Horsham District Council

Mrs Charlotte Catton-Giltinane
Batcheller Monkhouse
Stratton House
57 Lower Street
Pulborough
RH20 2AZ

Our ref: HRA/24/0007
Your ref:
Email: planning@horsham.gov.uk
Direct Line: 01403 215382
If Calling Please ask for: Robert Hermitage
Date: 14th April 2025

Dear Sir/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 application DC/23/1052

Naldretts Farm Naldretts Lane Rudgwick 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
Plans	SITE AND BUILT FORM	2205BR_R0_002	29.11.2024
Plans	SITE AND BUILT FORM	2205BR_R0_001	10.09.2024
Supporting Docs	WATER NEUTRALITY REPORT AND WATER MANAGEMENT PLAN		09.10.2024

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