Horsham District Council

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

Our ref: HRA/23/0024
Your ref:
Email: planning@horsham.gov.uk
Direct Line: 01403 215538
If Calling Please ask for: Hannah Darley
Date: 15th March 2024

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).

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 Statement	Water Neutrality Statement	NONE	18.10.2023
Block plan	Block Plan	TQRQM23220112344788	18.10.2023
Floor plan	Proposed Floor Plan	A.101	18.10.2023

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