From:	SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>
Sent:	01 July 2025 14:01
To:	Planning
Subject:	NE Response 517055 - DC/25/0714 75A Crawley Road Horsham West Sussex RH12 4DS
Attachments:	ufm2_Water_Neutrality_consult.pdf; 75a Crawley WNS.pdf; DC250714.docx
Categories:	Consultations

Dear Sir/Madam

Our ref: 517055
Your ref: DC/25/0714 75A

Planning consultation: Variation of condition 1 of previously approved application reference DC/23/0345 (Change of use of ground floor from commercial (Use Class E(e)) to residential (Use Class C3) and erection of single storey ground floor rear extension and first floor extension to form 1no 2-bedroom dwelling) to amend the design and layout of the scheme.
Location: 75A Crawley Road Horsham West Sussex RH12 4DS

Thank you for your consultation.

Arun Valley SAC/SPA/Ramsar
Natural England notes that your authority, as competent authority, has undertaken an appropriate assessment of the proposal in accordance with regulation 63 of the Conservation of Species and Habitats Regulations 2017 (as amended). Natural England is a statutory consultee on the appropriate assessment stage of the Habitats Regulations Assessment process.

Your appropriate assessment concludes that your authority is able to ascertain that the proposal will not result in adverse effects on the integrity of any of the sites in question. 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 are appropriately secured in any planning permission given.

Based on the above, Natural England currently has no objection to make on the variation of condition 1.

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

Shannon Bowes (She/Her)
Higher Officer - National Operations & Delivery
Central Casework Team

Natural England
Hornbeam House, Electra Way
Crewe Business Park
Crewe, Cheshire CW1 6GJ

Email: consultations@naturalengland.org.uk
Website: 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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From: planning@horsham.gov.uk <planning@horsham.gov.uk>
Sent: 23 June 2025 11:48
To: SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>
Subject: Planning Application Water Neutrality Consultation - DC/25/0714

Please see the attached consultation letter regarding Water Neutrality from Horsham District Council Re:DC/25/0714

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