

Application No: P/57/21/PL

Site Address: Land West of Pagham Road and Land South of Summer Lane Pagham

Description of Works: Change of use of 12.16 hectares of agricultural land to use for Alternative Natural Green Space, Public Open Space, Allotments & SUDS Scheme (7.48 hectares) and use for a local centre comprising a library, health, child care facilities and a 1/2 FE Primary School. This site affects a Public Right of Way & is in CIL Zone SP2 (Zero Rated) as other development.

No protected species surveys have been undertaken on the site so we are unable to establish if protected species are present. Prior to determination we require that an extended phase one habitat survey is undertaken on the site to determine if there is potential for protected species. 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.

Biodiversity Net Gain:

In line with Policy ENV DM5 of the Arun District Local Plan information on Biodiversity Net Gain needs to be provided as part of the planning application prior to determination. Further information is required demonstrating what will be included within the scheme.

Sustainability:

No sustainability statement for the local centre has been submitted for this proposal. This should consider, and if appropriate, identify suitable mitigation to ensure the development proposals create a local centre which uses sustainable energy. This includes how the site will;

- Protect and enhance the environment
- Achieve a maximum consumption of 110l of water per day per person
- Complies with building for life standards or equivalent replacement
- Sustainable design including the use of re-used or recycled materials
- Minimise energy consumption through renewable resources
- Adapt to climate change
- Historic and built environment protected and enhanced
- Improvements to biodiversity and green infrastructure
- Maintain tranquillity and local character
- Provision of electric vehicle charging points