

Date: 25 July 2018
Our ref: 251637
Your ref: BR/142/18/OUT



Mr S Davis
Arun District Council
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Customer Services
Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

BY EMAIL ONLY

Dear Mr Davis

Planning consultation: Outline application with all matters reserved for the demolition & conversion of existing public house with residential accommodation to 1st floor to form 10 No. residential flats over 3.5 storeys.

Location: Richmond Arms 224 London Road Bognor Regis PO21 1AU

Thank you for your consultation on the above dated 03 July 2017 which was received by Natural England on the same date.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

SUMMARY OF NATURAL ENGLAND'S ADVICE

NO OBJECTION - SUBJECT TO APPROPRIATE MITIGATION BEING SECURED

We consider that without appropriate mitigation the application would be likely to have a significant effect through recreational disturbance on Pagham Harbour Special Protection Area (SPA) and Ramsar site, in combination with other residential proposals in the 5km zone of influence.

In order to mitigate these adverse effects and make the development acceptable, an appropriate contribution should be made to the strategic approach to access management at Pagham Harbour.

We advise that an appropriate planning condition or obligation is attached to any planning permission to secure this measure.

Natural England's advice on other natural environment issues is set out below.

Further advice on mitigation

Mitigation measures for recreational disturbance to SPA birds

Appropriate financial contributions should be made to the Pagham Harbour strategic access management and monitoring project. This strategic approach to mitigating recreational disturbance

resulting from new residential development around Pagham Harbour takes the form of a package of measures comprising wardening in perpetuity to encourage responsible use of the harbour; a dog project including website and events; contribution to signage and interpretation; and monitoring.

Housing to meet the district's objectively assessed need has been agreed through the adopted Arun Local Plan, and is assessed in Arun District Council's Stage 3 Report: Appropriate Assessment document dated February 2017.

The level of mitigation to address the recreational impact from the housing numbers in the Local Plan has been agreed. Natural England considers this strategic solution to be ecologically sound. Therefore, subject to the appropriate financial contribution being secured, we are satisfied that the proposal will mitigate against the potential recreational impacts of the development on the site. Our advice is that this needs to be confirmed by the Council, as the competent authority, via an appropriate assessment to ensure there is no adverse effect on the integrity of the site(s) in accordance with the Conservation of Habitats & Species Regulations 2017.

SSSIs

Natural England is satisfied that the proposed development being carried out in strict accordance with the details of the application, as submitted, and subject to the comments above, will not damage or destroy the interest features for which the Pagham Harbour SSSI has been notified. We therefore advise your authority that this SSSI does not represent a constraint in determining this application. Should the details change, Natural England draws your attention to Section 28(1) of the *Wildlife and Countryside Act 1981* (as amended), requiring your authority to re-consult Natural England

Other advice

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 SSSI or in exceptional circumstances.

If you have any queries relating to the advice in this letter please contact me on [REDACTED] or [REDACTED]

We would not expect to provide further advice on the discharge of planning conditions or obligations attached to any planning permission.

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

Yours sincerely

Alison Giacomelli
Sussex and Kent Area Team

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