Proposed Mixed Use Development at Pagham South

Landscape & Visual Impact Assessment

December 2016

DLA/1731/RPT/01/Planning Issue

DAVIESLANDSCAPE
ARCHITECTS

ARUN DISTRICT COUNCIL P/140/16/OUT

NOTICE

This document has been produced on behalf of Hanbury Properties by Davies Landscape Architects for the sole purpose of providing information for the for the project below.

Document Title: Proposed Mixed Use Development at Pagham South

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1 INTRODUCTION

1.1 Purpose

1.1.1 This Landscape and Visual Impact Assessment (LVIA) has been prepared by Davies Landscape Architects Ltd (DLA) on behalf of Hanbury Properties Ltd in support of an outline application for residential development at Pagham South.

1.1.2 The proposed 22.97ha application site comprises up to 400 dwellings and associated infrastructure immediately adjacent to the settlement of Pagham. The proposed development includes affordable housing in line with ADC policy and over 5.36ha of amenity/biodiversity space, 0.74ha of sports provision, up to 20 allotments and 1ha of land to be given over to Pagham Scouts. The site lies within single ownership.

1.1.3 The baseline findings have been used to inform the design strategy and to ensure a landscape led approach to the layout as a primary consideration.

1.1.4 This document should be read in conjunction with the Planning Statement prepared by Hunter Page Planning and the Design and Access Statement prepared by DLA together with the other technical reports submitted as part of the application.

1.1.5 The assessment considers the effects of the proposed development upon the landscape and visual resources of the site and surrounding area and the potential mitigation measures required.

1.1.6 Site visits were carried out in May and July 2016.



Figure 01 - Site Location

1.2 Site Location

1.2.1 The Application Site lies on the western fringes of the large coastal village of Pagham (OS 100m grid Reference SZ 88825 98104). The centre of Bognor Regis is located approximately 4.8km east and northeast of the site. The 22.97ha site comprises 3 parcels of arable land located to the south of Summer Lane.

1.2.2 The land to the north of Summer Lane has permission for 90 houses (P/58/15/OUT). As part of this permission the area of land to the northeast of the proposed site will become and an Area of Natural Open Green Space (ANOGS) and public amenity area.

1.2.3 The eastern boundary of the site is defined by the current settlement boundary along Pagham Road. Access to the development will be obtained from Pagham Road.

1.2.4 The site lies within the jurisdiction of Arun District Council (ADC).

1.2.5 For policy, Public Rights of Way (PRoWs) and services information, reference has been made to:

- http://www.arun.gov.uk/;
- https://www.westsussex.gov.uk/land-waste-and-housing/public-paths-and-the-countryside/public-rights-of-way/public-rights-of-way-imap/imap/
- https://historicengland.org.uk/listing/the-list; and
- http://www.natureonthemap.naturalengland.org.uk.



Figure 02 - Site Context

1.3 Project Description

1.3.1 The primary objectives of this LVIA are to evaluate the character of the existing landscape and assess how the proposals will affect its landscape character and visual amenity.

1.3.2 The project has been led by the initial findings of the landscape and visual baseline which have culminated in the development of the opportunities and constraints set out in Chapter 5.

1.3.3 The Illustrative Layout, Figure 03, has derived from these findings and incorporates the landscape strategy and mitigation measures described in "5.3 Landscape Strategy" on page 54 and is based on the layout produced by DLA.

1.3.4 The proposal will provide a mix of dwelling sizes and types, including retirement housing, and will provide 30% affordable housing. The proposal will make an important contribution towards meeting Arun District Council's housing requirements in the emerging local plan. The housing mix and tenures will reflect the local housing needs identified by the ADC and are illustrated within the Design and Access Statement.

1.3.5 The proposal is for low rise development in a suitable style that reflects the distinctive forms and materials of the locality. The majority of building heights will be a maximum of 2 storey and include single and 1.5 storeys to compliment and vary the roofscape. Very occasional 2.5 and 3 storey will be used at key locations as landmark buildings.



Figure 03 - Illustrative Layout

Table 1 Development Schedule

No. Bedrooms	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedrooms
Affordable Rented	35 - 40% (29-34)	35 - 40% (29-34)	15 - 20% (13-17)	5 -10% (4-9)
Illustrative shows	33	34	13	4
Intermediate Starter Homes	15 - 20% (5-7)	50 - 55% (18-20)	25 - 30% (9-11)	0 - 5% (0-2)
Illustrative shows	7	19	10	0
Market	5 - 10% (14-28)	40 - 45% (112-126)	35 - 40% (98-112)	10 - 15% (28-42)
Illustrative shows	14	112	112	42
TOTAL	54	165	135	46

1.3.6 Density will vary to create distinctive design with densities lowest at the western fringes achieving an overall average of 35 dwellings per hectare (dph).

1.3.7 The scheme will provide a high quality development characterised by green infrastructure that breaks up the development into smaller parcels.

1.3.8 The proposal retains and integrates the existing public footpath that runs east x west across the middle of the site within a green corridor and provides several additional footpath links through an extensive and contiguous open space network that link to the permitted ANOGS and footpath on Summer Lane lying to the north.

1.3.9 Up to 2000sqm of A1/A2/A3/D1/sui generis floorspace which is expected to include local shops and cafes including a small convenience store (up to 500sqm), primary care facilities (GP surgery/pharmacy), and facilities for the young (crèche/youth centre) and elderly (day centre).

1.3.10 The design retains all of the key natural features and provides opportunities for a substantive improvement in biodiversity both around the site.

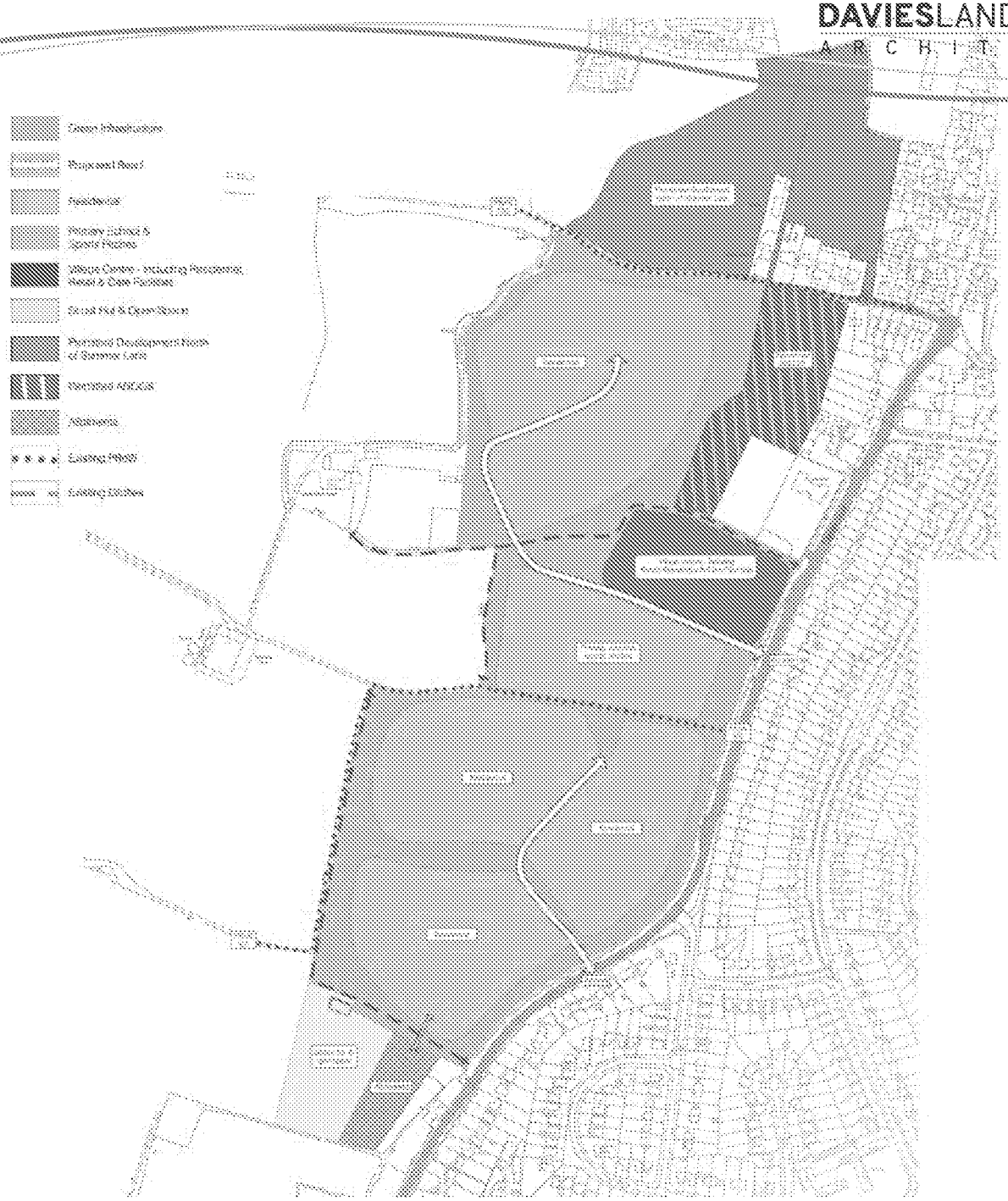


Figure 04 - Development Framework Plan

1.4 Study Area

1.4.1 The study area has been determined through a combination of desk study, contour maps, sectional analysis and subsequent field survey and identifies the extent upon which the proposals have the potential to affect, either directly or indirectly, the landscape character or visual amenity of the area. The extent of the study area is illustrated on Figure 05 Study Area.

1.4.2 Site visits were subsequently undertaken within the study area to determine the Visual Envelope (VE), and to further assess the potential nature and magnitude of views within this area.

1.4.3 Initial studies indicated that the study area was considerably limited due to the low level topography and built suburban boundaries. Development to the north and east of the site restricts views to the immediate boundaries with limited glimpses through gaps in housing available along Pagham Road.

1.4.4 To the south and west there is the potential for slightly longer distance views due to the lack of boundary vegetation however intervening mature trees and hedgerows restrict these views to a 1.5km radius.

1.4.5 Site visits were subsequently undertaken within the study area to determine and refine the VE and to further assess the potential nature and magnitude of views within this area. The findings are included in Section 4.0.

