and effectiveness monitored throughout the whole duration of the operations on Site.
- 1.9 Regular amendments and additional information will therefore need to be included in the plan following operationally observed data. It is therefore the sole responsibility of the SRO to test and maintain the Operational Management Plan aligned to the specific operational needs of the Site.
- 1.10 The Home Office will review compliance with the OMP every 12 months and submit a report. The first such review will be conducted within 12 months of the Site opening. If any changes are required to the OMP, the Home Office will make a submission for approval to vary the document.

2. Purpose and Aims

Purpose

2.1 The purpose of this plan is to:

- Provide a framework of guidance and policies to the **Director of Asylum Support** and the **SRO**, with the intention to establish a clear governance and tactical structure of the requirements to operate the Site safely.
- Describe the arrangements for all users of the Site for the purposes of providing asylum accommodation.
- Prepare staff and workers at Crowborough for the day to day running of the Site as well as to provide instruction in the event of a major incident (Fire, Infectious Disease outbreak, Protests, etc.).
- Provide operational direction with the aim to run the Site in a safe and secure manner. In the unlikely occurrence of an incident, the plan will provide a rapid and effective response, containment and management for such an incident.
- It is intended to provide the framework which can be used to respond promptly and in an organised manner to a wide range of incidents that may occur, rather than provide a detailed response to any particular type of incident that might occur.

Aims

2.2 The aims of this document are to provide a comprehensive operational plan for the Site and to deliver policies and procedures allowing for the safe operation of the Site which are summarised with further detail included as appendices.

3. Context and Background

- 3.1 The Home Office is seeking to mobilise an Accommodation Site at the Crowborough Training Camp, near Crowborough in East Sussex, to help fulfil the obligation on the Secretary of State to accommodate asylum seekers (service users) who would otherwise be destitute, under the powers set out in of the Immigration and Asylum Act 1999.
- 3.2 The Home Office expects the deployment of a staffing model which will facilitate the operation of a safe and secure site. The Home Office is delivering a programme of works to ensure the accommodation complies with current health and safety legislation.
- 3.3 Crowborough Training Camp is a military training camp located near the town of Crowborough in East Sussex, owned by and operated by the UK Ministry of Defence. The postcode falls across two parliamentary constituencies: East Grinstead and Uckfield and Sussex Weald.
- 3.4 The site falls under the jurisdiction of two Local Authorities: East Sussex County Council and Wealden District Council
- 3.5 Crowborough Training Camp will provide accommodation for single adult asylum applicants aged 18-65, allocated in accordance with the established suitability criteria.
- 3.6 A full risk assessment will be prepared and maintained for the site.
- 3.7 The Home Office acquired the site in October 2026.

- 3.8 The management of the accommodation and support services provided at the site will be through a contracted Service Provider (or providers). The Provider(s) shall comply with any duties imposed on them by section 55 of the Border, Citizenship, and Immigration Act 2009.
- 3.9 The Home office priority is to provide a safe, secure and caring environment for their service users whilst being considerate to the neighbouring community. The Home Office aim to building strong links with local community, voluntary and faith organisations and have already begun this process in Leeds.
- 3.10 It is standard policy, as set out in the published [“Allocation of accommodation”](#) guidance, to consider a range of factors when assessing residents for different accommodation sites.
- 3.11 The site will operate as asylum accommodation; in a similar way to its current operating model as accommodation to support those attending military training, to mitigate any impact on the local community by the change of cohort, those accommodated are not detained under any immigration powers.
- 3.12 Site capacity: 540 (matching the existing MoD operational site capacity)
- 3.13 The Home Office will utilise existing site infrastructure to provide:
- 540 regular bedspaces provided over a number of shared, dormitory style accommodation blocks.
 - Shared ablutions at a ratio of 1 to 5.
 - A suitable number of bedspaces will be reserved as isolation bedspaces (for the containment of infectious and communicable diseases. Isolation bed spaces will be served by their own dedicated ablutions.
 - Arrival of inflow cohorts (via coach, minibus and/or car) via adequate road capacity, entry and exit points
 - On-arrival induction.
 - Kitchen + dining facilities to support the provision of 3 meals per Service User, per day.
 - Laundry to allow Service Users to wash personal items (weekly) + the washing of bedding/towels (fortnightly).
 - Communal spaces to allow Service Users space to interact and/or relax away from sleeping quarters
 - Recreational facilities to allow Service Users to avail themselves of a range of on-site activities/sports/games
 - Private meeting rooms for the purposes of official business (e.g. meeting with legal representatives, asylum interview, welfare check, etc)
 - Classrooms to support the provision of enrichment/support services (usually delivered by local NGOs)
 - Multi faith room to allow Service Users of all faiths to observe religious practices/prayer
 - Office space to accommodate delivery partner staff (e.g. service provider, Migrant Help, Home Office Oversight & Assurance)

