

Essential maintenance is being carried out to the planning, building control and local land charges database during the week commencing 12 April 2021.

During this time there will be no public or staff access to any records held within this database, and it will not be possible to carry out any of the following tasks via the Arun website:

- Research planning and building control history
- View any planning applications, plans, agreements, tree preservation orders or competent persons data
- Submit building control applications
- Submit planning application comments
- Report any planning compliance issues

The publicity and consultation period for all planning applications that fall over this week will be extended by a further week to ensure no one is disadvantaged.

All other aspects of planning, building control and local land charges will be limited during this week and you are strongly advised to contact the individual departments before 12 April 2021 for specific restrictions during this time.

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To register to receive notification of planning applications in your area please go to
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From: Wintle 1, Richard [REDACTED]

Sent: 22 March 2021 14:47

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: Consultation Response - BR/2/21/PL - 9-11 Station Road, Bognor Regis PO21 1QD

For the attention of Ms Maria Tomalova

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

Richard Wintle
Operations Delivery
Consultations Team
Natural England
County Hall

Spetchley Road
Worcester
WR5 2NP

www.gov.uk/natural-england



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](#)

During the current coronavirus situation, Natural England staff are working remotely to provide our services and support our customers and stakeholders. All offices and our Mail Hub are closed, so please send any documents by email or contact us by phone or email to let us know how we can help you. See the latest news on the coronavirus at <http://www.gov.uk/coronavirus> and Natural England's regularly updated operational update at <https://www.gov.uk/government/news/operational-update-covid-19>.

Stay alert, control the virus, save lives.

From: Maria Tomalova <Maria.Tomalova@arun.gov.uk>

Sent: 05 March 2021 11:42

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

Subject: BR/2/21/PL, Appropriate Assessment

Dear Ms Wintle,

In accordance with the Natural England (NE) consultation response dated 01/03/2021, reference 343840, this appropriate assessment is being sent to NE for your comment.

Appropriate Assessment Pagham Harbour

application reference: BR/2/21/PL

Planning application for the change of use from commercial on ground floor & dwelling on first floor & conversion to the ground floor, first floor, loft & new first floor over the garage area to create bed & breakfast accommodation.
Location: 9-11 Station Road, Bognor Regis PO21 1QD

It is considered that the application for the proposed conversion and extension of existing building into 10 bedroom bed & breakfast accommodation would result in recreational disturbance only to Pagham Harbour.

Having considered the proposed mitigation and avoidance measures to be provided in-perpetuity through the secured contribution to the Joint Pagham mitigation scheme, Arun District Council conclude that with mitigation the plan or project will not have an Adverse Effect on the Integrity of the European protected site(s).

We have consulted Chichester District Council, Environmental Co-ordinator and have been advised to charge this kind of accommodation (B&B) the way 5 proposed rooms equal to 1 dwelling.

Kind regards

Maria

Maria Tomalova
Senior Planning Officer
Directorate of Place

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