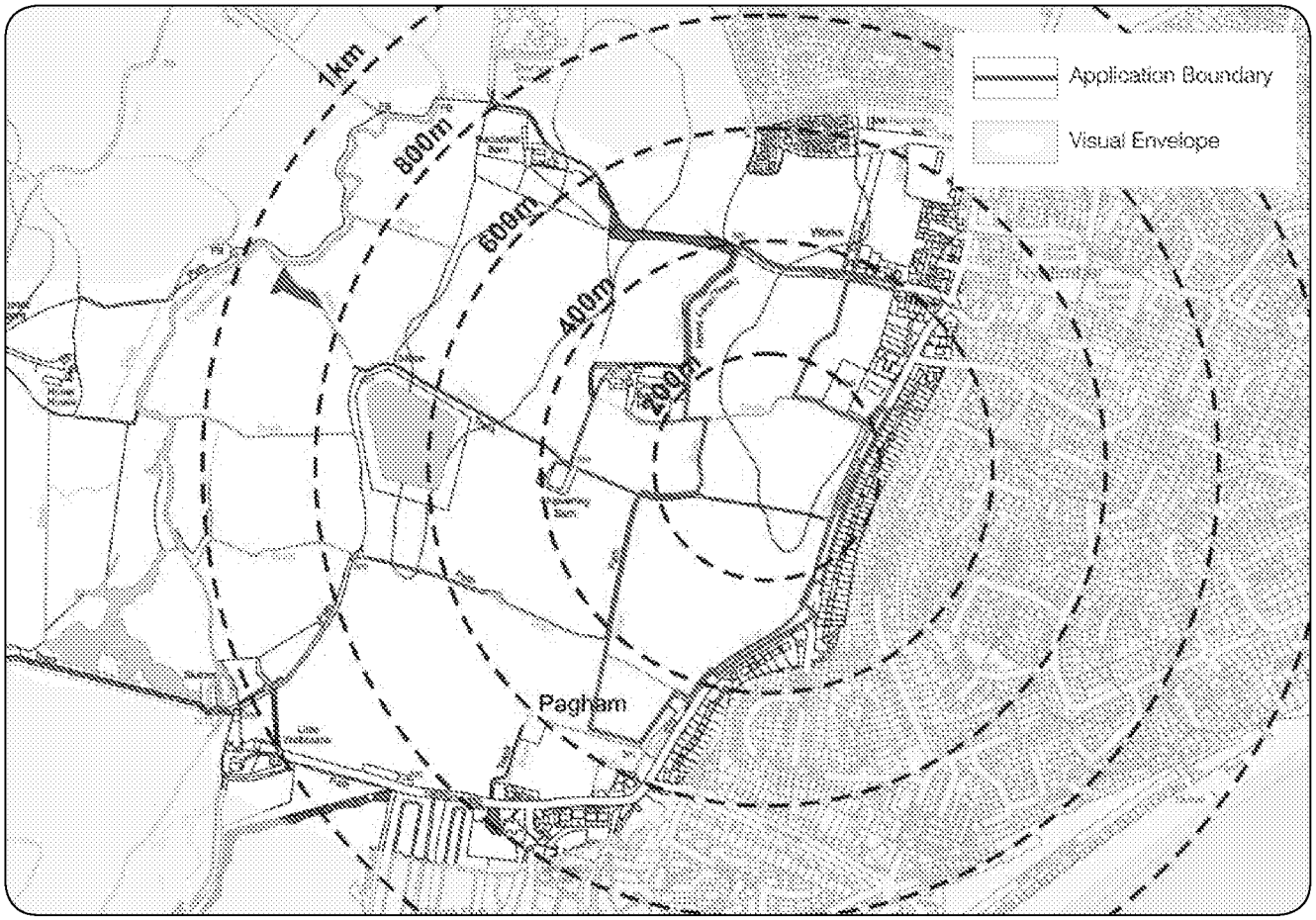


Figure 05 - Study Area

1.5 Key Issues

1.5.1 In terms of landscape and visual impacts the key issues relate to:

- Potential impacts upon the visual amenity and character of the adjacent residential properties;
- Potential impacts upon the rural character of the existing settlement edge;
- Potential impacts on the experience of people using the local Public Rights of Way (PROW); and
- Potential cumulative impacts with the permitted development to the north of Summer Lane (P/58/15/OUT).

1.6 Scope

1.6.1 This assessment has been set out as follows:

Guidance & Policy

- A description of the methodologies and techniques applied throughout the assessment;
- Understanding of the relevant landscape related policies and guidance and their bearing on the proposals; and
- Identification of other resources used within the assessment.

Baseline

1.6.2 An assessment of the existing baseline through desktop analysis and site visits identifying significant landscape elements within the wider area including context, character and views into and out of the site from key vantage points;

- An assessment of key features within the site, including their quality and influence upon the sites character; and
- Identification of the extent and range of potential receptors and views.

Predicted Effects

- Description of the likely effects of the proposals on landscape elements/features; character; and views into and out of the site from the principal viewpoints.
- Mitigation measures that should be employed to avoid, reduce or remove significant adverse impacts; the residual effects that will remain; and measures that are being provided in compensation for effects that cannot be effectively removed or that will enhance the application site beyond its existing condition.

2 OVERVIEW

2.1 Methodology

2.1.1 While intrinsically linked, landscape and visual Impact Assessments (LVIA's) are essentially separate procedures. It is often the case that an impact on one will give rise to or be related to an impact on the other. The assessment process relies on a combination of objective and subjective judgment through evaluating quantitative and qualitative data and it is fundamental to the creditability of the work, therefore a structured, consistent and recognised approach is used.

2.1.2 The assessment has been undertaken by fully qualified, trained and experienced landscape professionals using techniques and best practice guidance in accordance with the following guidelines:

- 'Guidelines for Landscape and Visual Impact Assessment' - Landscape Institute & the Institute of Environmental Management and Assessment, 2013 (Third edition);
- Landscape Character Assessment Guidance, (2002), Countryside Agency in conjunction with Scottish Natural Heritage;
- Photography and photomontage in landscape and visual impact assessment – Landscape Institute Advice Note 01/11; and

- An Approach to Landscape Character Assessment - Natural England October 2014.



2.1.3 A full methodology including assessment techniques and criteria are given in **Appendix A**.

2.1.4 The GLVIA3 Statement of Clarification 1/13 Note 4 sets out that the consideration of significance of effects is not a requirement of non EIA Landscape and Visual Impact Appraisals. However it may be appropriate to consider mitigation of adverse effects identified in the course of the appraisal, without the need to assess the significance of those effects.

2.1.5 In assessing the visual impact from the different receptor groups, views have been predicted through a combination of site visits and cross section analysis. Where possible a photograph has been taken that represents a view from locations of the receptor groups. This however is limited to public views where access is freely available.

2.1.6 Photographs have been taken from within and around the site to demonstrate landscape features, the surrounding context and possible view receptors. These fall into three types:

Representative Viewpoints (RVP)

2.1.7 Chosen to provide a representation of the potential views from different types of receptors where significant effects are likely to differ.

Specific Viewpoints (SVP)

2.1.8 Specific key views that are often promoted or particular locations that have particular associations such as areas of landscape designations, recreation value or views with particular cultural or historical landscape associations.

2.1.9 The assessment identified that there were no Specific Viewpoints associated with the site.

Illustrative Viewpoints (IVP)

2.1.10 These have been included to illustrate a particular effect or issue that impacts upon the views or character, although not necessarily a viewpoint.

2.2 Policy Context

2.2.1 This section has been structured to provide an overview of national, regional and local landscape policy considered relevant to the location and nature of the proposed development which has been considered as part of the landscape parameters. An assessment of the policy implications is included with the Planning Statement, submitted under separate cover.

2.2.2 Table 2 sets out all landscape policies which are specifically relevant to the redevelopment of the site. Relevant extracts from the regional and local policies are available in **Appendix B** to the rear of this document.

2.2.3 A brief summary of the current policy context is outlined after the table, and illustrated in Figures 05 and 06.

Table 2 - Relevant Policy

Level	Policy
National Planning Policy Framework March 2012	Section 7 – Requiring Good Design
	Section 8: Promoting Healthy Communities
	Health and Wellbeing PPG Para 001 & Para 005
	Section 11 – Conserving And Enhancing The Natural Environment Natural Environment NPPG: • Landscape Para 001 • Biodiversity, Ecosystems and Green Infrastructure paras 009, 015 and 019
	Section 12 - Conserving and Enhancing the Historic Environment
Local Policy Arun District Local Plan 2003 - Saved Policies	GEN7 The Form of New Development
	GEN9 Foul and Surface Water Drainage
	GEN18 Crime Prevention
	GEN20 Provision of Public Open Space within New Development
	POLICY AREA 10 Strategic Gaps

Arun Local Plan Publication Version October 2014 (LPPV)	CSP1 Countryside
	GI SP1 - Green Infrastructure and development
	SD SP3 Gaps Between Settlements
	LAN DM1 - Protection of landscape character
	SO DM1 Soils
	D SP1 - Design
	D DM1 - Aspects of form and design quality
	ECC SP1 - Adapting to climate change
	OSR DM1 - Open space, sport & recreation
	ENV SP1 - Natural environment
	ENV DM4 - Protection of trees
	ENV DM5 - Development and biodiversity
	W DM3 - Sustainable Urban Drainage Systems
	QE SP1 - Quality of the environment
	QE DM2 - Light pollution
	HWB SP1 - Health & wellbeing
	T DM1 Sustainable Travel and Public Rights of Way

National

National Planning Policy Framework – March 2012

2.2.4 The National Planning Policy Framework (NPPF) provides the overall framework for planning policy in England and is inherent in the preparation of local and neighbourhood plans.

2.2.5 The NPPF has been developed to follow the approach of the 'presumption in favor of sustainable development' and sets out a series of policies that provide the underlying principles of the Government's view of sustainable development, based on three factors:

- An economic role – contributing to building a strong, responsive and competitive economy;
- A social role – supporting strong, vibrant and healthy communities;
- An environmental role – contributing to protecting and enhancing our natural, built and historic environment.

2.2.6 The NPPF does not change the statutory status of the Development Plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved however polices and strategies of the NPPF should be a material consideration when determining applications.

Regional

2.2.7 The Regional Strategy for the South East was revoked on the 25 March 2013.

Local

The Arun District Local Plan 2003 (LP)

2.2.8 Arun's Development Plan provides a set of documents that culminate to provide up to date planning guidance. This currently includes the 'saved policies' of the adopted Arun District Local Plan 2003.

Arun Local Plan Publication Version October 2014 (LPPV)

2.2.9 In addition to the above, the council are in the process of producing an updated Local Plan - Arun Local Plan 2011-2031 - Publication Version October 2014.

2.2.10 The Arun District Local Plan 2011-2031 and supporting documents were submitted on 30th January 2015 for independent examination to the Secretary of State however the agreed polices within the publication version are now considered a material consideration by Arun in planning application decisions.

