

Date: 29 May 2013  
Our ref: 6770  
Your ref: Various (see below)



Sarah Sheath  
Mid Sussex District Council

Customer Services  
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Crewe  
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CW1 6GJ

T 0300 060 3900

**BY EMAIL ONLY**

Dear Sarah

Appropriate Assessments for the following applications:

81415 13/00307/FUL 1 Acorn Close  
81419 12/02445/OUT 1 The Brontes  
81422 12/03259/FUL 9 Acorn Close  
81427 12/03854/EOT 19-21 Munnion Road  
81432 12/03881/FUL 29-31 London Road  
81435 12/03690/FUL 37 Grosvenor Road  
81439 12/03549/FUL 85 Blackwell Farm Road  
81442 12/04326/FUL 218 London Road  
81446 12/03322/FUL Buxshalls House  
81450 12/03725/FUL Chartin House, Hammerwood Road,  
81452 12/03599/COU Dodges House, Plawhatch Lane  
81457 12/03319/FUL Rear of 16 Railway Approach  
81464 12/03811/COU Yew Tree Lodge, Green Hedges Avenue  
81465 12/02933/FUL The Barn, Woods Hill Lane  
84379 12/04002/FUL Porches Farm, Birchgrove Road  
84402 13/00158/FUL Upper Barn, Hammingden Lane  
85083 13/00393/FUL Land North of Great Harwoods Farm

Thank you for your consultation on the appropriate assessment reports for the above applications.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

The application sites lie within the zone of influence of Ashdown Forest Site of Special Scientific Interest (SSSI). This SSSI is part of the Ashdown Forest Special Protection Area (SPA) and Special Area of Conservation (SAC).

**Natura 2000 site – No objection**

Natural England notes the information provided by the applicant aimed at assisting your authority to undertake the Appropriate Assessment required under Regulation 61 of the *Conservation of Habitats and Species Regulations 2010* (as amended).

The evidence to date identifies that the likelihood of a significant effect on Ashdown Forest from increased housing levels cannot objectively be discounted. However we believe that the impact can be successfully avoided if a Strategic Access, Management and Monitoring Strategy (SAMM) can be put into place. Whilst a mix of SANGs (Suitable Alternative Natural Greenspace) and SAMM measures may be necessary in the longer term, it is considered that in the interim, the level of development coming forward in the short term may be successfully mitigated by SAMM alone. Subject to suitable contributions being secured towards an agreed SAMM strategy, Natural England considers that the applications will not have an adverse effect on the integrity of the Ashdown

Forest SPA and SAC. In our opinion you do not therefore need to undertake further stages in the appropriate assessment process in respect of this although it is for the Council as competent authority to make this decision.

For any queries relating to the specific advice in this letter only please contact me on 0300 060 4050 or email [marian.ashdown@naturalengland.org.uk](mailto:marian.ashdown@naturalengland.org.uk). For any new consultations, or to provide further information on this consultation please send your correspondences to [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk).

Yours sincerely

Marian Ashdown  
Land Use Team