

From: Bobbi McBride <Bobbi.McBride@naturalengland.org.uk>
Sent: 19 March 2026 13:13:14 UTC+00:00
To: "Caroline Grist" <Caroline.Grist@midsussex.gov.uk>
Subject: 543185 - M/26/0186 - NE Response

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Our Ref: 543185

Your Ref: M/26/0186

Dear Caroline Grist,

Planning Consultation: COU of Class E commercial, business and service to 2 residential properties (C3).

Location: FatFace 5-11 London Road East Grinstead West Sussex RH19 1AL

Thank you for your email received 5 March 2026, requesting Natural England's consultation on the above Appropriate Assessment

Your appropriate assessment (AA) concludes that Mid Sussex District Council is able to ascertain that the proposal will not result in adverse effects on the integrity of the Ashdown Forest Special Protection Area (SPA) and Special Area of Conservation (SAC). 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 specified in the AA are appropriately secured by conditions in any planning permission given.

FURTHER CONDITIONS

Natural England currently has no comment to make on the Discharge of Condition 5.

If any of the conditions relate to protected species, please note the following:

We have not assessed this application and associated documents for impacts on protected species.

Natural England has produced [standing advice](#) to help planning authorities understand the impact of particular developments on protected species. We advise you to refer to this advice. Natural England will only provide bespoke advice on protected species where they form part of a Site of Special Scientific Interest or in exceptional circumstances.

Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again. Before sending us any further consultations regarding this development, please assess

whether the changes proposed will materially affect any of the advice we have previously offered. If they are unlikely to do so, please do not re-consult us.

Kind regards,
Bobbi McBride
Higher Officer – National Planning Delivery Team
Tel: 02087 200 236
Pronouns: She/her

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](#).



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