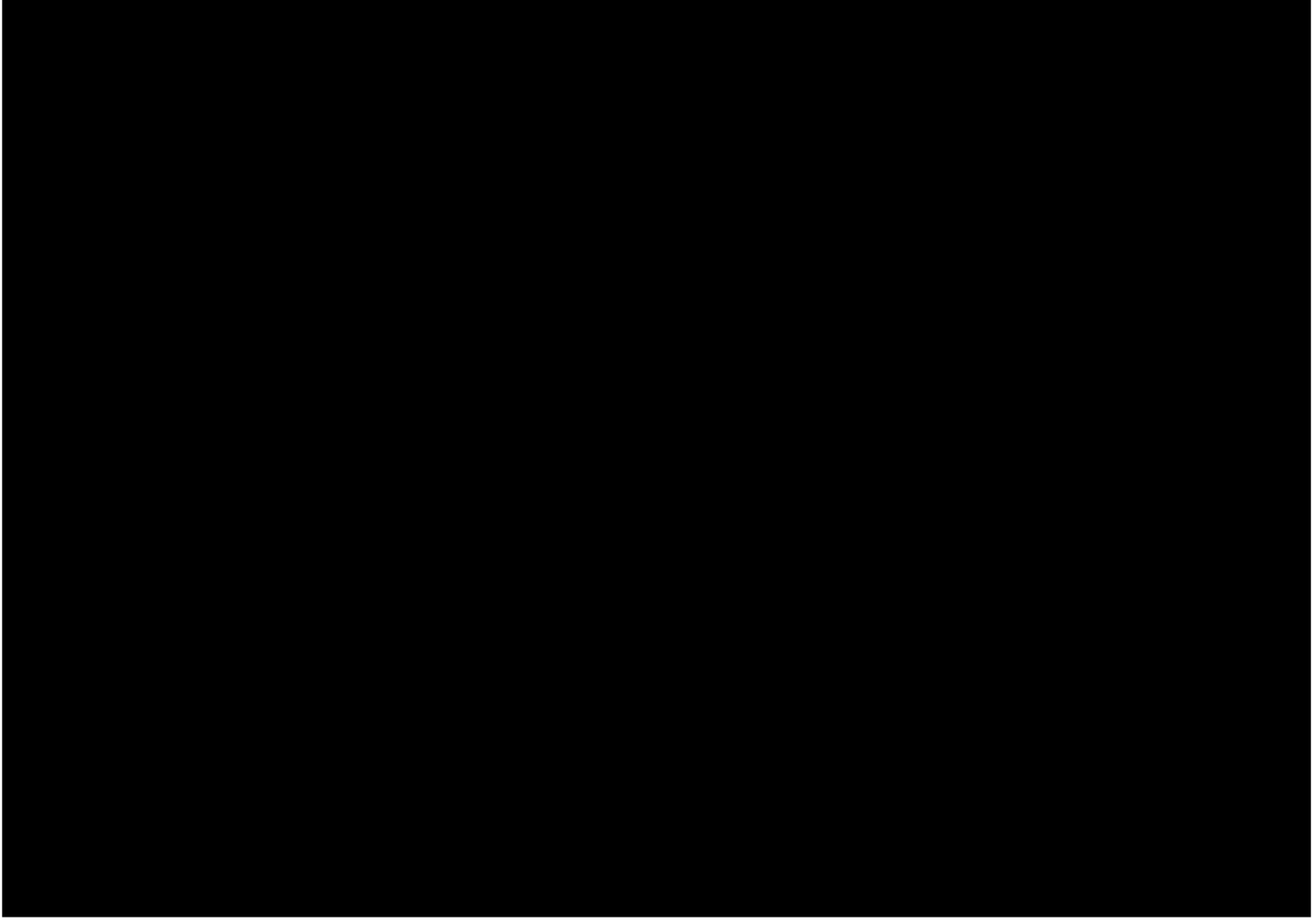




From: SM-NE-Consultations (NE) [REDACTED]
Sent: 14 December 2021 10:57
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: BR/259/21/PL Consultation Response

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Dear Ms Tomalova,

Application ref: BR/259/21/PL
Our ref: 376042

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.

