

From: Nicola Moore <Nicola.Moore@arun.gov.uk> **On Behalf Of** Planning
Sent: 21 December 2021 08:03
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Consultation Response - BR/252/21/PL - 65-71 Upper Bognor Road Bognor Regis PO21 1HR

Nicky Moore
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<https://www1.arun.gov.uk/planning-application-finder>



From: Wintle 1, Richard [REDACTED]
Sent: 20 December 2021 17:11
To: Planning <Planning@arun.gov.uk>
Subject: Consultation Response - BR/252/21/PL - 65-71 Upper Bognor Road Bognor Regis PO21 1HR

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For the attention of Ms Amy Myer

Please find Natural England's response in relation to the above mentioned consultation below.

Dear Ms Myer,

Application ref: BR/252/21/PL

Our ref: 377466

Natural England has no comments to make on this application.

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.

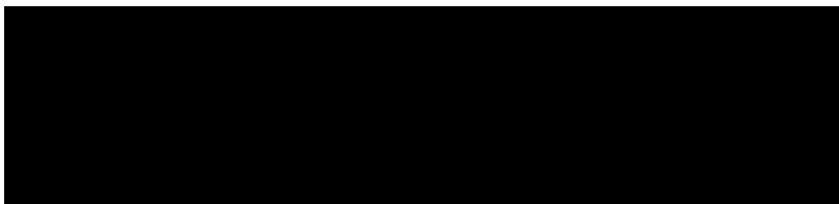
The lack of comment from Natural England does not imply that there are no impacts on the natural environment, but only that the application is not likely to result in significant impacts on statutory designated nature conservation sites or landscapes. It is for the local planning authority to determine whether or not this application is consistent with national and local policies on the natural environment. Other bodies and individuals may be able to provide information and advice on the environmental value of this site and the impacts of the proposal to assist the decision making process. We advise LPAs to obtain specialist ecological or other environmental advice when determining the environmental impacts of development.

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 sincerely,

Richard Gibson
Operations Delivery
Consultations Team
Natural England

County Hall
Spetchley Road
Worcester
WR5 2NP



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: planning.responses@arun.gov.uk <planning.responses@arun.gov.uk>
Sent: 07 December 2021 19:34
To: SM-NE-Consultations (NE) [REDACTED]
Subject: Planning Consultation on: BR/252/21/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/252/21/PL
Registered:	2nd November 2021
Site Address:	65-71 Upper Bognor Road Bognor Regis PO21 1HR
Grid Reference:	494178 99626
Description of Works:	Alterations to four listed buildings, extension of a listed building to create an office and warden's accommodation, erection of new building consisting of 3 No. flats, offices and workshops; creation of new private gardens, separation of this part of the site from the wider University campus, creation of a shared

landscaped courtyard, areas for parking, and storage for bins and cycles. This application affects the setting of listed buildings and affects the character & appearance of the Upper Bognor Road & Mead Lane Conservation Area. It is in CIL Zone 4 (Zero Rated) as flats & other development.

The Council have received the above application.

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

Should you have any comments to make, these should be sent by replying to this email by 9th December 2021 . You can also monitor the progress of this application through the Council web site:

<https://www.arun.gov.uk/planning-application-search>

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.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: <https://app.planninginspectorate.gov.uk/> but they will protect personal details.

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

Yours sincerely

Amy Myer

Planning Officer- Arun District Council

Telephone: 01903 737776

Email: amy.myer@arun.gov.uk

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<http://www.arun.gov.uk>

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