Horsham District Council

Mr Keith Potts
50 Springfield Road
Horsham
West Sussex
RH12 2PD

Our ref: HRA/24/0013
Your ref:
Email: planning@horsham.gov.uk
Direct Line: 01403 215166
If Calling Please ask for: Tamara Dale
Date: 22nd November 2024

Dear Madam,

Town and Country Planning Act 1990 (as amended)
The Conservation of Habitats and Species Regulations 2017
Town and Country Planning (General Permitted Development) (England) Order 2015
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application under Regulation 77 of the Conservation of Habitats and Species Regulations 2017 relating to Prior Approval consent DC/21/2590

1 Copsale Stables Copsale Road Copsale Horsham

Horsham District Council has **refused** your application in respect of a Regulation 77 (General development orders) of the Conservation of Habitats and Species Regulations 2017 (as amended) for the following reason:

1. It has not been possible to secure a planning obligation that would secure the water neutrality strategy in perpetuity. It cannot therefore be demonstrated with a sufficient degree of certainty that the proposed development would not contribute to an existing adverse effect upon the integrity of the internationally designated Arun Valley Special Area of Conservation, Special Protection Area and Ramsar sites by way of increased water abstraction. Therefore, the Council is unable to discharge its duties under Regulation 75 of the Conservation of Habitats and Species Regulations 2017 (as amended).

The Council has prepared a Habitat Regulations Assessment / Appropriate Assessment which concludes that the development will adversely affect the integrity of the Arun Valley SAC, SPA and Ramsar sites, either alone or in combination with other plans and projects.

Schedule of plans/documents

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Technical Note 1: Water Neutrality Statement by Motion dated 31.07.2024	1chcop/2407066	28.08.2024

If you have any queries or require further information, please do not hesitate to contact the Case Officer.

Yours faithfully



Emma Parkes
Head of Development and Building Control