3.14 The Home Office will supplement the existing infrastructure with a small amount of modular installation which will provide:

- Additional kitchen capacity to support a fully catered provision (3 meals per SU, per day)
- Additional ablutions to support the 1/5 ratio. Modular ablutions will be self-contained [REDACTED]

4. Site Staffing Model

- 4.1 The Home Office will engage a Service Provider (or providers) for the site who will be under a contract with the Home Office to provide accommodation services, Service User welfare services, security, cleaning, catering and administration at the site. Additionally, a.. contractor will provide maintenance and facilities management services of the buildings and infrastructure.
- 4.2 It should be noted that the companies employed as sub-contractors may change over the life cycle of the site. The Operational Management Plan may adapt to any developments on site.
- 4.3 The site will have operational oversight by a Senior Responsible Owner (SRO) appointed by the Home Office.
- 4.4 The site will be staffed 24/7, 365 days a year. There will be 24/7 Site Manager presence (from the Service Provider) There will be out-of-hours Security Officers on site who will be able to escalate any situation to an on-call member of the management team if necessary, providing around the clock management. As such, there will always be a visible presence on site offering a point of contact for service users and residents.

5. Interpreters/Translations

- 5.1 The service provider will ensure Service User access to interpreters where required.
- 5.2 Interpretation services will be provided either in person or remotely.
- 5.3

6. Site Operation Arrangement

- 6.1 The Home Office New/Large Sites Oversight and Assurance Team will have a regular presence on-site to monitor operational delivery, with the SRO being the overarching link between the delivery partners on-site. A site specific assurance schedule will be undertaken to ensure provider service delivery meets contractual obligations. Physical observations of service delivery will be conducted on-site by Home Office Service Delivery Managers to identify successes and areas of improvement to be fed back to the on-site provider. Remote assurance of provider records will also take place as part of the assurance schedule.
- 6.2 Service Provider(s) will be contracted by the Home Office to manage the site on its behalf.
- 6.3 The maintenance costs are covered by the Home Office, the Service Provider identify parts of the site that need maintenance, identify suppliers, arrange quotes and pass the quotes to the Home Office to consider and authorise where appropriate. The service provider once authorised makes payment and is reimbursed by the Home Office or the freeholder.

- 6.4 The Service Provider is authorised to make emergency repairs or repairs relating to the health and safety of residents on-site without prior authorisation from the Home Office. The Service Provider submit the subsequent invoice to the Home Office for retrospective authorisation.

7. Governance Structure

- 7.1 The Home Office Oversight and Assurance team is led by a Deputy Director from the Senior Civil Service (SCS)
- 7.2 The Senior Responsible Officer and/or members of the Home Office Oversight and Assurance Team will hold regular meetings with service provider management team on site and conduct a monthly performance review.
- 7.3 Home Office staff engage with the service providers regularly and attend site in person.
- 7.4 Any issues that cannot be resolved with service provider in meetings are escalated to resolve with service providers senior managers.
- 7.5 The Home Office is responsible for the overall governance of the Site with an appointed **Site Operator**.
- 7.6 As noted, the **SRO** reports to the **Director of Asylum Support**. An **Assurance and Oversight Team manager** works alongside the **SRO** and specifically manages **Service Delivery Managers (SDM)**.
- 7.7 A **commercial governance meeting** is held on a weekly and monthly basis with the **Senior Responsible Officer (SRO)**, and **DD for New Sites Oversight and Assurance** directorate.
- 7.8 **The SDMs** engage with **Site Managers** daily and attend Site in person at least once a week.
- 7.9 Any issues that cannot be resolved with **Site Managers** are escalated to the **Contract Compliance Manager** (Home Office) to resolve with **senior managers**.
- 7.10 The Stakeholder Governance Structure is appended in Annex PP. This shows an **operational touchpoint meeting** is held three times a week with the Site **SRO**, **Site manager** and leads from the **suppliers**. The purpose of this meeting is to provide operational updates into the daily running of the facility.
- 7.11 An **operational governance meeting** is held on a weekly basis with the **SRO** and the **Site manager**, this meeting is the first point of escalation for operational issues.
- 7.12 A **contract group meeting** is held on a monthly basis with the **Service Delivery Manager**, **Contract Manager (Home Office)** and **Contract Manager**. This is to discuss relevant contractual matters.