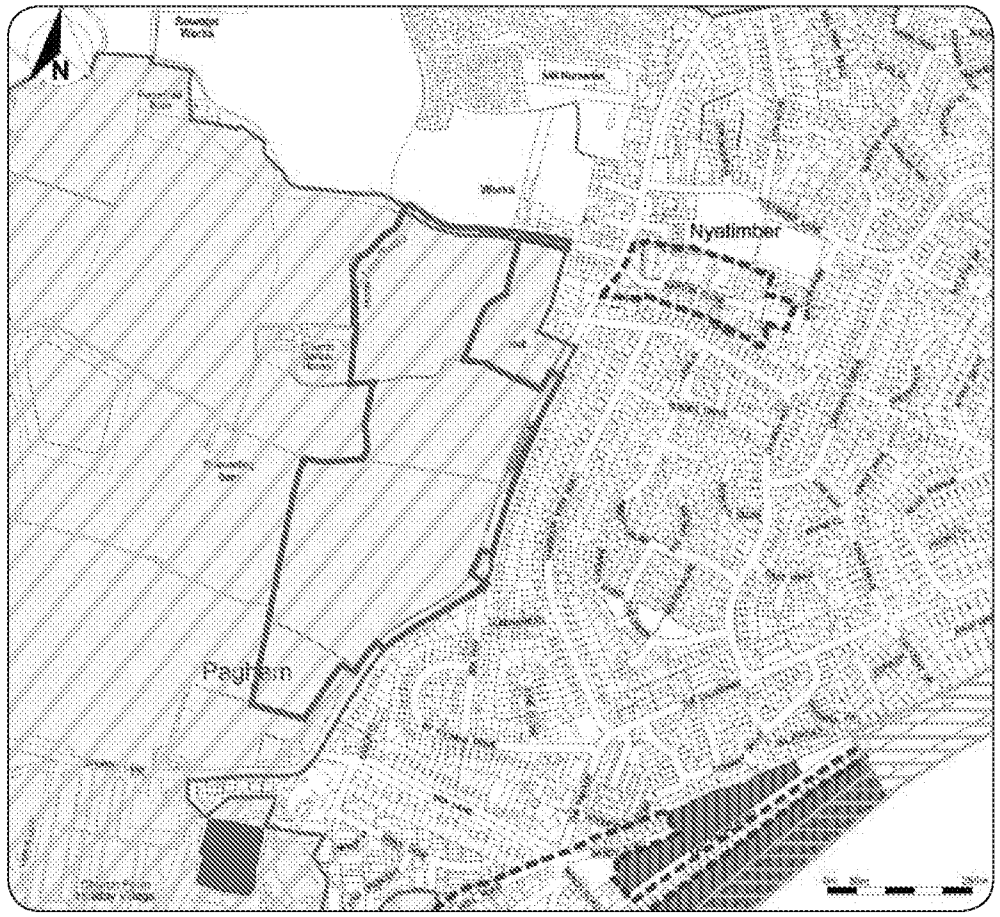
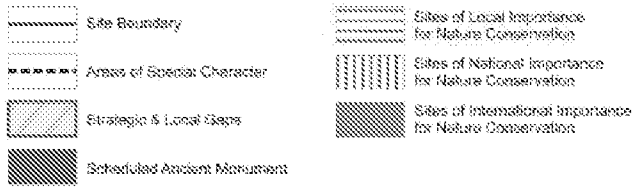


Fig 06 - Local Plan Adopted 2003



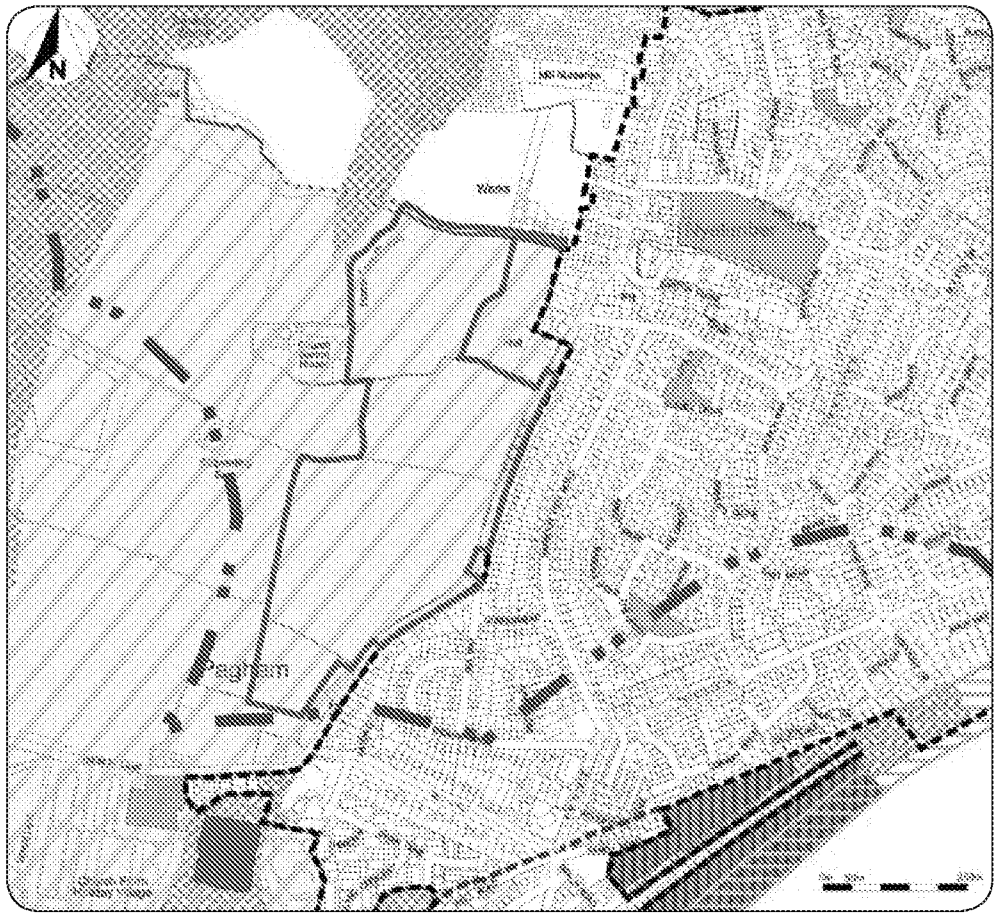
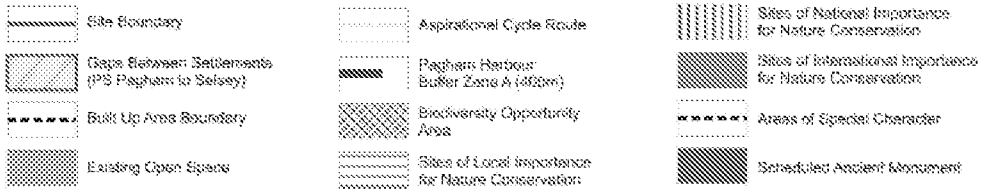


Fig 07 - Emerging Local Plan 2011-31 Proposals Map



2.3 Policy in Relation to the site

2.3.1 There are no specific Local Plan policies, with the exception of a narrow slither of BOA (biodiversity Opportunity Area), located along the north western boundary. Within these areas LPPV Policy ENV DM3 states that proposed development should address the potential for enhancement and incorporation of locally important habitats and corridors.

2.3.2 The following paragraphs summarise the wider policy considerations and implications upon the proposals.

Section 7 - Requiring Good Design

2.3.3 National Policy Section 7 requires development to respond to opportunities to improve the existing quality and character of an area with considerable weight being given to innovative and outstanding design that will raise the existing standards within the locality. This is further reiterated within the Design NPPG and outlined within the Design and Access Statement (DAS).

2.3.4 The Application Site will be assessed in accordance with the requirements of paragraph 001 of the NE NPPG to 'inform, plan and manage change'. This assessment will be carried out using the latest guidance set out by Natural England .

2.3.5 High quality and inclusive design should be a primary consideration, above visual appearance and architectural design; however the proposals should reinforce and reflect local distinctiveness and avoid potential impacts upon sensitive or valued landscape features.

2.3.6 It is proposed that elements identified by the various consultants which positively contribute to the existing character, biodiversity, features, visual amenity and quality of the site and its surrounding areas are used to develop the development and landscape strategy. This accords with LP GEN7 and LPPV Policy C SP1, LAN DM1, D SP1, D DM1, ENV SP1, ENV DM5.

2.3.7 These assessments will also be used to identify opportunities for enhancement and improvement in quality. The main aspects considered in the development of the parameters are:

- Existing Landscape Features (LP Policy GEN9, GEN28 and LPPV LAN DM1, D DM1, ENV DM4);
- Biodiversity (LP Policy GEN9 and LPPV Policies ENV SP1, ENV SP1, ENV DM5);
- Visual amenity (LP Policy GEN7, LPPV Policy QE SP1 and QE DM2);
- Drainage (LP Policy GEN9, and LPPV Policy W DM3); and
- Open Space (LP Policy GEN20, LPPV Policy OSR DM1 and ADC Open Space Standards 2016.

2.3.8 Crime prevention and natural surveillance will also be outlined within the DAS (LP Policy GEN18 and LPPV Policy D DM1) and will be considered with regard to 'New Homes 2010 - Secured by Design' and 'Safer Places - The Planning System and Crime Prevention'.

2.3.9 The consideration of the site's capacity to adapt to climate change is also discussed within the DAS. In terms of landscape layout this relates particularly to the use of Sustainable Urban Drainage Systems (SUDS) as identified in LP Policy GEN9 and LPPV ECC SP1 and W DM3.

NPPF Section 8: Promoting Healthy Communities

2.3.10 When creating healthy and inclusive communities the following landscape and visual elements are considered important:

- Strong neighbourhood developments and active street frontage;
- Safe and accessible environments, including clear and legible pedestrian routes and high quality public space which encourage the active and continual use of public spaces, as set out within LPPV Policies HWB SP1 and TDM1; and
- Access to high quality open space and opportunities for sport and recreation are important aspects. The proposed development will be designed to provide the required open space in accordance with policy and SPG.

2.3.11 PRoW should be protected and enhanced, seeking opportunities to add links and better facilities in accordance with LPPV TDM1.

2.3.12 Applications are currently assessed against the 2000 SPD and LP Policy GEN20. As part of the Local Plan and Policy OSR DM1 examination, the Open Space standards are being reassessed. Therefore as part of the design the draft standards set out in Arun Open Space Standards Paper 2016 have also been calculated.

Open Space and Recreation Standard SPD

2.3.13 he current open space standards relate to the 2000 Open Space and Recreation Standard SPD. This standard uses the 2.4 persons per dwellings taken from the 1991 Census giving a population of 960 when applying these calculations to the sites requirements/provision.

Table 3 - Open Space Provision 2000 SPD

Provision type	Standard requirement per person m2	Site requirement (based on 960 population) m2 (ha)
Outdoor Sport Requirement		
Sports Pitches	12	11520m2 (1.2ha)
Non Pitch Sports	4	3840m2 (0.4ha)
Children's Playing Space		
Equipped	2.5	2400m2 (0.24ha)
Informal	5.5	5280m2 (0.53ha)
Total	**24**	**23040m2 (2.3ha)**

2.3.14 As part of the Local Plan and Policy OSR DM1 examination the Open Space standards are being reassessed.

2.3.15 The following reports have been prepared to advise the Local Plan process. Following the suspension of the examination to reassess the housing requirement figures the Council have taken the opportunity to revise its current adopted Open Space, Sport and Recreation Study which is now considered out of date.

