Dear Ms Darley,
Thank you for consulting with Natural England regarding the following consultation.
The proposed development falls within the Sussex North water supply zone; As set out in Natural England's Advice Note regarding Water Neutrality within the Sussex North Water Supply Zone, the existing water supply in the Sussex North water supply zone cannot be ruled out as contributing to the declines in wildlife within internationally protected sites in the Arun Valley SPA, SAC and Ramsar site. Achieving water neutrality is recognised as a suitable method to rule out potential adverse effects on the integrity of these sites arising from development.
Considering the supporting information provided by the applicant and your authority's habitats regulation assessment (HRA) our advice is as follows.

Our ref	LPA ref	Planning Consultation and Location	Natural England's advice
468712	DC/23/1929	**Planning Consultation**: Subdivision of existing house to create two semi detached dwellings including the formation of a porch and detached car port. **Location**: Sandgate House, Water Lane, Storrington, West Sussex RH20 3LY	We concur with the conclusion of your authority's HRA appropriate assessment that the following further information is required to determine the significance of impacts on designated sites and the scope for mitigation: • Information pertaining to the existing occupancy rate of the dwelling, supported by evidence, or reliance on the standard occupancy rate of 3.09 persons. • Confirmation of the proposed occupancy rates of the two dwellings. • Provision of water use calculations for both the existing and proposed dwellings, supported by robust evidence (e.g. water bills, Part G calculator). • Provision of a mitigation strategy should the water use of the proposed dwellings exceed that of the existing.

Further general advice on the protected species and other natural environment issues is provided in the attached Annex A.



If you have any queries relating to this advice, please let us know.
Yours sincerely,

Sophie Moore, BA (Hons)
Lead Advisor for Casework
Sussex and Kent Team
Natural England

Pronouns: She/Her - Why have I put this?

Working Hours: Monday-Friday 08:00-18:00
Please be aware that I work flexible hours to accommodate my studies at university so will not always be contactable during this time.

www.gov.uk/naturalengland

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