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Please ask for: Raymond Cole
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Telephone: 01903 737598
Our Ref: P/79/21/RES
Your Ref:
Date: 29th July 2021

Dear Mr Davies,

The Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 6

Application for Approval of Reserved Matters Following Outline Approval

Development: Approval of reserved matters following P/30/19/OUT for 300 No. new homes, internal roads, footpaths & cycleways, car parking & landscaping (resubmission of P/132/20/RES). This application affects the setting of a listed building & falls within Strategic Site H SP2, CIL Zone 1 (Zero Rated).

Location: Land North Of Hook Lane Hook Lane Pagham

I refer to the above application which was accepted on 26th May 2021.

The Group Head of Planning has determined under delegated powers that although the application falls within Schedule 2 of the above Act and Regulations an Environmental Statement is **not** required for the above proposal. The following environmental issues are considered relevant to this proposal and have been considered in coming to this decision:

The development proposed would consist of the construction of up to 300 No. new homes following outline approval P/30/19/OUT.

The Council considers the above proposal to be an Infrastructure Project (Urban development projects, including the construction of shopping centres and car parks, sports stadiums, leisure centres and multiplex cinemas) within section 10(b) of Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

The EIA screening opinion on the outline application P/30/19/OUT stated that the proposed development was unlikely to result in significant environmental impact and as such concluded that EIA was not required.

Having considered the criteria in Schedule 3 (characteristics of development; location of development;

and types and characteristics of the potential impacts), the proposal would not be likely to have a significant effect on the environment for the following reasons:

Due to the location and scale of the development, it is considered unlikely that there would be significant impacts in terms of noise, contamination, flooding or cultural heritage. Where the development would have an impact, the conditions imposed on the outline permission are appropriate to mitigate these impacts, meaning a significant effect in EIA terms is considered unlikely. There are no new significant effects on the environment that have become apparent as a consequence of this reserved matters application.

Therefore, given the nature and scale of the proposed development, it is unlikely to result in significant environmental impacts and EIA is not required, in accordance with the previous screening opinion for the outline application.

This determination that an Environmental Statement is not required should not be seen as an indication of the Council's view on the planning merit of the proposal.

Yours sincerely



Neil Crowther
Group Head of Planning

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