From: SM-Defra-Plan Cons Area Team (Sussex and Kent) (NE) <PlanConsAreaTeamSussexandKent@defra.gov.uk>
Sent: 09 July 2025 13:49:15 UTC+01:00
To: "Hannah.Darley" <Hannah.Darley@horsham.gov.uk>
Subject: NE ref: 518236 - Construction of building comprising 7 commercial business units etc - Northlands Business Park, Bognor Road, Warnham (Horsham) DC/25/0592
Attachments: Annex A - Other Advice.pdf

Dear Hannah Darley,

Thank you for consulting with Natural England regarding the following consultation.

The proposed development falls within the Sussex North water supply zone; As set out in Natural England's Advice Note regarding Water Neutrality within the Sussex North Water Supply Zone, the existing water supply in the Sussex North water supply zone cannot be ruled out as contributing to the declines in wildlife within internationally protected sites in the Arun Valley SPA, SAC and Ramsar site. Achieving water neutrality is recognised as a suitable method to rule out potential adverse effects on the integrity of these sites arising from development.

Considering the supporting information provided by the applicant and your authority's habitats regulation assessment (HRA) our advice is as follows.

Our ref	LPA ref	Planning Consultation and Location	Natural England's advice
518236	DC/25/0592	**Planning Consultation**: Construction of building comprising 7 commercial business units etc. **Location**: Northlands Business Park, Bognor Road, Warnham.	We concur with the conclusion of your authority's HRA appropriate assessment insofar that adverse effects on the integrity of the Arun Valley Designated sites can be ruled out, as such: We have no objections subject to the: delivery, management and maintenance of measures identified in the water neutrality statement to achieve water neutrality.

Further general advice on the protected species and other natural environment issues is provided in the attached Annex A.

If you have any queries relating to this advice, please let us know,

Yours sincerely,

Rebecca Bishop – for the Sussex & Kent Planning Inbox

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