



TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017 (as amended)

Application Number:	P/178/21/OUT
Description:	Outline application with all matters reserved (except access) for the construction of up to 106 new homes, formation of access onto Pagham Road, new pedestrian and cycle links, the laying out of open space, new strategic landscaping, habitat creation, drainage features and associated ground works and infrastructure. This application is a Departure from the Development Plan and may affect the setting of a Listed Building.
Date Accepted:	11th January 2022
Assessment:	The application does not require the submission of an Environmental Statement because of the following reasons: Schedule 2 development: The application falls within Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) and could have had the potential to impact on the environment in such a manner as is covered by these regulations. The following issues are considered relevant to this proposal and have been considered in coming to this decision: The Council considers that the proposal is an "Urban Development Project" as found within section 10(b) of Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended). Regarding the Schedule 2 relevant criteria and thresholds, it is noted that the site area of approx. 4.9 hectares does not exceed the applicable threshold of 5ha and also that the number of proposed dwellings of 106 does not exceed the applicable threshold of 150. According to paragraph: 032 (Reference ID: 4-032-20170728) of the Planning Practice Guidance (PPG), all developments in sensitive areas should also be screened regardless of whether they meet the stated thresholds. The PPG states that sensitive areas are: - Sites of Special Scientific Interest and European Sites; - National Parks, the Broads and Areas of Outstanding Natural Beauty; and - World Heritage Sites and scheduled monuments.

The PPG also states that "In certain cases, local designations which are not included in the definition of "sensitive areas", but which are nonetheless

environmentally sensitive, may also be relevant in determining whether an assessment is required".

This site is within 2km of the Bognor Regis & Pagham SSSIs but does not fall within any of these (or any other) potentially sensitive designations.

Paragraph: 017 (Reference ID: 4-017-20170728) of the PPG states that "Projects which are described in the first column of Schedule 2, but which do not exceed the relevant thresholds, or meet the criteria in the second column of the Schedule, or are not at least partly in a sensitive area, are not Schedule 2 development."

Therefore, it is not considered that the proposal is Schedule 2 development or within a sensitive site and as such, an Environmental Impact Assessment is not required.