

10/05/2021

Application No: P/50/21/PL

Site Address: Land West of Hook Lane and South of Sefter Road Pagham

Description of Works: Change of Use of Agricultural Land to Public Open Space. This application is a Departure from the Development Plan and is within Strategic Site SD2, CIL Zone 1 (Zero Rated).

Ecology:

The changes of land from agriculture to public open space will increase the footfall onsite and therefore a Phase 1 habitat survey or walkover survey will need to be undertaken to assess the protected species on site. Additionally, if there is potential for protected species then further surveys would be required. These surveys plus any mitigation strategies required will need to be submitted as part of the planning application prior to determination.

The hedgerows on site are could be used by bats and other wildlife for commuting and foraging and will need to be retained and enhanced for wildlife. Any gaps should also be filled in using native hedge species to improve connectivity. Conditions should be used to ensure this.

The lighting scheme for the site will need to take into consideration the presence of bats in the local area and the scheme should minimise potential impacts to any bats using the trees, hedgerows and buildings by avoiding unnecessary artificial light spill through the use of directional light sources and shielding.