ACCOMODATION AND FACILITIES

8. Induction

- 8.1 Upon arrival, SUs are escorted off the coach to the Induction room. In the Induction room they are welcomed and briefed on the Site rules and expectations, facilities available and day-to-day arrangements. Snacks and refreshments are offered to all SUs upon arrival. Interpreters are utilised where necessary to ensure all residents understand this briefing.

- 8.2 The SU's Home Office paperwork is checked, their name registered, and cross referenced against the expected arrivals list. They are asked whether they have any food allergies or health concerns. This is recorded in the Live Register.
- 8.3 Induction materials can be provided in other languages on request and Interpreters are used where necessary. Infographics will also be used to convey information to those with limited literacy skills and those who cannot read.
- 8.4 SU's are provided with an induction pack which includes Site information. The induction pack can be translated upon request and interpreters are also available to translate.
- 8.5 An accommodation block and a specific bedspace is then allocated to them.
- 8.6 SUs are invited to sign to confirm the recorded details are correct before signing their Occupancy Agreement, which is translated into a language they understand.
- 8.7 All SUs will be offered a health screening following their induction. This includes initial consultation with a general practitioner as well as a variety of blood tests to identify pre-existing diseases/conditions.
- 8.8 All SUs are offered immunisations following their health screening.
- 8.9 The **Welfare Officer** then escorts SUs on a familiarisation tour of the Site before being taken to their specific sleeping accommodation.
- 8.10 [REDACTED] will supply shower gel, shampoo, a toothbrush, toothpaste, deodorant, and a razor, free of charge. Replacement toiletries will be provided on request.
- 8.11 [REDACTED] Welfare staff are present on Site 24/7. If residents have any queries following their induction, they can raise these with Welfare at any time. Welfare Staff have access to interpreters to assist any conversations.
- 8.12 Migrant Help are available remotely for SUs to contact, they may also provide an on-site team. The service provides advice, guidance and support on the asylum process. SUs will be made aware of Migrant Help during the induction process. Posters in the accommodation are provided to explain to SUs how they can access Migrant Help. The service is free of charge to SUs.
- 8.13 Cultural Orientation session will be delivered as part of the SUs initial Induction on day 2. This will include content that has been prepared in collaboration with the on-site Police Liaison Team. Cultural Orientation sessions take place at Crowborough as an addition to inductions to introduce residents to UK norms and values, whilst providing an awareness of antisocial behaviour. These sessions were positively received at other large sites, such as Napier Barracks. Cultural Orientation sessions are conducted alongside an interpreter to ensure residents can understand and are able to ask questions.
- 8.14 As part of the Induction process an explanation of the services that SUs can expect to receive and the location of facilities and amenities available to them on the site and in the vicinity of the Order land is provided. Site rules and regulations such as the prohibition of growing fruit and vegetables on the site are set out.
- 8.15 The Induction Pack issued to SUs will contain the details of the standards of behaviour expected of resident SUs at the Site. This will include:
 - Harassment or threat of harassment, displays of prejudice or hostility towards any person on the grounds of race, religion or belief, sex, sexual orientation, gender reassignment, age or disability.
 - Acts that result in physical or other harm to any person.
 - The rights of other persons to respect their private and family life.
 - Noise and disruption or other behaviour likely to result in a nuisance to, or justified annoyance on the part of, adjoining owners or occupiers.

- Littering.
- Areas where children are present.

