From: SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>
Sent: 07 January 2026 15:57:56 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
Subject: 537305 DC/25/2015 NE Response
Attachments: ufm4_Water_Neutrality_consult.pdf
Categories: Consultations

Dear Emma Parkes,

Our ref: 537305
Your ref: DC/25/2015

Planning consultation: Variation of Condition 1 and Removal of Conditions 4 and 11 of previously approved application DC/24/1996 (Variation of Conditions 1 (Approved Plans), 7 (underground services), 8 (foul and surface water drainage), 12 (finished ground floor slab levels), and 18 (schedule of materials and samples) of previously approved application DC/15/1702 (Erection of 300 dwellings, 2 x football pitches, MUGA and NEAP with associated access, parking and landscape works pursuant to outline planning permission DC/09/2138 (as amended by DC/11/2004) (Approval of Reserved Matters)), to allow the submission of water neutrality information to be secured under Condition 1 to demonstrate Phases 8, 10, 11, 12 and 13 are water neutral, and Variation of Conditions 7, 8, 12, and 18 to enable details pertaining to those conditions to be secured associated to Phase 8). Relating to water neutrality.
Location: Highwood Land East of A24 Worthing Road Horsham

Thank you for your consultation.

FURTHER CONDITIONS
Natural England currently has no comment to make on the Variation of Condition 1 and Removal of Conditions 4 and 11.

Sussex North Water Supply Zone
This development site is within the Sussex North Water Supply Zone.

In September 2021, Natural England issued a position statement advising that abstraction within this zone could not be ruled out as having an adverse effect on the integrity of Arun Valley Special Area of Conservation (SAC), Special Protection Area (SPA) and Ramsar site.

On 31st October 2025, Natural England withdrew this position statement on the basis that a collaborative solution had been agreed between Southern Water, the Environment Agency and Natural England to secure the designated site's integrity. Please refer to our full Arun Valley Withdrawal Statement.pdf for further information.

It is therefore our advice that your authority **does not** need to undertake a Habitats Regulations Assessment (HRA) or consult us on water scarcity issues affecting the Arun Valley sites moving forwards.

If any of the conditions relate to protected species, please note the following:

We have not assessed this application and associated documents for impacts on protected species.

Natural England has produced standing advice[1] to help planning authorities understand the impact of particular developments on protected species. We advise you to refer to this advice. Natural England will only provide bespoke advice on protected species where they form part of a Site of Special Scientific Interest or in exceptional circumstances.

Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again. Before sending us any further consultations regarding this development, please assess whether the changes proposed will materially affect any of the advice we have previously offered. If they are unlikely to do so, please do not re-consult us.

Yours sincerely,

Samuel Norton
Assistant Officer
Consultation Service
National Operations & Delivery
Natural England, County Hall, Spetchley Road, Worcester, UK, WR5 2NP

Email: consultations@naturalengland.org.uk
www.gov.uk/natural-england



We strongly recommend using the SSSI Impact Risk Zones (SSSI IRZs) to decide when to consult Natural England on development proposals that might affect a SSSI. The SSSI IRZs tool is quick and simple to use and gives instant planning advice as a formal consultation response in certain circumstances and can reduce unnecessary delays in the planning process.

Natural England offers two chargeable services - the Discretionary Advice Service, which provides pre-application and post-consent advice on planning/licensing proposals to developers and consultants, and the Pre-submission Screening Service for European Protected Species mitigation licence applications. These services help applicants take appropriate account of environmental considerations at an early stage of project development, reduce uncertainty, the risk of delay and added cost at a later stage, whilst securing good results for the natural environment.

For further information on the Discretionary Advice Service see here
For further information on the Pre-submission Screening Service see here

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From: planning@horsham.gov.uk <planning@horsham.gov.uk>
Sent: 18 December 2025 09:15
To: SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>
Subject: Planning Application Water Neutrality Consultation - DC/25/2015

Please see the attached consultation letter regarding Water Neutrality from Horsham District Council Re:DC/25/2015

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[1] https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals

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