

From: Bobbi McBride <Bobbi.McBride@naturalengland.org.uk>
Sent: 16 March 2026 11:53:23 UTC+00:00
To: "Caroline Grist" <Caroline.Grist@midsussex.gov.uk>
Subject: RE: DM/26/0481: Natwest, 15 London Road, East Grinstead

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Our Ref: 543099

Your Ref: DM/26/0481

Location: Natwest 15 London Road East Grinstead West Sussex RH19 1AJ

Dear Caroline Grist,

Thank you for your email received 4 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 Area of Conservation (SAC) and Special Protection Area (SPA). 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.

If you have any queries, please direct them to consultations@naturalengland.org.uk.

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](#).



From: Caroline Grist <Caroline.Grist@midsussex.gov.uk>
Sent: 04 March 2026 16:16
To: SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>
Subject: DM/26/0481: Natwest, 15 London Road, East Grinstead

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Good afternoon,

Change of use of first and second storey floorspace of the existing building from commercial (Class E) use to 8 x HMO bedrooms (Sui Generis) use with associated communal facilities, double storey front extension, single storey rear extension, new rooflight, extension of existing wall and a new flat roof to the rear.

Please find attached the Habitats Regulations Assessment for the above proposed development.

I look forward to the receipt of Natural England's comments.

Kind regards,
Caroline

Caroline Grist
Senior Planning Officer
Development Management

Mid Sussex District Council
01444 477333
caroline.grist@midsussex.gov.uk
www.midsussex.gov.uk



Working together for a better Mid Sussex

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