8.16 As part of the Initial Induction on day 1 it will be explained to SU's that they must not leave the Site on foot other than by the main gate which will be marked on a plan provided to them. In addition, staff will explain to SUs the need to take care when walking along roads in the vicinity of the Site that have no dedicated footway. This information is also contained with the Induction Pack issued to SUs

9. Accommodation

- 9.1 The sleeping accommodation is laid out over several nissan huts and brick built blocks, comprising of 540 individual beds, with each block having access to shared ablutions. All rooms have opening windows to allow ventilation.
- 9.2 All Service Users will have a single bed, bedding and lockable storage unit.
- 9.3 Bathroom facilities include toilet, sink and shower.
- 9.4 The form of accommodation is covered for residents as part of their induction process and reinforced through an occupancy agreement, which will also include detail of the requirement to ensure accommodation is kept at the required standard. Occupancy agreements are provided in a language understood by residents to support their understanding.

10. Catering

- 10.1 The Service Provider will deliver a full board catering service comprising of three meals per day, per Service User including a beverage with each meal.
- 10.2 This service will be delivered via communal kitchen/dining facilities on site.
- 10.3 The full board provision will meet appropriate nutritional standards and cater for special dietary, cultural or religious requirements whilst providing variety via menu rotation.
- 10.4 Additional food/drink refreshments will be provided in communal areas on-site at regular intervals in addition to mealtime provisions.
- 10.5 The full board service should include additional support items required by Service Users, including personal toiletries.

11. Clothing

- 11.1 Clothing is not supplied to Service Users by the Home Office.

12. Laundry

- 12.1 On site laundry facilities will be operated and managed by the Service Provider to allow Service Users reasonable opportunity to launder both personal items and bedding/towels.

13. Cleaning

- 13.1 Cleaning services will be provided in accommodation and communal areas.
- 13.2 There will be a dedicated cleaning store where Control of Substances Hazardous to Health (COSHH) cleaning items will be safely stored.
- 13.3 All cleaners will receive suitable training in COSHH management and safe systems of work for cleaning.

14. Operational Waste Management Plan

- 14.1 The site will not carry out recycling on site. Waste will be separated into general waste and recyclable waste (paper/cardboard/plastics) using different coloured waste bins.
- 14.2 General waste when collected by the cleaners is deposited in main portable waste containers.

15. On and off-Site Activities

- 15.1 On-site activities will be arranged, managed and signposted by the Service Provider.
- 15.2 Wi-fi will be available on-site and made available to Service Users.
- 15.3 Awareness of Education & Recreation opportunities either in the local community or provided by NGO's will be provided during induction and via signposting managed by the Service Provider.
- 15.4 The site, and staff on site, will be respectful of SUs rights to observe their religious beliefs and festivals.
- 15.5 Facilities are provided at the Site for religious worship, including a multi-faith facility.
- 15.6 SUs can access these facilities 24 hours per day, seven days per week.
- 15.7 Site staff respect SUs rights to observe their religious festivals on Site and will, where possible, facilitate access to space to enable them to practice as required.
- 15.8 Local Religious Leaders attend Site to provide services/prayers to residents on Site. Residents are made aware of the scheduling of these events via posters on notice boards across Crowborough.
- 15.9 Site staff respect all religions practiced at Crowborough. Some residents desire to attend services at local places of worship. Residents can liaise with the **24/7 Welfare Team** to identify the location of their nearest place of worship. Maps of the local areas and points of interest are provided on notice boards but may not include every place of worship. Shuttle Bus services into local facilities to facilitate residents' attendance at their place of worship.

16. Access to Advice, Guidance and Legal Services

- 16.1 Migrant Help (MH) are contracted by the Home Office to deliver the Advice, Issue Reporting, Eligibility (AIRE) contract. We anticipate a mixture of on-site Migrant Help presence at Crowborough Training Centre and Service Users will also be able to access AIRE services remotely.
- 16.2 SUs will have access to the normal AIRE services, 24 hours a day, 365 days a year. This is contact centre based and is available via [REDACTED]. There are outreach advisors who offer advice, guidance, and support on their asylum process, including signposting, pastoral care, and legal services. In addition, to helping SUs to raise issues and complaints about the standard of the services they are receiving.
- 16.3 All SUs eligible for an asylum interview are signposted to legal representatives by MH before their asylum interview is scheduled.
- 16.4 Private space will be available on site, managed by the Service Provider, to allow Service Users to access – and hold private meetings with – their legal representatives.

