Horsham District Council

Mrs Charlotte Catton-Giltinane
Batcheller Monkhouse
New Batram House
3-5 Swan Court
Station Road
Pulborough
RH20 1RL

Our ref: HRA/25/0014
Your ref:
Email: planning@horsham.gov.uk
Direct Line: 01403 215382
If Calling Please ask for: Robert Hermitage
Date: 28th October 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 Prior Approval consent 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).

**Schedule of plans/documents**

| Plan Type | Description | Drawing Number | Received Date |
|---|---|---|---|
| Location plan | Site Location Plan Naldretts | NONE | 21.05.2025 |
| Supporting Docs | Water Neutrality Statement by Batchellor Monkhouse dated May 2025 | NONE | 25.05.2025 |

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