Horsham District Council

Miss Debbie Marriage
DJM Town Planning
16 Fairdene
Southwick
Brighton
BN42 4QN

Our ref: HRA/24/0004
Your ref:
Email: planning@horsham.gov.uk
Direct Line: 01403 215538
If Calling Please ask for: Hannah Darley
Date: 28th February 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 in respect of Prior Approval consent DC/23/1525

56A High Street Steyning West Sussex BN44 3RD

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).

Whilst the Council has prepared a Habitat Regulations Assessment / Appropriate Assessment which concludes that the development will not adversely affect the integrity of the Arun Valley SAC, SPA and Ramsar sites, either alone or in combination with other plans and project, the necessary legal mechanism to secure the proposed works has not been resolved.

Schedule of plans/documents

Plan Type	Description	Drawing Number	Received Date
Location plan			
Plans		A.101	
Supporting Statement	Water Neutrality Statement		

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