17. Noise Monitoring

- 17.1 Service Providers will be responsible for monitoring noise levels on site throughout the day and night.
- 17.2 If noise levels in the accommodation blocks are causing disruption after 2200hrs, Service Users will be asked by the Service Provider to be quiet. If noise levels continue to be excessive at night-time, and if after reasonable efforts are made the issue still exists appropriate action will be taken.
- 17.3 Anyone refusing to comply with reasonable requests will be issued with a warning letter by the service provider and a report of the incident will be submitted to the Home Office to consider if further action is appropriate.

- 17.4 The service provider reserves the right to withdraw use of any facility if repeated requests to reduce excessive noise are not followed.

18. Asylum Claim – Case progress

- 18.1 Private rooms are available at Crowborough to conduct remote asylum interviews with caseworkers from the Home Office. The rooms have been modified to enable interviews to take place in privacy without being overheard by others.
- 18.2 SUs who are eligible for an asylum interview while they reside at Crowborough will have a minimum of 10 working days' notice of their interview to enable them to access legal representation.
- 18.3 There are no individual asylum casework surgeries offered. Individual queries on status are directed through **Migrant Help** with signposting offered on the provision of legal aid.
- 18.4 Substantive interviews are held on-site for cases that fall out of the inadmissible process.
- 18.5 No substantive decisions are served on-site. The **Asylum Casework Team** will notify SUs of their decisions once they have left the Site

19. Length of stay on site

- 19.1 The Home Office has committed to ensuring that SUs will remain at Crowborough for a maximum of 90 days upon their first day of arrival on Site, except where the **Secretary of State** is unable to find suitable onward dispersed accommodation despite reasonable efforts to do so.
- 19.2 The **Home Office Alternative Accommodation Team** monitors each SUs length of stay at Crowborough to ensure that they are dispersed to longer term accommodation during this time. The team monitor the Crowborough dispersals and make the necessary arrangements for onward accommodation. This team are not based on-site at Crowborough and manage dispersals remotely. Dispersal notification letters are sent to the **SDMs** to pass onto [REDACTED] to be provided to SUs.
- 19.3 Scheduled moves off-site [REDACTED]. Site staff are informed of moves via a spreadsheet from the Home Office and advise residents of their day of departure.
- 19.4 SUs are given 5 days' notice prior to their move date.
- 19.5 SUs are requested to be ready to leave the Site [REDACTED] of their dispersal and are transported to their next accommodation by the Asylum Accommodation and Support Contracts (AASC) provider responsible for the region in which they will be accommodated.

20. Correspondence, Phone Calls

- 20.1 Mail will be received, sorted and handled by the Service Provider and made available, in a safe and secure fashion, to named Service Users.
- 20.2 Email correspondence from the Home Office will be printed by the Service Provider and distributed to residents within 24 hours of receipt or as requested by the sender of the email. The email is printed in the language it is received in.
- 20.3 The provider will ensure Service User access to a mobile phone where requested/required.

21. Service User Property

- 21.1 Service Users will be allowed a limited amount of personal property to be transported to – and stored – on site.

- 21.2 Service Users will be provided a lockable storage unit in which to safely store personal items.
- 21.3 Any complaints regarding lost or stolen property will be managed by the Service Provider via their wider complaints procedure and are reported to Migrant Help and the police, where applicable.

22. Complaint's/Requests

- 22.1 Service Users will be informed of the complaint's procedure during their induction and it will also be outlined in their Occupancy Agreement.
- 22.2 Service Users wishing to make enquiries about Asylum Support, their Asylum application or make requests for specific services will be able to do so via Migrant Help.
- 22.3 Service Users will be made aware of how to do this via posters provided around the site, alongside information given to them during induction.