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,

Farah Afshan
Operations Delivery, Consultation Team
Natural England
County Hall, Spetchley Road
Worcester WR5 2NP

Web: www.gov.uk/natural-england



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

Sent: 30 November 2021 14:17

To: SM-NE-Worcs LUP Hub (NE) [REDACTED]

Subject: RETURNED - FW: 2021-12-23 376042 Proposed change of use from C1 Guest House to 9 Bed. HMO - Application Reference: BR/259/21/PL - Regis Lodge 3 Gloucester Road Bognor Regis PO21 1NU - Arun District Council

Hi hub,

Please see attached checklist for return reason,

Cheers,



Adviser – Sustainable Development

Sussex & Kent Team

Natural England

I work flexible part time hours with my usual working days being Mondays, Tuesdays and Wednesday mornings.



From: SM-NE-Worcs LUP Hub (NE) [REDACTED]
Sent: 30 November 2021 12:17
To: SM-Defra-Plan Cons Area Team (Sussex and Kent) (NE) [REDACTED]
Subject: 2021-12-23 376042 Proposed change of use from C1 Guest House to 9 Bed. HMO - Application Reference: BR/259/21/PL - Regis Lodge 3 Gloucester Road Bognor Regis PO21 1NU - Arun District Council

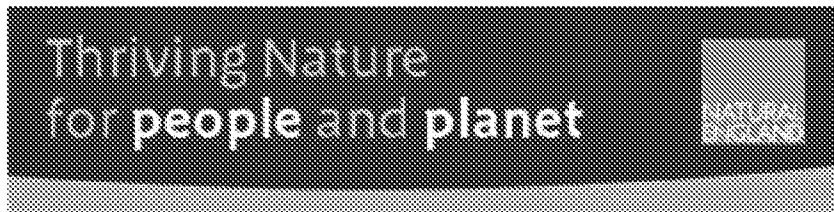
Hi AT,

Please see the attached, forwarded for your attention.

376042	BR/259/21/PL Proposed change of use from C1 Guest House to 9 Bed. HMO (Sui generis) including internal and minor external alterations. Regis Lodge 3 Gloucester Road Bognor Regis PO21 1NU
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Thanks.

Farah Afshan
Operations Delivery, Consultation Team
Natural England
County Hall, Spetchley Road



From: planning.responses@arun.gov.uk <planning.responses@arun.gov.uk>

Sent: 22 November 2021 11:34

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

Subject: Planning Consultation on: BR/259/21/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/259/21/PL
Registered: 17th November 2021
Site Address: Regis Lodge 3 Gloucester Road Bognor Regis PO21 1NU
Grid Reference: 494108 99080
Description of Works: Proposed change of use from C1 Guest House to 9 Bed. HMO (Sui generis) including internal and minor external alterations.

The Council have received the above application.

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

This application has been identified as CIL Liab. Therefore please be aware that, in accordance with Appendix 2 of the Arun CIL Charging Schedule, your consultation response should only include requests for Section 106 for on site mitigation, Pagham Harbour Management Contributions (if applicable) or Affordable Housing. "Off" Site mitigation measures directly related to this development should be dealt with by condition if possible to ensure the scaling back of Section 106 if possible. CIL contributions will be used for "off" site infrastructure mitigation schemes. Therefore if this proposal triggers the need for "off" site mitigation, please ensure that you engage in the CIL Infrastructure List Consultation process upon receipt of a consultation letter.

Should you have any comments to make, these should be sent by replying to this email by 23rd 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://acp.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

Maria Tomalova

Planning Officer- Arun District Council

Telephone: 01903 737510

Email: maria.tomalova@arun.gov.uk

PLCONSULT (ODS) 2020

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

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

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