Arun District Council Open Space Assessment Report, September 2016

2.3.16 The report has been prepared to identify the current condition, distribution and quality of open space within the area and has been prepared using the PPG17 (Planning Policy Guidance 17) Companion Guidance 'Assessing Needs and Opportunities' September 2002. Whilst PPG17 has been replaced within the NPPF this is still considered best practice.

2.3.17 The assessment primarily looks at sites over 0.2ha. In accordance with the PPG17 guidance it sets the open space into the following typologies; parks and gardens, natural and semi-natural greenspace, amenity greenspace, provision for children and young people, allotments, green corridors and cemeteries. It investigates civic space however this is not considered relevant to this site.

ADC Open Space Standards Paper - Sept 2016

2.3.18 The Open Space Standards Paper follows on from the Open Space Assessment Report and identifies deficiencies and surpluses in existing and future provision. The documents will form part of the evidence base for the emerging local plan and SPD and have set out indicative requirements for strategic sites coming forward.

2.3.19 The following table has been prepared for the Pagham South allocation. Using the 2.5 persons per dwelling the site will have a given population of 1000.

Table 4 - Open Space Provision - Open Space Standards Paper - Sept 2016

Provision type	Standard requirement per person m^2	Site requirement (based on 1000 population) m^2(ha)
Allotment	2.5m^2	2500m^2 (0.25ha)
Amenity Green Space	10.7m^2	1070m^2 (1.07ha)
Natural and Semi-natural	5m^2	5000m^2 (0.5ha)
Parks and Gardens	2m^2	2000m^2 (0.2ha)
Provision for children and young people	0.4m^2	400m^2 (0.04ha)
Total		10970m^2 (1.1ha)

2.3.20 The report identifies that new parks provision is not required, however it has been retained within the proposed land budget and will be allocated within another criteria.

Arun Councils Playing Pitch Strategy, September 2016

2.3.21 The above study should be read in conjunction with the Playing Pitch Strategy (PPS) which provides a similar assessment for outdoor sports provision undertaken in accordance with Sports England methodology.

Section 11 – Conserving and Enhancing the Natural Environment

2.3.22 When determining planning applications the following principles for conservation and enhancement of biodiversity should be applied, these include:

- Refusal of development that causes significant harm that cannot be adequately mitigated and, as a last, resort compensated;
- Provide opportunities to incorporate biodiversity in and around the development; and
- No loss or deterioration of irreplaceable habitats including ancient woodland and veteran trees, unless the development clearly outweighs the loss.

2.3.23 An ecological assessment has been carried out as part of the assessment process and used to identify important ecological networks and to influence the design strategy.

2.3.24 Paragraph 009 of the NE NPPG provides clarification of what is defined as an ecological network and many of which are also considered key to the definition of the local character. Of particular relevance is identification of main landscape features that provide potential habitat corridors, the potential for enhancement or restoration and an audit of green space where new development is proposed. Para 019 outlines that to make a proposal sustainable sufficient green infrastructure[1] should be incorporated into the design. This is also identified in the LPPV Technical Appendix and LPPV Policies G1 SP1 and ENV DM3.

2.3.25 The design will evolve around the strategy that all sensitive landscape and biodiversity features are retained and that significant enhancement and opportunities are provided. Whilst consideration is given towards biodiversity, this assessment will identify the value, quality and condition of these features and their subsequent influence upon the landscape character and visual amenity of the site and wider character.

POLICY AREA - 10 Strategic Gaps

2.3.26 A series of Strategic Gaps have been identified within the district to address the following potential issues:

- The potential for coalescence between settlements;
- The potential for the erosion of settings of a settlement and loss of separate identity;
- The potential for impact on Conservation Areas, Listed Buildings and significant views to landmarks;
- Intervisibility with adjacent settlements; and
- Protection of undeveloped coastline.

2.3.27 The site lies within the Pagham and Selsey Strategic Gap and in doing so any development will be need to show that it will not result in the loss of any of the key purposes. In addition development will only be permitted if [2]:

(i) it is demonstrated to be necessary to meet the requirements of, or is consistent with, other policies of the Development Plan; and

(ii) it would not compromise, either individually or cumulatively, the objectives and fundamental integrity of the strategic gap; and

(iii) attention is given to the long term enhancement of the landscape, amenity and conservation value within the gap and, where possible, to the improvement of public access.

1 NPPG Para 015 'Green infrastructure is a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities. Green infrastructure includes parks, open spaces, playing fields, woodlands, street trees, allotments and private gardens'

2 Extracted from the 2003 Local Plan Written Statement.

2.3.28 The 2006 Arun Landscape Study carried out an appraisal of the gaps and concluded that "The Pagham and Selsey gap currently includes extensive areas to the north of Church Lane which form separate and distinct character areas with little or no intervisibility with Pagham Harbour. Since these areas do not contribute to the physical or visual separation between settlements it is proposed to omit land to the north of Church Lane from the Gap."

2.3.29 Within the Emerging Local Plan the Strategic Gap is reclassified as 'Gaps between settlements' and the policy updated. Policy SD SP3 Gaps Between Settlements outlines that development will only be permitted within the gaps if:

a. It would not undermine the physical and/or visual separation of settlements;

b. It would not compromise the integrity of the gap, either individually or cumulatively with other existing or proposed development;

c. It cannot be located elsewhere;

d. It maintains the character of the undeveloped coast; and

e. It enhances the green infrastructure functions of the gap and takes account of opportunities identified in the Green Infrastructure Study, 2012.

2.4 Supplementary Planning Guidance

2.4.1 The following document has been considered relevant to the landscape development and assessment of the site:

- Open Space And Recreation Standards Adopted: October 2000.

2.5 Other documentation

2.5.1 In addition to the adopted policy and site assessment the following documents have also been used in preparation of a suitable landscape and development strategy:

- Arun District Council Playing Pitch Strategy (January 2009) and Draft Playing Pitch & Outdoor Sports Strategy and Action Plan (August 2016);
- Arun District Council Open Space, Sport and Recreation Study (March 2009) and Draft Open Space Assessment report (July 2016);
- Arun Landscape Study Landscape and Visual Amenity Aspects of Development Choices in Arun District 2006-2026 (August 2006);
- Landscape Capacity of Strategic Sites (LCSS) in Arun District - DRAFT August 2016;
- Green Infrastructure Study (April 2012);
- Arun District Council Play Strategy 2011-16;
- BS 5837:2012 - Trees in relation to design, demolition and construction. Recommendations, BSI, Published 30 April 2012;
- New Homes 2010 - Secured by Design, ACPO; and
- 'Safer Places - The Planning System and Crime Prevention' – this has subsequently been archived and replaced by Planning Practice guidance – Design Reference ID: 26-006-20140306 but is referenced within LPPV Policy D DM1 - Aspects of form and design quality.

3 BASELINE ASSESSMENT

3.1 Statutory Designations

Landscape

3.1.1 There are no national designations or locally protected assets within the study area.

Ecology

3.1.2 The Application Site lies in relatively close proximity to the Pagham Harbour SSSI and SPA/ Ramsar site. It has therefore been necessary to give specific consideration to the implications of the proposals on these sites.

3.1.3 In particular, it has been necessary to assess the potential for likely significant effects to arise in relation to the SPA/Ramsar site, when the proposals are considered both alone and in combination with other plans/projects. In this regard, Natural England have been specifically consulted and has confirmed that subject to the delivery of suitable mitigation, no likely significant effects would arise.

Cultural and Historical.

3.1.4 There are no listed buildings within the site. Within the wider context there are three Grade II listed dwellings to the southeast along Church Lane. White Rock, a Grade II listed cottage lies approximately 50m south of the development boundary. Little Welbourne, is located approximately 650m away from the proposed development boundary. Millstone Cottage and The Old Cottage are located along Church Lane to the south of the site approximately 320m south southwest. St Thomas a Becket's Church lies to the south of the lane and is Grade I listed.

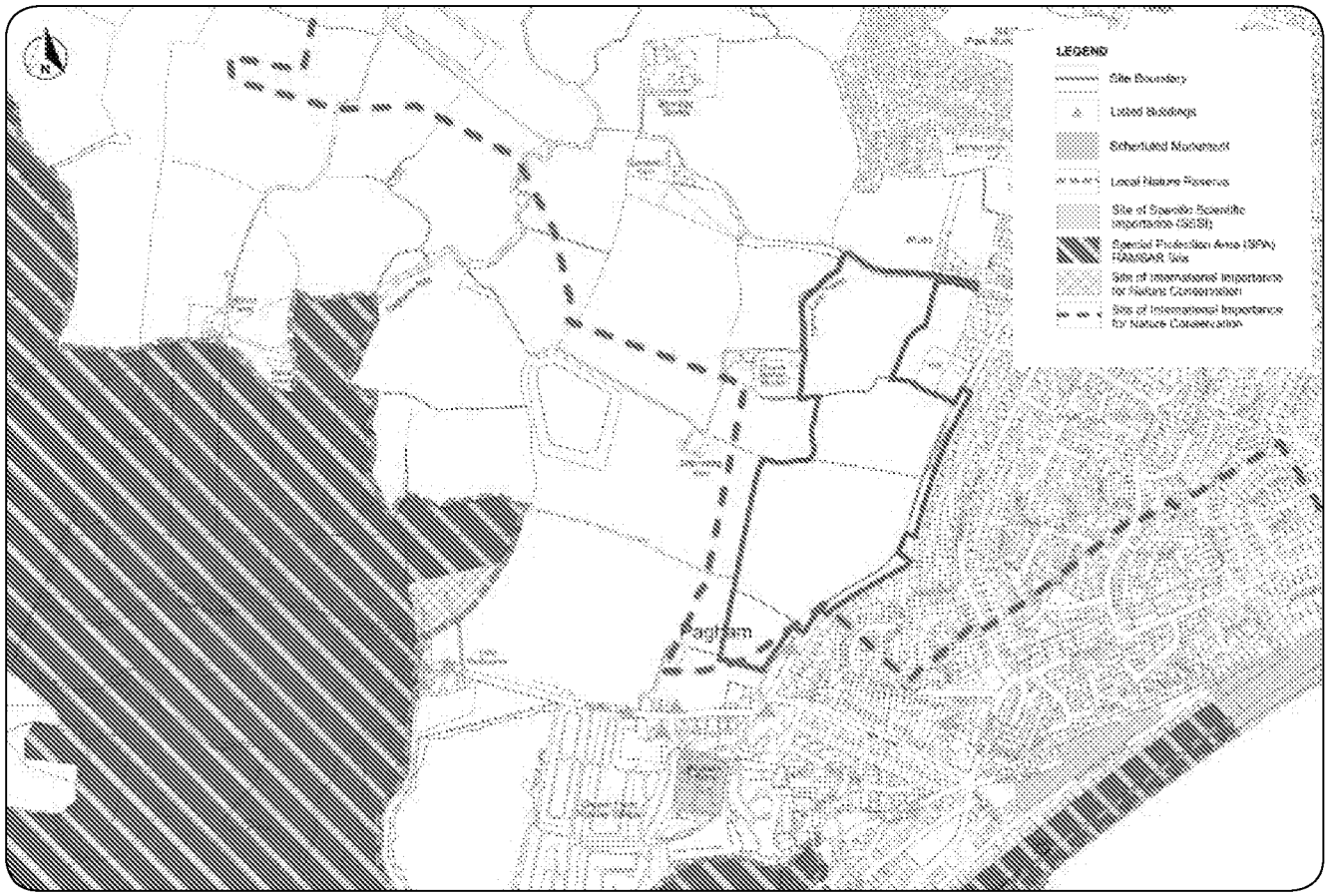


Figure 08 - Planning Policy and Designations

3.1.5 There are no further physical, visual, historical or cultural links with any protected Landscapes, Scheduled Ancient Monuments, Conservation Areas, Historic Parks and Gardens.