23. General Data Protection Regulation (GDPR)

- 23.1 The Home Office AASC contract with current Service Providers incorporates the overarching principles contained within the Data Protection Act 2018 and UK GDPR, such that both parties will preserve the integrity, confidentiality, and availability of personal data, and take steps to prevent the corruption or loss of such data.
- 23.2 The Home Office AAS contract with service providers incorporates the overarching principles contained within the Data Protection Act 2018 and UK GDPR, such that both parties will preserve the integrity, confidentiality, and availability of personal data, and take steps to prevent the corruption or loss of such data. The data will only be processed to the extent, and in such manner, as is necessary for the effective functioning of the operations at Crowborough, or as is required by law or any regulatory body.
- 23.3 Service contracts require suppliers to ensure that their systems, whether IT or paper-based, are appropriately secure and are tested accordingly. The systems holding electronic records are tested by HO cyber-security specialists to ensure that robust controls are in place to protect personal information, and the processing and storage of paper-based records are monitored by HO compliance teams. Their compliance teams also make on-site checks to ensure that privacy information notices are clearly displayed.
- 23.4 Data subjects can access public facing privacy notices hosted on the gov.uk website. These include the Personal Information Charter, covering departmental secure data processing and the Borders, Immigration and Citizenship Privacy Notice (BICS PIN). Data subjects entering the UK and/or engaging with connected services, will be directed to the BICS PIN which covers the data sets collected, the purpose of processing and any potential further processing.
- 23.5 The terms of Service provider contract ensure that both they and the authority can fulfil their obligations to respond to requests under the Freedom of Information Act and subject access under data-protection legislation.
- 23.6 Where personal data relating to these operations is being processed or shared each party will ensure that they:
 - I. only process the information for purposes that are legal under the legal basis on which they received it.
 - II. store received data securely.
 - III. ensure that only people who have a genuine business need to see that data will have access to it.

- IV. report any information losses, wrongful disclosures, or breaches of security to the other immediately.

ACCESS TO SITE

24. Admissions

- 24.1 The main access point to the site is via The Warren, TN6 1UB
 24.2 Access and egress to the site will be controlled by the Service Provider, with access to the site limited to the main entrance.
 24.3 Security personnel will be responsible for checking that only authorised persons are granted access to site (including newly arrived SUs receptions and departures as well as contractors, staff and visitors)
 24.4 The site postal address is: Crowborough Training Camp, The Warren, TN6 1UB

25. Access for New Arrivals

- 25.1 The Home Office expects that new SUs will arrive at the site via transport arranged and managed by the Service Provider.
 25.2 The Home Office will plans inflow of new arrivals in conjunction with the Service Provider and informed by current on-site capacity.
 25.3 The Home Office and Service Provider will plan arrivals within a time frame which will allow Service Users to receive a full induction.
 25.4 The Live Register is the mechanism by which the number of SUs on Site is captured and recorded. The Live Register is stored electronically.
 25.5 The Live Register records the numbers of SUs on Site, their personal details, including food allergies, the date they arrived and departed. As well as room allocations and nationality.
 25.6 The [REDACTED] **Site Manager** updates the Live Register on each day.

26. Service Users Leaving and Returning to the site

- 26.1 SUs are not detained under immigration powers, and Crowborough is not detention accommodation. SUs are free to leave the Site at any time and can stay overnight away from the Site for a maximum of seven consecutive nights, if they do not return to Site on day seven, [REDACTED] will notify the Home Office of the continued absence and will store their possessions securely pending a Home Office decision to reallocate the bed space.
 26.2 SUs are requested to provide a contact number, the address they are staying at, their Crowborough room number, and details of the person they are staying with including their contact number. The admin team retain records for external overnight stays, records securely stored in the admin building. It is requested each SU will sign out in the daily security SU log and hand in their individual room key until they return. This log is for the purposes of Site security, emergency roll call.
 26.3 When they return to the Site [REDACTED]

- 26.4 Completed daily security logs are retained by the administration team.
- 26.5 Records for external overnight stays are held securely by the **Welfare Team** in the Welfare office.
- 26.6 [REDACTED] If an SU wishes to leave the Site on foot, to ensure their safety, high visibility jackets and torches are provided [REDACTED]. It is down to SU discretion as to whether they wish to take them. During the induction process it is explained to SUs that they need to take care when walking along roads. This information is also contained with the Induction Pack issued to SUs.

27. Site Signage

- 27.1 All key signage on site will be clearly visible and available in the languages most frequently used by Service Users
- 27.2 The Service Provider will regularly review signage to ensure the messages are clear, accurate and up to date.

28. Access for Emergency Services

- 28.1 Onsite security personnel will ensure that all emergency vehicles have free and easy access to the site.

