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Our ref: PC/CC/221477

23 February 2024

Application under Regulation 77 of the Conservation of Habitats and Species Regulations 2017 Prior Notification Reference DC/24/0264 – Applegate Farm, Stonepit Lane, Henfield, West Sussex, BN5 9QT.

Dear Sir/Madam,

I write in support of an application pursuant to Regulation 77 of the Conservation of Habitats and Species Regulations 2017. This application relates to a Prior Notification application for the above site, which was submitted to Horsham District Council on 16th February 2024 and has the reference number DC/24/0264.

In September 2021, Natural England published a Position Statement highlighting how water abstraction is having a negative impact on important wildlife sites. Horsham District's water supply comes from the Sussex North Water Supply Zone, which has many abstraction points located within the Arun Valley. In order to protect sites within the Sussex North Water Supply Zone, such as the Arun Valley Special Protection Area, Special Area of Conservation and Ramsar site, new development is required to be 'water neutral'.

Legislative Background

Regulation 75 of the Conservation of Habitats and Species Regulations 2017 states that any permission granted by the General Permitted Development Order that is likely to have a significant impact upon a European site must not be begun until approval has been received from the local planning authority under regulation 77 of the same document.

Regulation 77 states that an application to the local planning authority, as mentioned in regulation 75, must give details of the development which is intended to be carried out and be accompanied by a copy of any relevant notification by the appropriate nature conservation body under regulation 76.

The local planning authority must then send a copy of the application to Natural England and take into account any representations made by them. The authority must then make an appropriate assessment of the effects the development may have on the European site, in view of the site's conservation objectives.

Following this, the planning authority may allow the commencement of development if it has been ascertained that the proposed development will not adversely impact upon the European site in question.

Development

The development subject to Prior Approval submission DC/24/0264 is for the erection of an agricultural building for the storage of machinery.

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The building is required solely for storage purposes that are in alignment with the current agricultural use of the land. As can be seen in the drawing “Planning Arrangement: Ref P-01”, the building will be separated into four bays for machine storage space and will feature no utilities. As such, there is no requirement for the building to be connected to water mains and there will be no reliance upon mains supply.

Therefore, the building subject to application DC/24/0264 is water neutral and will have not have an undesired impact on the integrity of the Arun Valley SPA, SAC and Ramsar site.

We understand that the submission of this application will meet the necessary requirements set out by Regulation 76 and 77 of the Conservation of Habitats and Species Regulations 2017.

Yours Sincerely,



Paul Carnell BA (Hons) MA MRTPI
Senior Associate Director

Encl: Location Plan
Floor Plan