

From: Daun Johnson on behalf of Planning.Responses
Sent: 15 June 2026 08:44
To: Planning Scanning
Subject: FW: FAO Mr Harry Chalk REF: P/11/26/PL
Attachments: 549892 P_11_26_PL Previous NE Response Tracker 548757 dated 20.05.26.pdf

Please upload email and attachment to P/11/26/PL, planning, consultee response, EN

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From: SM-NE-Consultations (NE) [REDACTED]
Sent: 12 June 2026 14:09
To: Harry Chalk <Harry.Chalk@arun.gov.uk>; Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FAO Mr Harry Chalk REF: P/11/26/PL

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Dear Sir,

Our ref: **549892**
Your ref: **P/11/26/PL**

Thank you for your consultation.

Natural England has previously commented on this proposal and made comments to the authority in our response dated **20 May 2026** reference number **548757** (attached).

The advice provided in our previous response applies equally to this **amendment** The proposed amendments to the original application are unlikely to have significantly different impacts on the natural environment than the original proposal.

Should the proposal be amended in a way which **significantly** affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again. Before sending us the amended consultation, please assess whether the changes proposed will materially affect any of the advice we have previously offered. If they are unlikely to do so, please do not re-consult us.

Yours faithfully

Helen Churchill
Officer
Consultations Team
Natural England
County Hall
Spetchley Road
Worcester WR5 2NP
[REDACTED]

[REDACTED]
www.gov.uk/natural-england



We strongly recommend using the **SSSI Impact Risk Zones** (SSSI IRZs) to decide when to consult Natural England on development proposals that might affect a SSSI. The SSSI IRZs tool is quick and simple to use and gives instant planning advice as a formal consultation response in certain circumstances and can reduce unnecessary delays in the planning process.

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](#)

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Date: 20 May 2026

Our Ref: 548757

Your Ref: P/11/26/PL



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BY EMAIL ONLY

planning.responses@arun.gov.uk

Dear Mr Chalk

Planning Consultation: Proposed part change of use to residential accommodation.

Location: Pagham Beach Amusements, 1 Beach Road & 129 East Front Road, Pagham, PO21 4SL.

Thank you for the above consultation received by Natural England on 11th May 2026.

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

FURTHER INFORMATION REQUIRED TO DETERMINE IMPACTS ON DESIGNATED SITES

The proposed development has the potential to have a harmful effect on terrestrial Sites of Special Scientific Interest (SSSIs) and those Special Areas of Conservation (SACs), Special Protection Areas (SPAs) or Ramsar sites that they underpin.

Natural England's statutory advice on these potential impacts is set out below.

Further Information Required – Recreational Pressure Impacts to European Sites (Habitats Sites)

This development site is within the zone of influence (Zoi) for recreational pressure impacts to one or more European Sites (habitats sites).

Within this Zoi, proposals for any net increase in residential units will have a likely significant effect on the qualifying features of the European Site(s) (habitats site(s)) through increased recreational pressure when considered either alone or in combination with other plans and projects.

Your authority has measures in place to manage these potential impacts through a strategic solution which Natural England considers will be effective in preventing adverse impacts on the integrity of the site(s).

Notwithstanding this, Natural England advises that these measures should be formally checked and confirmed by your authority, as the competent authority, via an **Appropriate Assessment** in view of the [Natural England Access to Evidence – Conservation Objectives for European Sites](#) and in accordance with the Conservation of Habitats & Species Regulations 2017 (as amended).

Providing the **Appropriate Assessment** concludes that the measures can be secured, it is likely that Natural England will be satisfied that there will be no adverse effect on the integrity of the European Site(s) (habitats site(s)) in relation to recreational disturbance.

Where the proposal includes bespoke mitigation that falls outside of the strategic solution, Natural England should be consulted.

Reserved Matters applications, and in some cases the discharge/removal/variation of conditions, where the permission was granted prior to the introduction of the strategic approach, should also be subject to the requirements of the Conservation of Habitats & Species Regulations 2017 (as amended) and our advice above applies.

Discretionary Advice

Natural England may provide further advice to the applicant through the discretionary advice service (DAS). Refer to <https://www.gov.uk/guidance/developers-get-environmental-advice-on-your-planning-proposals> for more information.

Impact Risk Zones for Sites of Special Scientific Interest

We publish Impact Risk Zones for Sites of Special Scientific Interest (SSSI IRZs), a GIS-based tool designed for use during the planning application validation process to help local planning authorities to determine if a proposed development is likely to affect a terrestrial SSSI and when to consult Natural England. For more information and to access the SSSI IRZs and user guidance, please visit the [Natural England Open Data Geportal](#).

Further general advice on the consideration of protected species and other natural environment issues is provided at **Annex A**.

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries regarding this letter, for new consultations, or to provide further information on this consultation please send your correspondence to [REDACTED].

Yours sincerely

Paul Scott
Consultations Team