

From: Scott, Hannah [REDACTED]
Sent: 31 July 2019 11:39
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Consultation Response - BR/178/19/PL

Please see below for Natural England's response in relation to the above consultation.

Dear Sirs

Application ref: BR/178/19/PL
Our ref: 288170

Thank you for contacting Natural England regarding the above-mentioned development.

Since this application will result in a net increase in residential accommodation, impacts to the coastal Special Protection Area(s) and Ramsar Site(s) may result from increased recreational disturbance. Your authority has measures in place to manage these potential impacts through the agreed strategic solution which we consider to be ecologically sound.

Subject to the appropriate financial contribution being secured, Natural England is satisfied that the proposal will mitigate against the potential recreational impacts of the development on the site(s). However, our advice is that this proposed development, and the application of these measures to avoid or reduce the likely harmful effects from it, may need to be formally checked and confirmed by your Authority, as the competent authority, via an appropriate assessment in view of the European Site's conservation objectives and in accordance with the Conservation of Habitats & Species Regulations 2017.

This is because Natural England notes that the recent People Over Wind Ruling by the Court of Justice of the European Union concluded that, when interpreting article 6(3) of the Habitats Directive, it is not appropriate when determining whether or not a plan or project is likely to have a significant effect on a site and requires an appropriate assessment, to take account of measures intended to avoid or reduce the harmful effects of the plan or project on that site. The ruling also concluded that such measures can however be considered during an appropriate assessment to determine whether a plan or project will have an adverse effect on the integrity of the European site. Your Authority should have regard to this and may wish to seek its own legal advice to fully understand the implications of this ruling in this context.

Natural England advises that it is a matter for your Authority to decide whether an appropriate assessment of this proposal is necessary in light of this ruling. In accordance with the Conservation of Habitats & Species Regulations 2017, Natural England must be consulted on any appropriate assessment your Authority may decide to make.

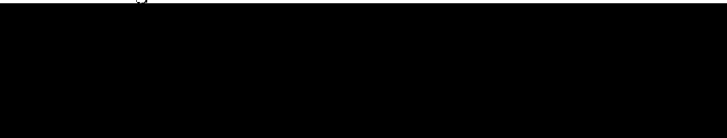
Natural England has not assessed this application for impacts on protected species. Natural England has published Standing Advice which you can use to assess impacts on protected species or you may wish to consult your own ecology services for advice.

Natural England and the Forestry Commission have also published standing advice on [ancient woodland and veteran trees](#) which you can use to assess any impacts on ancient woodland.

We recommend referring to our SSSI Impact Risk Zones (available on [Magic](#) and as a downloadable [dataset](#)) prior to consultation with Natural England. Further guidance on when to consult Natural England on planning and development proposals is available on gov.uk at <https://www.gov.uk/guidance/local-planning-authorities-get-environmental-advice>.

Yours faithfully

Kate Stanley
Technical Support Advisor – Consultation Team
Natural England



We are here to secure a healthy natural environment for people to enjoy, where wildlife is protected and England's traditional landscapes are safeguarded for future generations.

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](#)

From: SM-Defra-Plan Cons Area Team (Sussex and Kent) (NE)

Sent: 12 July 2019 12:54

To: SM-NE-Worcs LUP Hub (NE) <

Subject: FW: 2RTH 019-08-08 288170 Existing ground floor flat converted into 2 No. one bedroom apartments with single storey side extension & rear orangery BR/178/19/PL Arun

Dear Hub

Please issue AA needed letter for coastal SPAs

http://neintranettechnical/content/technical/topics/document_details.asp?DC=26439

Thank you

Abbi

Abbi Bamping
Kent & Sussex Area Team
Natural England



We are here to secure a healthy natural environment for people to enjoy, where wildlife is protected and England's traditional landscapes are safeguarded for future generations.

Natural England is accredited to the Cabinet Office Customer Service Excellence Standard

To help developers consider the environment Natural England offers two chargeable services

- the [Discretionary Advice Service \(DAS\)](#), which can provide advice on planning/licensing proposals
- the [Pre-submission Screening Service \(PSS\)](#) for European Protected Species mitigation licence applications.

From: SM-NE-Worcs LUP Hub (NE)

Sent: 09 July 2019 14:01

To: SM-Defra-Plan Cons Area Team (Sussex and Kent) (NE) [REDACTED]

Subject: 2RTH 019-08-08 288170 Existing ground floor flat converted into 2 No. one bedroom apartments with single storey side extension & rear orangery BR/178/19/PL Arun

Hi

For your attention please

288170	BR/178/19/PL Existing ground floor flat converted into 2 No. one bedroom apartments with single storey side extension & rear orangery. Delawarr House, Flat 1 144 Aidwick Road Bognor Regis PO21 2PA	Land Use - Other	Planning Area 14 Sussex and Kent	14 Sussex and Kent	14 Sussex and Kent Sub- Team	492390,098963	Arun District Council	8/8/2019	Open
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Thanks

Kate

Kate Stanley

Advisor – Consultation Team Worcester Hub

Natural England

From: planning.responses@arun.gov.uk [mailto:planning.responses@arun.gov.uk]

Sent: 05 July 2019 11:23

To: SM-NE-Consultations (NE) [REDACTED]

Subject: Planning Consultation on: BR/178/19/PL

To: Natural England

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015 - Articles 16 & 18 Consultation before the grant of permission

Planning Permission

APPLICATION NO: BR/178/19/PL
Registered: 5th July
2019
Site Address: Delawarr House, Flat 1 144 Aldwick Road Bognor Regis PO21
2PA
Grid Reference: 492390 98963
Description of Works: Existing ground floor flat converted into 2 No. one bedroom
apartments with single storey side extension & rear orangery

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 08-AUG-19.

You can also monitor the progress of this application through the Council web site:
www.arun.gov.uk/planning

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The officer dealing with this application is Mr S Davis who can be contacted on telephone number 01903 737874.

Regards
Planning Officer

consultee_email

<http://www.arun.gov.uk>
DX 57406 Littlehampton
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