29. Access for Deliveries/Taxis/Sub-Contractors/Visitors

- 29.1 Access to the site may also be required by authorised visitors and sub-contractors. The security team will use a daily Visitors Log to record visitors' details including:
- 29.2
- the visitor's full name
 - the company they work for
 - postcode
 - contact numbers
 - the purpose of the visit
 - vehicle registration number (if applicable)
 - time In and Out
- 29.3 Members of the media will **not** allowed on the site unless there is evidence of prior approval from the Home Office.

30. Visiting Residents

- 30.1 Legal representatives planning to meet their clients will be able to gain access to the site provided they give prior notice/book an appointment via the Service Provider. They will be subject to the same checks as above and escorted to a space where they can meet with their client in a private setting.

31. Traffic Management

- 31.1 There are vehicle parking facilities which will be monitored, and a Travel Management Plan will be deployed and managed by the Service Provider.

HEALTH AND WELBEING

32. Suitability Assessment

- 32.1 The Home Office will undertake a suitability assessment before a person is transferred to the accommodation site in line with the latest allocation of asylum accommodation policy.
- 32.2 A person who arrives at the site who declares a previously undisclosed issue that might affect their suitability will have their suitability for the site reviewed and if appropriate moved to alternative accommodation.
- 32.3 If alternate accommodation is required, the Home Office will instruct the on-site provider to instigate a transfer elsewhere.

33. Disabled Residents

- 33.1 The suitability criteria in place to screen out anyone not suitable for the site, which may include those with a disability and will be assessed on a case-by-case basis. No one with a physical disability which limits mobility will be accommodated on site.
- 33.2 Anyone who presents at the site with a disability will be reassessed against the suitability criteria and if appropriate will be moved from the site to alternative accommodation.

34. Health Care

- 34.1 SUs can call 111. If there is a medical emergency, 999 is to be called.
- 34.2 As with the general population access to healthcare such as GP, dentistry and ophthalmology, including emergency, is subject to NHS service availability.
- 34.3 Asylum Seekers have free access to healthcare and dentistry under the NHS
- 34.4 The Home office will work with NHS England to ensure that the local services are not adversely affected by SU's use, and where needed provide additional support.

35. Infectious and Notifiable Communicable Diseases

- 35.1 SUs will have access to primary care through registrations with local GP practices. The Service Provider will support with the registration process.
- 35.2 All SUs will have been medically health screened before arriving on site and procedures are in place to support individuals with potential symptoms of infectious disease. The local UKHSA Health Protection Team provides advice and guidance on the management of individuals and contacts with a suspected infectious disease or outbreaks.
- 35.3 Signage providing reminders and UK Health Security Agency (UKHSA) guidance on hand washing is displayed throughout the site.

36. Suicide & Self Harm Prevention

- 36.1 The Service Provider will take the appropriate steps to minimise the risk of suicide and self-harm and Service Users will be able to access mental health support (either on site or in the local community).
- 36.2 Where SUs present as a suicide/self-harm risk they will be encouraged to obtain and attend a GP appointment. Onward referrals will be made to mental health practitioners, where appropriate.
- 36.3 In the event that a Service User is considered an immediate suicide/self-harm risk, and cannot await an onward referral, they will be provided transport to A&E for immediate support. An incident report will be produced by the Service Provider

and provided to the Home Office. Safeguarding referrals will be made where necessary.

37. Health and Safety

- 37.1 All incidents whether involving residents, employees, visitors, or subcontractors working on site will be reported and documented in the site Accident Book which will be retained in the Service Provider's office.
- 37.2 All accidents will be investigated to identify causational factors and any actions required to prevent a recurrence.
- 37.3 The Service Provider will have responsibility for accident investigation and reporting to the Home Office.
- 37.4 Near Miss reporting will be actively encouraged, with Near Misses also investigated and feedback provided to those reporting the matter. The Service Provider will encourage the reporting of near misses. They can be reported via the team or security staff. They can also be reported by whomever the person encounters first. Anyone can report a near miss.
- 37.5 In compliance with the requirements of the Management of Health and Safety at Work Regulations 1999 there is a documented overall general risk assessment for the site, available on request from the Site Manager.
- 37.6 The risk assessment will be reviewed after every injurious accident or dangerous occurrence or when there have been any significant changes to the operation of the site.

