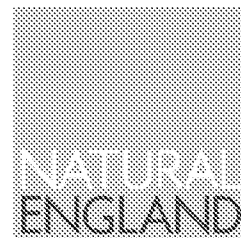


Date:16 July 2009
Our ref:SC.PAG.ADV160709
Your ref:BE/47/09



Phoenix House
33 North Street
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By email only, no hard copy to follow

Dear Mrs Rodway,

Proposal: Outline application for the demolition of all existing buildings and redevelopment of the site with up to 70 dwellings, public open space and strategic landscaping
Location: Chalcroft Nursery & Associated Land Chalcraft Lane Bognor Regis

Thank you for your letter dated 17 June 2009 consulting Natural England on the above planning application.

The ecological scoping report included with the planning documents clearly states that a number of protected species surveys need to be undertaken prior to any form of mitigation design being possible. These surveys must be undertaken prior to any form of permission being granted as outlined below;

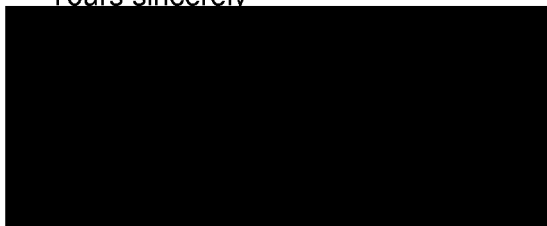
Paragraph 98 of ODPM Circular 06/2005 states that *'The presence of a protected species is a material consideration when a planning authority is considering a development proposal that, if carried out, would be likely to result in harm to the species or its habitat.'* Paragraph 99 also states that *'It is essential that the presence or otherwise of protected species and the extent that they may be affected by the proposed development, is established before the planning permission is granted otherwise all relevant material considerations may not have been addressed in making the decision.'*

The application has the potential to impact on a number of protected species and I would refer you to Natural England's standing advice for further information -

http://www.naturalengland.org.uk/regions/south_east/ourwork/standingadvice

Natural England are disappointed that this application was validated when the possible impacts on protected species had not been fully investigated.

Yours sincerely



Sue Beale.

Environmental Planning Adviser
South East Region - Eastern Area Team

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Tel: 0300 060 4093 (main office)

Natural England is here to conserve and enhance the natural environment,
for its intrinsic value, the wellbeing and enjoyment of people and the
economic prosperity that it brings.