

From: SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>
Sent: 27 January 2026 16:53:42 UTC+00:00
To: "Hamish Evans" <Hamish.Evans@midsussex.gov.uk>
Subject: 538922 DM_26_0064 1no. dwelling. Land Adjacent to Hounds Cottage Wall (Mid Sussex DC) NE RESPONSE
Attachments: HRA Residential Within 7km DM260064.docx

Our Ref: 538922

Your Ref: DM/26/0064

Dear Mr Evans

Planning Consultation: Demolition of existing storage building and erection of a detached two-storey, 3-bedroom house with single-storey detached garage and associated access and landscaping

Site: Land Adjacent to Hounds Cottage Wall Hill Road Ashurst Wood RH19 3TQ

Thank you for your consultation dated 19 January 2026

Natural England notes that your authority, as competent authority, has undertaken an appropriate assessment of the proposal in accordance with regulation 63 of the Conservation of Species and Habitats Regulations 2017 (as amended). Natural England is a statutory consultee on the appropriate assessment stage of the Habitats Regulations Assessment process.

Your appropriate assessment concludes that your authority is able to ascertain that the proposal will not result in adverse effects on the integrity of any of the sites in question. Having considered the assessment, and the measures proposed to mitigate for all identified adverse effects that could potentially occur as a result of the proposal, Natural England advises that we concur with the assessment conclusions, providing that all mitigation measures are appropriately secured in any planning permission given.

Please accept this email as our required statutory response to your consultation.

Kind regards
Camilla Davidge



Camilla Davidge
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Natural England offers two chargeable services - the Discretionary Advice Service, which provides pre-application and post-consent advice on planning/licensing proposals to developers and consultants, and the Pre-submission Screening Service for European Protected Species mitigation licence applications. These services help applicants take appropriate account of environmental considerations at an early stage of project development, reduce uncertainty, the risk of delay and added cost at a later stage, whilst securing good results for the natural environment.

For further information on the Discretionary Advice Service see [here](#)

For further information on the Pre-submission Screening Service see [here](#)



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