3.2 Site Context

3.2.1 The following descriptions give an overall outline of the landscape influences surrounding the site. The site itself is described in more detail within Section 3.4.

Geology and Topography

3.2.2 Pagham is largely situated on a low coastal plateau contained by Pagham Rife to the west and Aldingbourne Rife to the east. Extensive areas of low lying coastal plain separate the town from the South Downs to the north.

3.2.3 The site is located on the low coastal plateau which generally undulates between 2m AOD and 5m AOD, with various rifes and streams piercing the landscape.

3.2.4 The agricultural land classification assessment undertaken by Reading Agricultural Consultants September 2016 identified the majority of the site as Grade 2 with areas to the south limited to subgrade 3a.

3.2.5 The soils assessment identified *'the principal underlying geology of the site as mapped by the British Geological Survey is of the London Clay Formation, mainly comprising silty clay, clayey silt and occasionally silt, with some sandy clay layers also present. Superficial River Terrace deposits are mapped across the site and include sand, silt and clay'*.

3.2.6 The detailed levels within the site are described in further detail within Site Topography para 3.4.1.

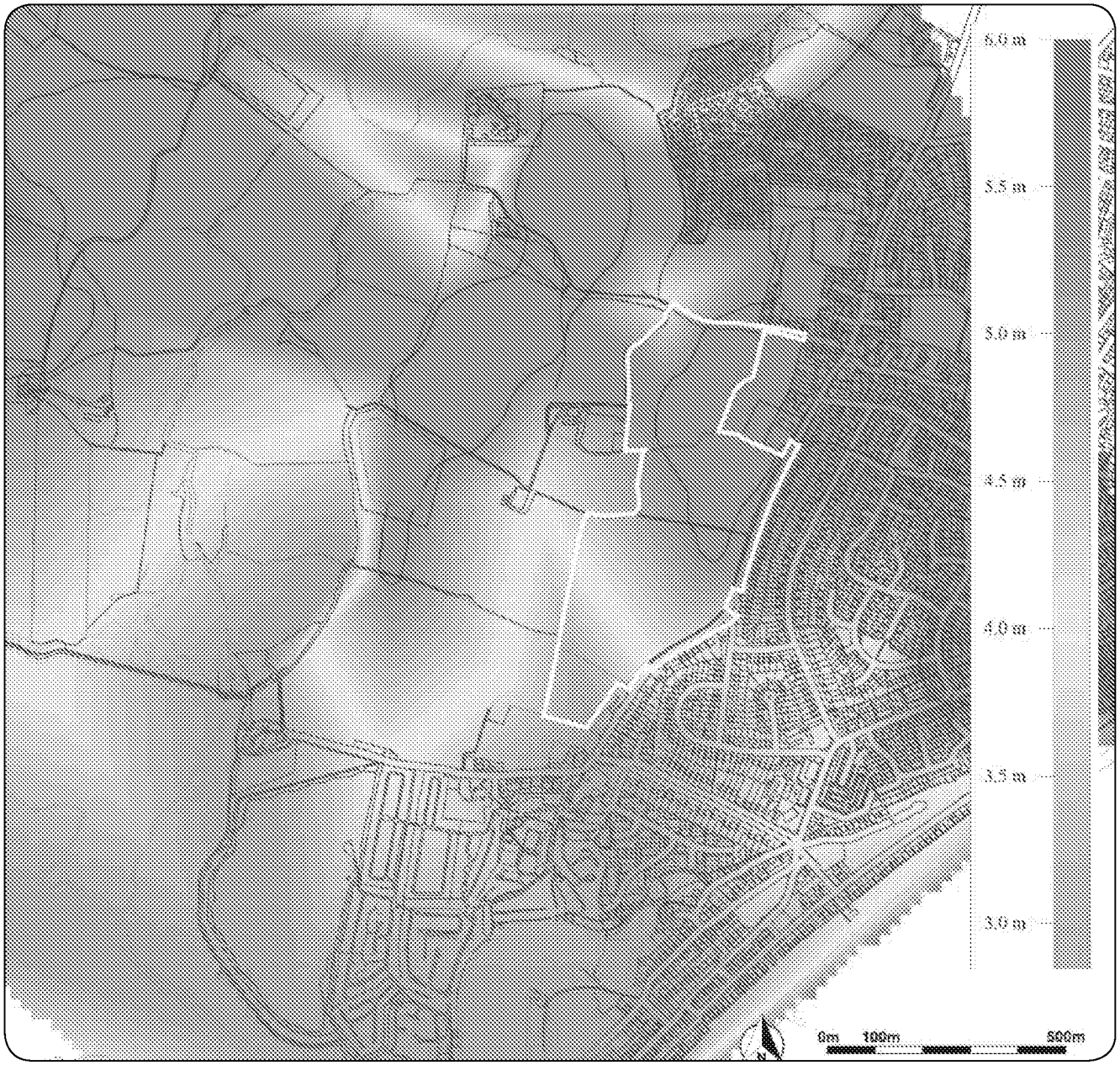


Figure 09 - Topography

Hydrology

3.2.7 The application is supported with a Flood Risk Assessment (FRA). The Environment Agency Flood Map is indicative only and takes no account of actual ground levels or features. These flood maps tend to be derived from coarse scale modelling which bases part of the results on assumptions of hydrology and topography. The plans are an indicative measure to flood risk.

3.2.8 The Environment Agency has confirmed that the flood zone to the south of the site is based on an undefended tidal flood level. The site is not affected by the Pagham Rife fluvial flood levels.

Hydrogeology

3.2.9 The Environment Agency's mapping website confirms that the site is not located within a Groundwater Source Protection Zone for groundwater abstractions.

Groundwater

3.2.10 No recorded incidents of groundwater flooding within the vicinity of the site have been found during the investigations.

Local Catchment Information

3.2.11 The development area currently drains to the watercourse running east to west through the site and the adjacent field ditches to the southern and western boundaries. These in turn then feed to the Pagham Rife which is designated as a Main River and located approximately 550m to the west.

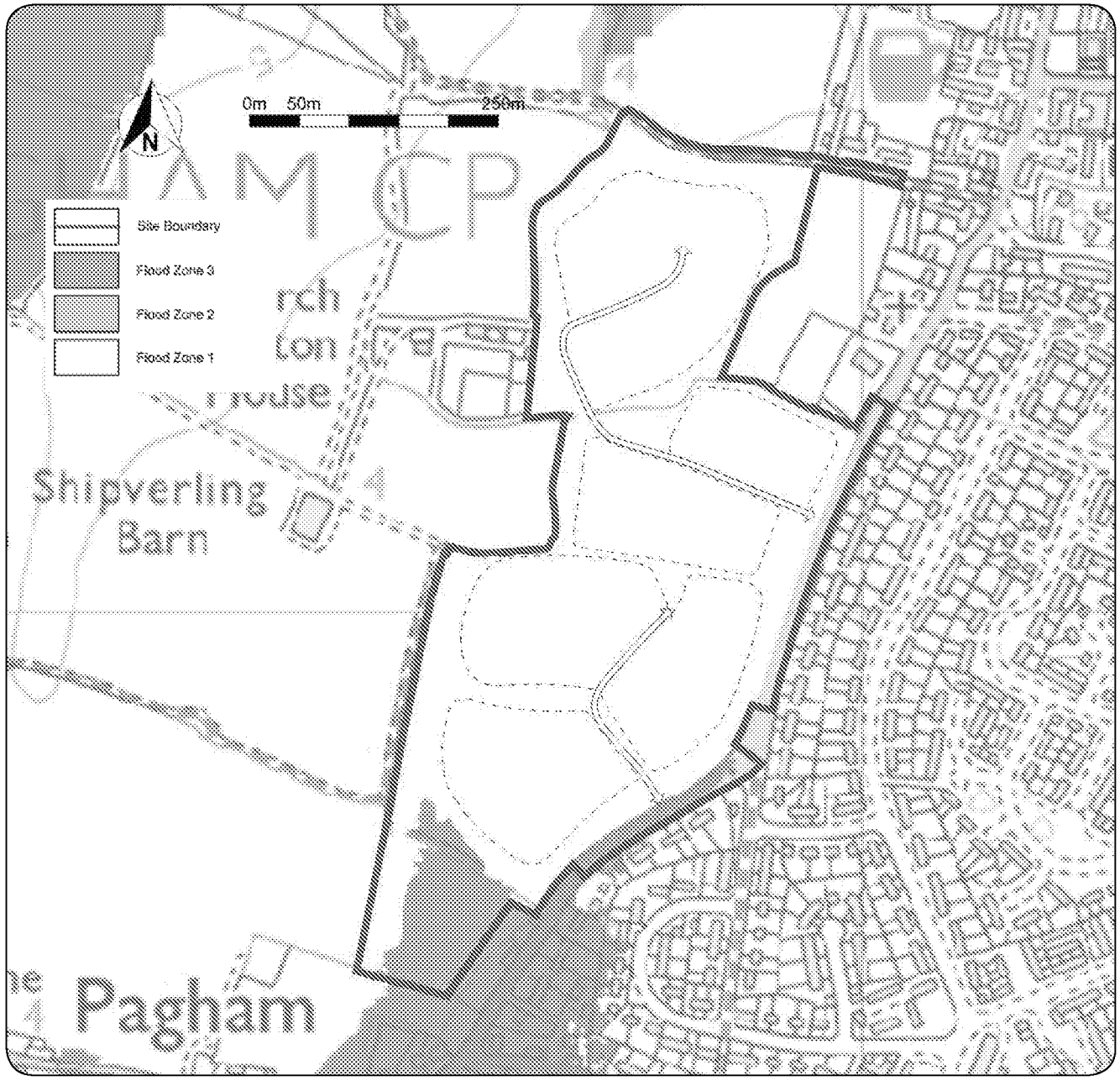


Figure 10 - EA Flood Map extract

Access

Roads/Railways

3.2.12 The principal route is Pagham Road which runs from the B2166 1.16km north of the Summer Lane junction and continues south where it terminates at the harbour. All of the routes within the immediate area provide local access only.

