



The Planning Inspectorate

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Natural England

Your Ref:
Our Ref: APP/C1435/W/23/3335625

27 March 2024

Dear Sir/Madam,

Town and Country Planning Act 1990
Appeal by Hertfordshire Holdings Ltd
Site Address: Land south of the A271 and east of the A22, Lower Horsebridge,
Hailsham, East Sussex, BN27 4DN

I am writing to you with regard to the above appeal. The appeal is for up to 124 dwellings on a site which may affect the Pevensey Levels SAC

Regulation 63 (3) of the Habitats Regulations 2017 requires that the competent authority must for the purposes of the assessment consult the appropriate nature conservation body and have regard to any representations made by that body within such reasonable time as the authority specifies. Having had regard to the characteristics of the proposed development the Inspector considers that an appropriate assessment may be required.

In order to seek your views as the appropriate nature conservation body as to the likely impact from the proposed development on the SAC and its qualifying features, the Inspector seeks your views on the following:

1. Does Natural England consider that the proposed development would impact upon the integrity of the European Site and its qualifying features? Please specify reasons for your decision.
2. Is there a mitigation strategy to remedy the impacts on recreation derived from the proposed development sufficient to avoid an adverse impact to the integrity of this European Sites and relevant features? If you are not content, then please specify your reasons and provide details of any additional measures you consider are necessary.
3. The proposed measures identified within the mitigation strategy could be secured by way of a Planning Obligation under Section 106 of the Town and Country Planning Act 1990 (as amended). Can Natural England confirm if it is content that this adequately secures the deliverability of the measures.
4. Any other relevant matters that you wish to make.

The deadline for your consultation response is 15 April 2024. Your response should be sent preferably electronically to [REDACTED]
([REDACTED])

Yours faithfully,

[REDACTED]

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Where applicable, you can use the internet to submit documents, to see information and to check the progress of cases through GOV.UK. The address of the search page is - <https://www.gov.uk/appeal-planning-inspectorate>