38. Handling a Death at the Site

38.1

[REDACTED]

SECURITY

39. Management, Intelligence, Procedures & Control

- 39.1 All security personnel will be licensed by the Security Industry Association (SIA) and are vetted by the Disclosure and Barring Service (DBS).
- 39.2 The main areas of responsibility for the security personnel [REDACTED]

- [REDACTED]
- 39.3 All security personnel will always display their SIA licenses and wear any Personal Protective Equipment (PPE) that is required.
- 39.4 If any prohibited items, from those listed in the Occupancy Agreement such as weapons are discovered, they will be reported to the Service Provider and if required, the police. If the item discovered presents an immediate threat to safety and security and it is safe to do so, it will be removed by security officers.
- 39.5 [REDACTED]

40. Security Tools, Equipment and Materials

- 40.1 Appropriate fixed camera CCTV will be installed at the site, [REDACTED]
[REDACTED]
The CCTV will be installed to BS EN62676-1-1 standards.
- 40.2 The CCTV will be operated by the Service Provider and access to view the CCTV footage will be limited to authorised personnel only. All personnel handling data will be appropriately trained.
- 40.3 CCTV and GDPR. All properties used for service users need to make sure that they comply with data protection requirements, and specifically concerning any requests for any evidence that may be covered by the recorded data. Management on site who have access to the CCTV system must not, under any circumstances, release any CCTV records, without reference from the Data Protection Officer (DPO) via the appropriate representative. This applies to everyone, including the police, and any request by a third party. Requests will need to be made via a GDPR Data request and then responded to in accordance with the procedures. This is not optional, or negotiable. All staff who can access the CCTV system must be made aware of the processes.

41. Business Continuity and Incident Management

- 41.1 The following have been identified as potential emergency situations: [REDACTED]
[REDACTED]
- 41.2 The Home Office will work with the Service Provider, Local Authorities and the emergency services to develop full Business Continuity Plans for the site.
- 41.3 In the event of an incident the Service Provider will act as the incident commanders on site.

42. Protestor Management

- 42.1 The level of policing provision will be managed and decided by Sussex Police as an operational policing matter.
- 42.2 The site management team will inform SUs of the details of any planned demonstration/protest, with the management team complying with any police advice or instruction. The site will support the police encouragement for organisers of demonstrations to contact police prior to demonstrations for awareness and planning of a proportionate police response, with the aim for demonstration/protests to be peaceful maintaining the safety of all, including

demonstrators, SU's, employees, emergency services and members of the local community.

43. Staff Actions on Finding a Fire and Raising the Alarm

- 43.1 Staff on site will be instructed by the Service Provider to take the following action in the event of a fire onsite:
- 43.2 If a fire is discovered:
- only tackle it if it is contained to a localised spot; and small enough to tackle without risk to life.
 - set off the fire alarm.
 - contact the site manager on the radio giving details of location.
- 43.3 the site manager will:
- call 999
 - instruct Fire Marshals to evacuate all residents to the designated muster point.
 - instruct all staff to make their way to the designated muster point.
- 43.4 Once all buildings are clear, report to site manager and await the arrival of Fire & Rescue Services

44. Fire Risk Management Plan

- 44.1 The Home Office expects the Service Provider to ensure that the site is safe and compliant with all relevant fire safety legislation and guidance. The Home Office expects that the Service Provider will ensure that their fire risk management processes will include, but not necessarily be limited to:
- Fire safety systems and equipment to both detect fires but also to respond to fires.
 - Security Officers act as Fire Marshalls in the event of a fire or evacuation, all of whom must be HASCO trained. Their training includes use of portable firefighting appliances. Fire drills are conducted at a minimum once every 6 months.
 - Individual Fire Risk Assessments (FRAs) have been completed for all accommodation and any buildings utilised across the site.
 - Action plans resulting from FRAs are reviewed, actioned, and resolved appropriately.
 - Fire drills are conducted at a minimum once every 6 months. The fire alarm test is completed weekly.
 - Fire safety including evacuation procedures is covered as part of the site induction. Evacuation procedures for accommodation is displayed on the Fire exit doors in several languages.
 - The complete fire evacuation procedures for the site will be provided.

45. Site Layout

INSERT CROWBOROUGH MAP/SITE PLAN