3.2.13 Summer Lane provides access to the properties along the lane and the permitted development to the north of the site, terminating at the northwest corner of the development area. The lane is located approximately 0.5m below the level of the site and has no footway.

Public Rights of Way

3.2.14 A number of PRoW's lie near or within the application site:

3.2.15 Footpath 108 - runs northwards from Summer Lane, just north west of the sites boundary

3.2.16 Public Footpath 100 - runs along Summer Lane and continues to the west ; and

3.2.17 Public Footpath 101 follows a vehicular access track from Pagham Road to Shipverling Barn and Church Barton House across the centre of the site before turning south along the sites western boundary.

3.2.18 The emerging Neighbourhood Plan identifies Summer Lane as an aspirational cycle route and the Pagham Harbour to Chichester Cycle Route is located to the west of the site.

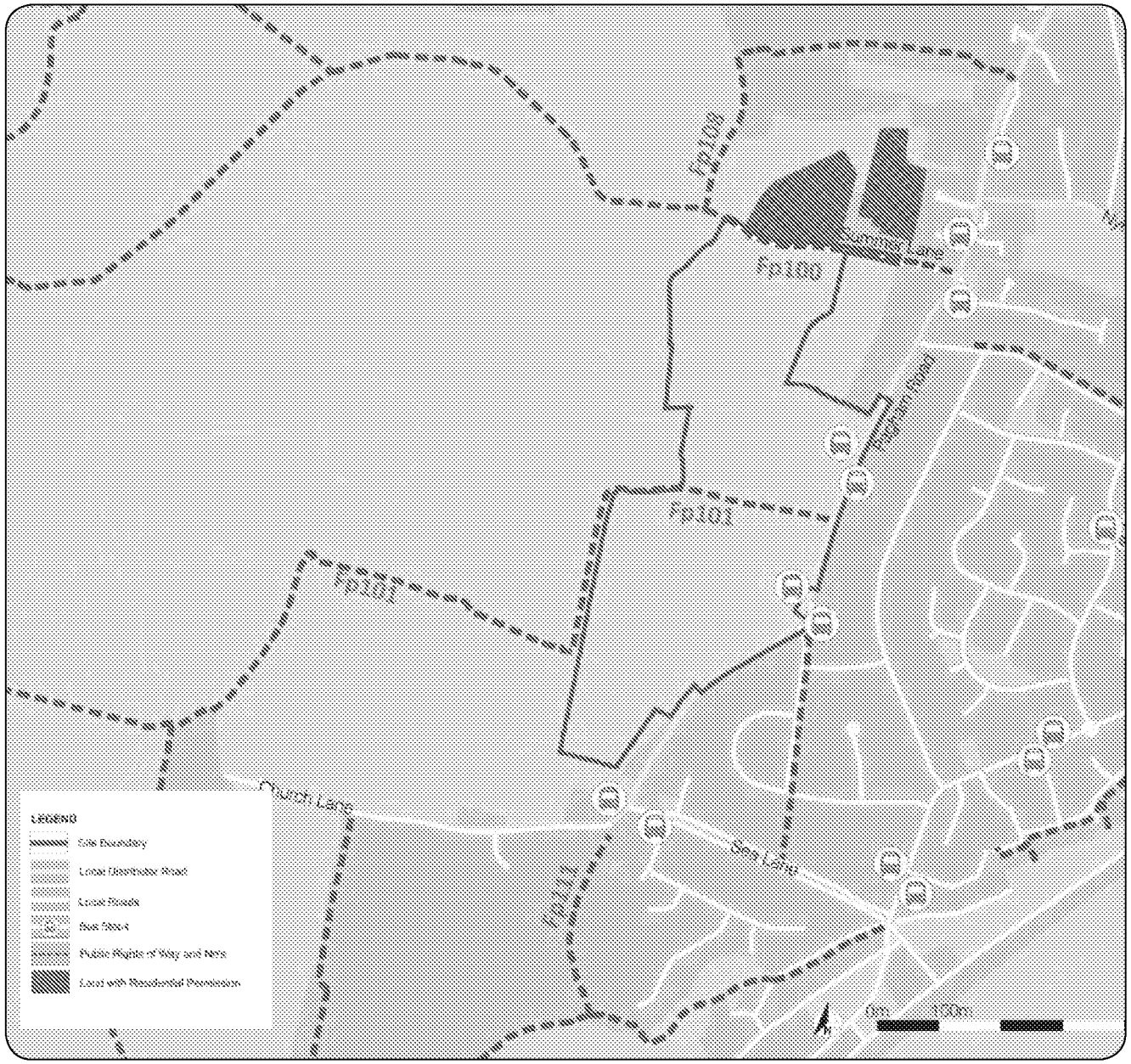


Figure 11 - Access

Landcover/Landuse

3.2.19 The site is located on the village edge and forms part of the wider coastal plateau arable farmlands which abut the length of Pagham. The landscape is defined by the numerous rifes that meander south towards Pagham Harbour, often lined by tall reeds and individual mature trees.

3.2.20 These fields vary between medium and large sized irregular shaped fields enclosed by a combination of watercourses and semi mature native hedgerows. There are occasional stands or line of mature trees, in particular adjacent to the settlement boundaries or where they have been planted to form windbreaks such as to the west of Summer Lane.

3.2.21 Development within the coastal plateau is occasionally broken by farm developments and the Waste Water Treatment Works.

Aesthetic and Perceptual

3.2.22 The low horizon, level topography and medium to large scale fields give the impression of a 'big skies' landscape. However this also limits opportunities for an appreciation of the wider landscape.

3.2.23 Where visible the coastal plateau appears very muted and simple in texture with minimal seasonal change. Contrast and notable features are restricted to the limited tree belts which intersperse the arable landscape and are visible



Figure 12 - Village Character Analysis

against the skyline.

3.2.24 The suburban edge of Pagham and Pagham Road is typical of a settlement boundary and forms a notable juxtaposition providing a variety of textures, colours and enclosure to the arable fields.

3.2.25 The road and suburban boundary provides a low/ moderate level of noise and movement which adds to the suburban character of casual users of Pagham Lane and the footpaths approaching the village.

Settlement and Built Form

3.2.26 Pagham village is typical of the linear urban form found within the local village settlements and the surrounding area.

3.2.27 To the east and south of Pagham Road houses are typically semi-detached, set back slightly from the road and contain a local centre with local shops, facilities and pubs.

3.2.28 The housing is a mix of styles ranging from the 1930's to present. To the north and east of the site housing has developed from the 1970's onwards.

3.2.29 Boundaries with residential properties typically include hedgerows, 1.1-1.5m high red brick walls, 2m high fence panels and flint and brick walls.

3.2.30 Small settlements further west can be found on the coastal plateau, most notably Sidlesham (3.2km) and Street End (3.4km). Further north lies the Hamlet of South Mundham (1.8km northwest).











3.3 Landscape Character

3.3.1 Landscape character is defined as the distinct pattern or combination of elements that occur consistently in a particular landscape to make it different and unique from one place to another. It is how we perceive the interaction of a number of aspects recognised as the earth sciences, historical and cultural influences, biodiversity, visual and sensory qualities, which all combine to create local distinctiveness and a sense of place. Landscape Character Assessment (LCA) can be undertaken at a number of scales from national level through to local or site level.

3.3.2 A desk study revealed that the following Character Assessments were applicable to the site and the surroundings:

Table 5 - Landscape Character Assessments

Assessment	Character Area/Type	Date
National		
National Character Areas (NCA)	126 - South Coast Plain	2014
Regional		
West Sussex Landscape Character Assessment	SC2 - Manhood Peninsula	2003
Local distinctiveness study of West Sussex	The South Coast Plain Character Area	
Local		
Arun Landscape Study: Landscape and Visual Amenity Aspects of Developments Choices in Arun District: 2006-2026	LCA 3 - Pagham Lower Coastal Plain	2006
Pagham Village Design Statement	Pagham Road	2007

NCA: 126 South Coast Plain

3.3.3 The NCA 126 is a flat landscape between the dip slope of the South Downs, the South Hampshire Lowlands and the waters of the English Channel, Solent and part of Southampton Water.

3.3.4 Extracts of the following are contained within **Appendix C.**

West Sussex NCA: SC2 - Manhood Peninsula

3.3.5 The West Sussex Landscape Character Assessment carried out in 2003 identified 42 unique landscape character areas. The site is identified as lying on the edge of SC2 - Manhood Peninsula, which covers the wider landscape to the south and west and is defined to the east by the village of Pagham. The following narrative discusses the various key characteristics and how they relate to the site.

3.3.6 Key Characteristics of this area that are relevant to the site are:

- Mainly low-lying flat landform; the topography around the site is typical of the coastal plains gently sloping from 2 and 4m AOD. These plains are intersected by rife and ditch systems which are also identified as key characteristics and in relation to the site form a notable boundary to the west.
- The site and adjoining countryside to the west are representative of the large scale arable farmlands to the north and northwest. Locally the hedgerows between the fields have, in the majority, been removed as identified within the character assessment however just west of the site hedgerows and tree belts form a notable separation between the site and the more enclosed unimproved Pagham rife grasslands. The assessment identifies a secondary loss of hedgerows to Dutch Elm Disease. The tree survey has identified some trees and hedgerows that are, or could become, affected however these form a minor component of the available tree and hedgerow cover in and around the site. The larger extensive farms and horticulture development including glasshouses are not experienced in context with the site or views from the village. Buildings and barns at Honer Farm do form part of the views but are small/moderate in scale and do not overly detract from the available views.
- Pockets of small enclosed pasture fields are noted to the north of Summer Lane however these will be replaced by the permitted development. With

this exception, these are not features that are experienced within the context of the site.

- The village of Pagham abuts the eastern boundary of the character area. Historically Pagham would have been typical of a linear village development along narrow lanes however the rapid post war expansion has resulted in the loss of these characteristics and a 'watering down' of the more traditional building styles and features. The site assessment identifies with the description of 'sprawling modern fringes' to the villages. Some of the right angled lanes, such as Church Lane and Sea Lane still exist but have become urbanised and widened as part of the village expansion and lie outside of the character area. Pagham Road forms a notable feature along the settlement boundary.
- There are no visual or contextual associations with the harbour to the southwest, or the historic parklands and cultural features found further west.
- Overall, the site and its immediate surrounds are not considered to encompass the majority of the positive key features identified within the assessment. The urban boundary with 'modern' Pagham reduces the positive effects of any traditional settlement characteristics. The localised landscape framework has truncated the majority of opportunities to experience the wider area and its positive key characteristics and is therefore considered a low quality exemplar of the character area.

3.3.7 Relevant key landscape and visual sensitivities set out within the SC2 description relate to the potential expansion of villages and urban edges, in particular potential impacts upon drainage patterns including rifes and ditches. When choosing appropriate species consideration should be given to the salt laden winds coming off the coast.

3.3.8 Opportunities for providing beneficial key features primarily relate to the re introduction of a strong landscape infrastructure, both for visual amenity and green infrastructure. This should also be utilised to improve setting to villages and harsh urban edges as well as provide biodiversity opportunities such as increased hedgerow/tree cover, rife habitats and grassland.

