

From: SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>
Sent: 12 February 2026 10:05:50 UTC+00:00
To: "Jessica Szollosi" <jessica.szollosi@midsussex.gov.uk>
Subject: 540599 DM/25/2965 NE Response
Attachments: HRA Assessment - 22 Holtye Road RG - DM.25.2965.docx, Annex A.pdf

Our ref: 540599
Your ref: DM/25/2965

Dear Sir/Madam,

Planning consultation: Change of use of already converted garage, for short term holiday lets.

Location: 222 Holtye Road East Grinstead West Sussex RH19 3EY.

Thank you for your consultation on the above dated **5th February 2026**.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Further information on when to consult Natural England on planning proposals is here- [Planning and transport authorities: get environmental advice on planning - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/consultations/planning-and-transport-authorities-get-environmental-advice-on-planning)

Natural England is not able to provide specific advice on this application and therefore has no comment to make on its details. Although we have not been able to assess the potential impacts of this proposal on statutory nature conservation sites or protected landscapes, we offer the further advice and references to Standing Advice.

Natural England advises Local Planning Authorities to use the following tools to assess the impacts of the proposal on the natural environment:

Impact Risk Zones:

Natural England has provided Local Planning Authorities (LPAs) with Impact Risk Zones (IRZs) which can be used to determine whether the proposal impacts statutory nature conservation sites. Natural England recommends that the LPA uses these IRZs to assess potential impacts. If proposals do not trigger an Impact Risk Zone then Natural England will provide an auto-response email.

Standing Advice:

Natural England has published Standing Advice. Links to standing advice are in Annex A

If after using these tools, you consider there are significant risks to statutory nature conservation sites or protected landscapes, please set out the specific areas on which you require Natural England's advice.

Further information on LPA duties relating to protected sites and areas is here- [Protected sites and areas: how to review planning applications - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/protected-sites-and-areas-how-to-review-planning-applications)

Further guidance is also set out in Planning Practice Guidance on the natural environment [Natural environment - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/natural-environment) and on Habitats Regulations Assessment [Appropriate assessment - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/appropriate-assessment)

Non detailed advice from Natural England does not imply that there are no impacts on the natural environment. It is for the local planning authority to determine whether or not the proposal is consistent with national and local environmental policies. Other bodies and individuals may provide information and advice on the environmental value of this site and the impacts of the proposal on the natural environment to assist the decision making process.

Should the proposal change, please consult us again.

Yours faithfully,

Danny Whitehead
Natural England
Consultation Service
Natural England, County Hall, Spetchley Road, Worcester, U.K., WR5 2NP
Email: consultations@naturalengland.org.uk
www.gov.uk/natural-england



We strongly recommend using the [SSSI Impact Risk Zones](#) (SSSI IRZs) to decide when to consult Natural England on development proposals that might affect a SSSI. The SSSI IRZs tool is quick and simple to use and gives instant planning advice as a formal consultation response in certain circumstances and can reduce unnecessary delays in the planning process.

Natural England offers two chargeable services - the Discretionary Advice Service, which provides pre-application and post-consent advice on planning/licensing proposals to developers and consultants, and the Pre-submission Screening Service for European Protected Species mitigation licence applications. These services help applicants take appropriate account of

environmental considerations at an early stage of project development, reduce uncertainty, the risk of delay and added cost at a later stage, 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](#)

From: Jessica Szollosi <Jessica.Szollosi@midsussex.gov.uk>

Sent: 05 February 2026 13:02

To: SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>

Subject: Planning Consultation - HRA Assessment - 222 Holtye Rd, EG - DM.25.2965

You don't often get email from jessica.szollosi@midsussex.gov.uk. [Learn why this is important](#)

Dear Natural England,

Please find attached Habitats Regulation Assessment for the above application. Please could you provide a consultation response on the attached?

Apologies for the delay in getting this HRA over to you, however, the determination date for this application is 16th February 2026 and if possible, I would be so grateful if you would be able to send your consultation response over to us before then.

Thanking you in advance.

Kind regards
Jessica

Jessica Szollosi Bcom, LLB (RSA)
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Please note that this advice is given at Officer level only and is without prejudice to the formal decision of the District Council.

Working together for a better Mid Sussex

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