

From: SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>
Sent: 10 December 2025 08:30:08 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
Subject: 534962 DC_25_1852 NE Response
Attachments: ufm20_Water_Neutrality_consult.pdf
Categories: Consultations

Dear Sir/Madam

Our ref: 534962

Your ref: DC/25/1852

Planning consultation: Removal of Condition 18 of previously approved application DC/24/0699 (Demolition of existing structures and erection of 43no. dwellings (Use Class C3), creation of a new access and provision of public open space, alongside associated landscaping and other works) Relating to Water Neutrality

Location: Millfields Farm Horsham Road Ruper West Sussex

Thank you for your consultation.

FURTHER CONDITIONS

Natural England currently has no comment to make on the discharge of condition 18.

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^{\[1\]}](#) 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.

Yours faithfully

Chloe Lancaster
Officer
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: planning@horsham.gov.uk <planning@horsham.gov.uk>
Sent: 20 November 2025 09:46
To: SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>
Subject: Planning Application Water Neutrality Consultation - DC/25/1852

Please see the attached consultation letter regarding Water Neutrality from Horsham District Council Re:DC/25/1852

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[1] <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

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