3.3.9 The recommended guidelines have been used to inform the landscape strategy and illustrative masterplan.

Arun Landscape Study (ALS) - Landscape and Visual Amenity Aspects of Development Choices in Arun District 2006-2026

3.3.10 This was produced to help inform the Local Development Framework process, and provides an assessment of the physical and environmental constraints on open countryside and identifies its capacity to accommodate future development. The Arun district is separated into Zones which contain similar landscape structural characteristics. The site is located within Zone 1 – West Bognor Regis which comprises the low lying coastal plains from Middleton-on-Sea to the east of Bognor to Pagham harbour to the west. The coastal plains separate the built coastline from the South Downs to the north, with the dominant landuse to the west being large scale agriculture.

3.3.11 The study then separates the area into Landscape character Types and Landscape Character Areas.

Landscape Character Types (LCT's)

3.3.12 The site consists of two LCT's. The fields to the north and south are identified LCT L1b - Large-scale arable. The site assessment concurs with the following description of the LCT:

- Intensive arable farmland;
- Relatively large fields across relatively flat or very gently undulating landform;

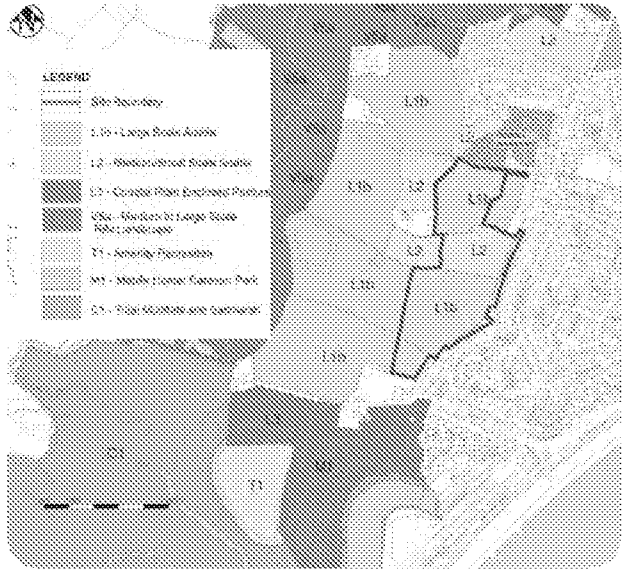


Fig 13 - LCT's - interpolated from the Arun Landscape Study

- Field boundaries tend to be drainage ditches and/ or fences; and
- Weak/remnant hedgerow structure in places, with few mature trees.
- The site does not contain the long views towards the downs associated with this LCT.
- The parcels are separated by a swathe of LCT L2. The parcels concur with the characteristics as set out below:
- Intensive arable farmland;
- Medium-small fields across relatively flat or gently undulating landform;
- Field boundaries include ditches, fencing and hedges; and
- Greater sense of enclosure as compared with large-scale arable farmland (L1).

3.3.13 The latter of the characteristics has some impact upon the openness of the adjoining LCT L1b providing a degree of enclosure that is not experienced in the same LCT type further west.

Landscape Character Areas (LCA's)

3.3.14 Using the LCTs, Landscape Character Areas (LCAs) were identified (Figure 14), describing further unique areas related to a specific place. These were then assessed for sensitivity and value to indicate potential capacity.

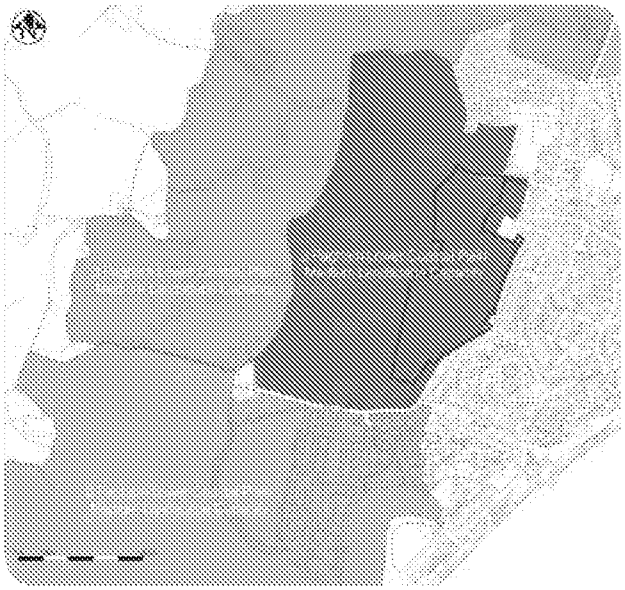


Fig 14 - LCA's and landscape capacity - interpolated from the Arun Landscape Study

3.3.15 The assessment identifies the site as lying within the Pagham Lower Coastal Plain (LCA 3 - Pagham Lower Coastal Plain). The area covers the eastern section of SC2 abutting Pagham with approximately 25% of the area being the site. In addition to the LCT and descriptions identified in SC2 further relevant characteristics identified were:

- Minor roads at the perimeter, tracks within; and
- Boundaries vegetated with hedgerows to a varying degree. This particularly relates to the hedgerow along Pagham Road and the southern development boundary.

Landscape Capacity - Arun Landscape Study (ALS)

3.3.16 The ALS assessment tested each LCA against a series of criteria for landscape sensitivity and value. These were combined to provide a capacity for the LCA to accommodate development. **Appendix C.**

3.3.17 LCA3 was assessed as having a Medium capacity consisting of 'Large scale arable landscape, some containment along settlement edge, ecological and heritage interest, adjacent to Pagham Harbour and floodplain.'

3.3.18 This resulted from a Moderate sensitivity score (12) and a Moderate landscape value score (12).

3.3.19 A subsequent assessment, based on the detailed technical work undertaken for this application, has been used to apply the criteria to the site and is included within section 3.5. This has resulted in a Medium/High capacity due to reduced landscape sensitivity scores (9) resulting in a Slight scoring.

Landscape Capacity of Strategic Sites (LCSS) in Arun District - DRAFT August 2016

3.3.20 This document has been produced as part of the evidence base for the emerging Local Plan and provides a draft Landscape Capacity Study of strategic sites which have been identified within the Strategic Housing Land Availability Appraisal (SHLAA).

3.3.21 The assessment splits the Pagham SHLAA (1) allocation into 3 segments of which the application

site forms the eastern boundary of 1a. The area to the south west, the local nature reserve, SSSI and Ramsar site is identified as 1b and the area to the north 1a. Both of these areas are considered higher sensitivity and value than 1a (Figure 15).

3.3.22 The assessment also uses alternative criteria to the original assessment. Within landscape sensitivity, scores are no longer allocated to contribution to 'distinctive' setting or rurality but include ecological and visual sensitivity, settlement setting and potential for mitigation.

3.3.23 The criteria for value has also been expanded to include local distinctiveness and recreation and public access/locally valued spaces.

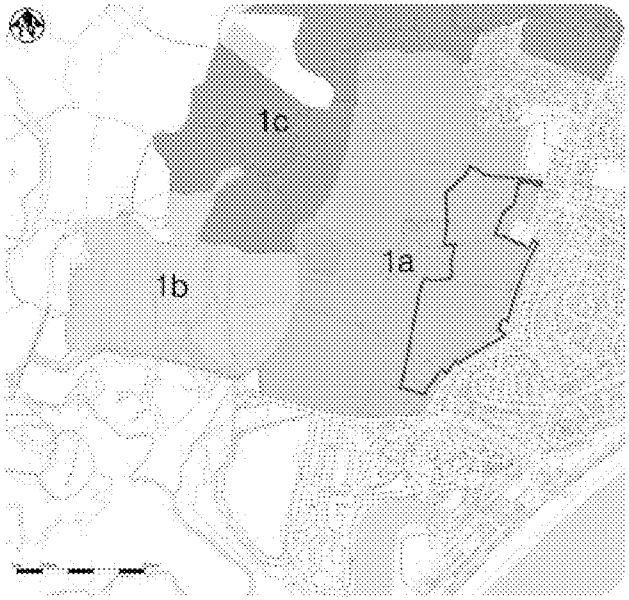


Fig 15 - LCA's and landscape capacity - interpolated from the Arun Landscape Study

3.3.24 After applying the amended criteria and score, the application site is considered to have a Medium capacity resulting from Moderate sensitivity and value.

Pagham Village Design Statement: Pagham Road

3.3.25 The Pagham Village Design Statement (Nov 2007) provides a series of planning and development guidelines as a framework within which to protect Parish assets and serve the best interest of the community. It also includes the Parish Council's policies on conservation and the environment.

3.3.26 The site lies within the 'Pagham Road' character area. In relation to the site and its landscape strategy, the development should incorporate the following criteria:

- Highest quality layout and design;
- Preserve character of area;
- Front boundaries should contribute to overall street scene;
- Traditional materials where appropriate;
- Maintain character of private roads;
- Maintain existing pattern e.g. setback, density;
- Preserve existing boundary walls, trees and hedges; and
- Preserve views over open land to the west of Pagham Road.

3.4 Site Character and Features

Topography and Hydrology

3.4.1 The topography of the site is fairly level and the majority of the field boundaries are defined by 0.8m depth rifes.

3.4.2 The highest point of the site lies within the north east corner, adjacent to Summer Lane (5.9-6.0m AOD). Within this and the central parcel the landform drains to a ditch along the western boundary at which the field level lies between 4.5 and 4.9m AOD.

3.4.3 The parcels are separated by a second rife which drains westwards into the western boundary ditch.

3.4.4 Within the central parcel the landform also falls to the east where drainage is provided by a long channel which runs along the entire length of the site's boundary with Pagham Road.

3.4.5 The southern parcel is separated from the rest of the site by a concrete road (Footpath 101) which is slightly elevated above the fields (approximately 20-40cm).

3.4.6 The levels within the southern parcel fall from Pagham Road towards the south and west, and is intercepted by a drainage channel along each respective boundary.

3.4.7 The southern boundary of the site is the lowest point dropping from 4.18m AOD in the southwest corner to 3.81m AOD in the south east.

3.4.8 The results of the Flood Risk Assessment (FRA) are described in Chapter 6.0, but in summary only the southern section of the site lies within the Flood Plain.

3.5 Site Features

3.5.1 Due to its historic agricultural use key features are restricted to the field boundaries (Figure 5.9). (check against ecology)

3.5.2 Within the site these are restricted to a drainage ditch between the north and central parcel. A single group of Category C2 Willow and Blackthorn (G14 and 15) are located towards the western boundary. In landscape terms these have limited visual amenity or connectivity and are considered low quality and low sensitivity features.

3.5.3 The access track to Honer Farm/Public Footpath 101 forms a separation between the central and southern parcel and has no associated landscape features.

3.5.4 Tree and hedgerow reference numbers have been interpolated from Bosky Trees Assessment (Land at Pagham Road, Pagham dated 10th August 2016).

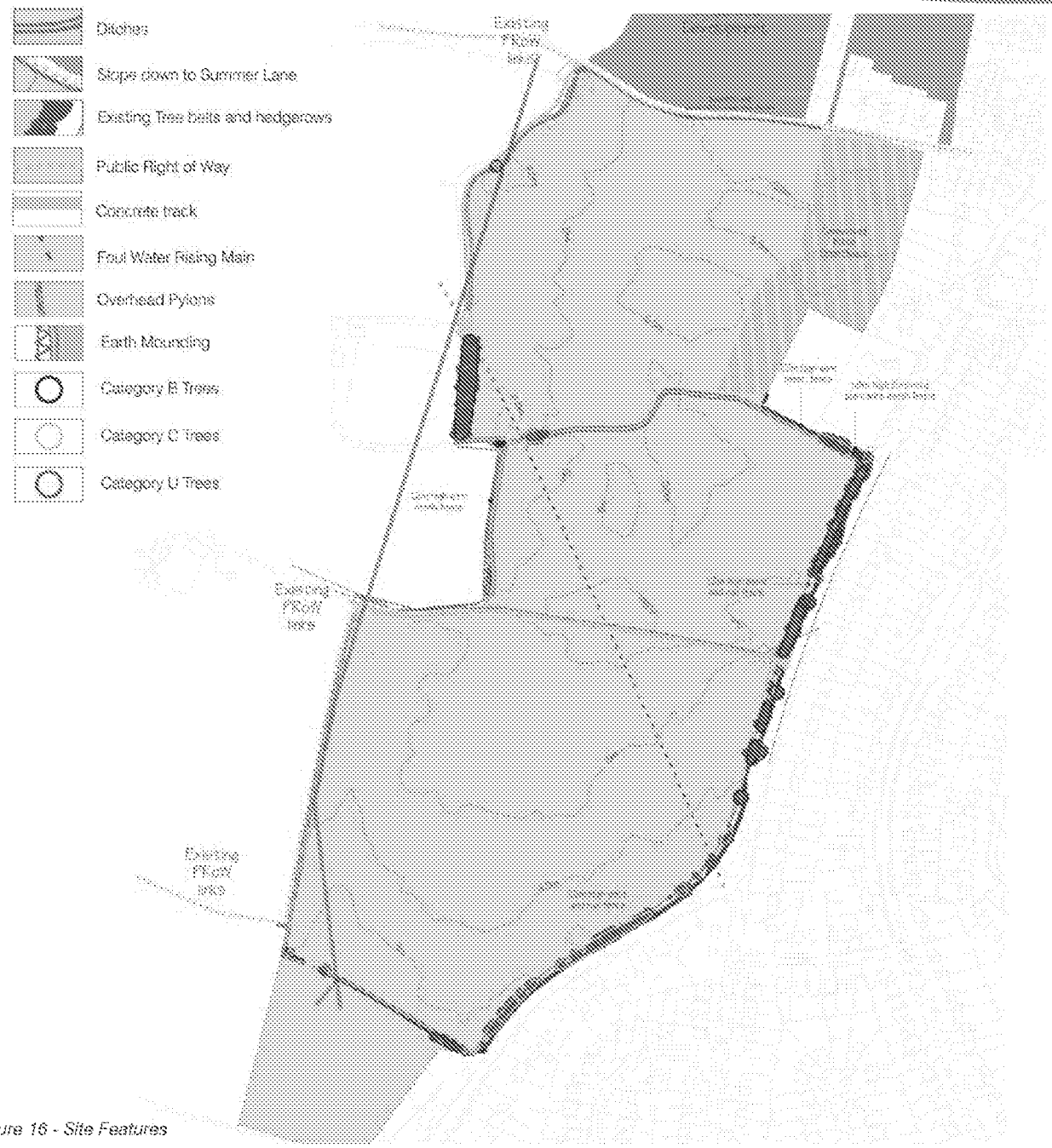


Figure 16 - Site Features

Northern boundary

3.5.5 The northern boundary of the site is defined by Summer Lane. The lane lies below the level of the site with a steep embankment forming the boundary. The western extent of the lane lies approximately 1m below the site, reducing to 50cm towards Pagham Road.

3.5.6 With the exception of a small section of post and barbed wire fencing to the east of the lane, the boundary is open.

Eastern Boundary

3.5.7 The current north eastern boundary of the site is undefined until the implementation of the Alternative Natural Open Green Space (ANOGS) as part of the northern permitted development. This boundary will then become defined by a native hedgerow with trees.

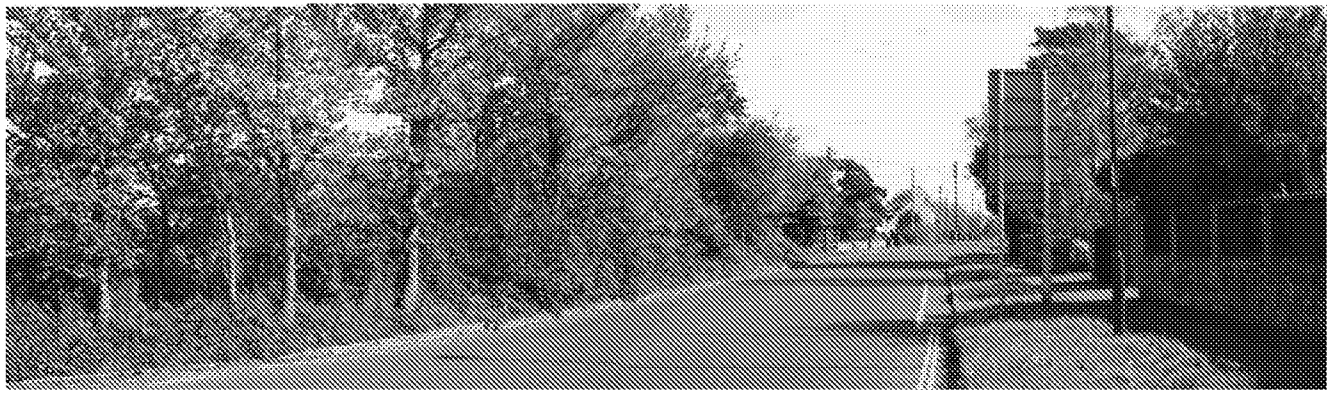
3.5.8 The boundary to the Village Hall is defined by an unmanaged Category C2 field boundary, 2m high (H9 -Blackthorn and Hawthorn) to the west and 3m high hedgerow (H10- Hawthorn, Rowan and Alder) to the south. The hedgerow to the south also contains some 14m high Crack Willow. This southern hedgerow runs along the northern bank of a ditch. The hedgerow, whilst considered low quality and condition, has moderate landscape value and sensitivity as a field boundary and its definition of the current settlement boundary. A gateway on the juncture of the two hedgerows



Summer Lane, northern boundary



Summer Lane, north east boundary



Pagham Road - eastern boundary

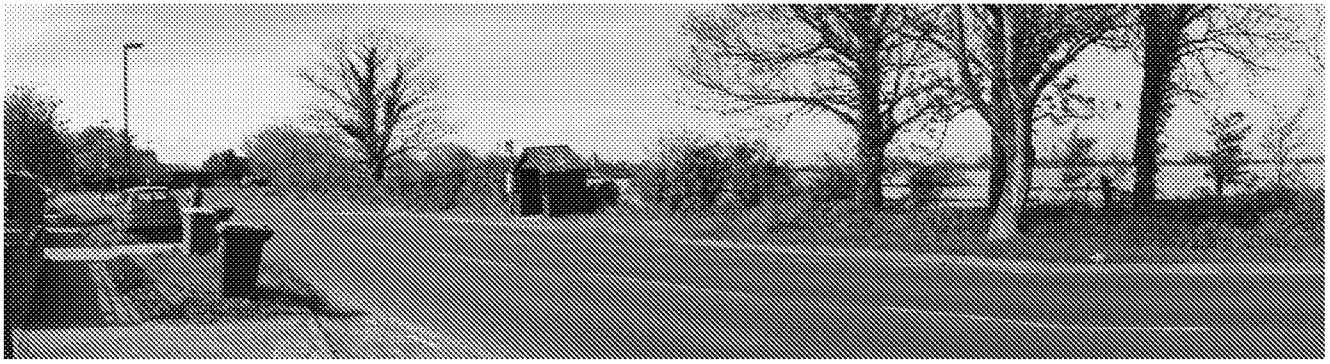
provides access from the Parish Hall to the site.

3.5.9 The eastern boundary abutting Pagham Road is defined by gappy and species poor hedgerow/tree groups. The section between the Parish Hall and Sea Way is predominately formed by Category B2 tree groups (G3-G7) which consist of maturing Oak, Sycamore, Ash and some Willow. The trees range between 7-9m in height with occasional taller Sycamores. The exception is G3, immediately south of the Village Hall which reaches 25m over a 100m stretch. These trees have been crown lifted to provide road clearance and run along the western edge of a ditch that follows Pagham Road. The understorey is becoming overgrown with bramble. These trees are considered low/ moderate quality but moderate value due to the enclosed mature character they provide to this section of Pagham Road. Their sensitivity is considered moderate due to their screening potential to any future development, however the group would benefit from management and enhancement of the understorey.

3.5.10 To the south of the junction with Sea Way, the boundary comprises predominately 4-6m high Category C hedgerow (H2, 3 & 4) consisting of Hawthorn, Blackthorn and Willow. Hedgerow H4 also contains some Elm and will need to be monitored or managed for Dutch Elm Disease. The hedgerow is intersected by groups of 19m high Oak, Sycamore, Ash, Willow and Whitebeam



Pagham Road - eastern boundary



Pagham Road - south east boundary

(G9) and 10m high Field Maple and Ash (G10). As noted above, these features are considered low/moderate quality and condition but moderate value and sensitivity.

Southern Boundary

3.5.11 The southern boundary to the proposed development area is defined by a 2-3m high flailed Category C2 Blackthorn and Hawthorn hedgerow (H5, 6 & 7) broken up by a small group of 5m high Category B2 Ash and Oak (G12). The value and sensitivity of this boundary is considered Moderate with higher quality features restricted to the tree group.

3.5.12 As a note, a small section of Elm adjacent to Pagham Road in the southern corner is identified within the Arboricultural Assessment as Category U and reaching the age where they will become susceptible to Dutch Elm Disease (T11 & G11).

3.5.13 There is a field entrance to the south west of the hedgerow into the additional landscape parcel. The boundary to this area is currently undefined.

Western Boundary

3.5.14 With the exception of some small tree groups along the north western boundary, the remainder of the boundary is open and only defined by the rife and occasional sections of post and wire fencing.

3.5.15 G16, a Category B group of Black hybrid Poplar are located to the north of the rife and form a 22m height shelterbelt. The tree belt forms part of the visual enclosure of the site and therefore its value and sensitivity have all been assessed as Moderate. Restoration of native Black Poplar is considered a positive benefit within the SC2 management guidelines.

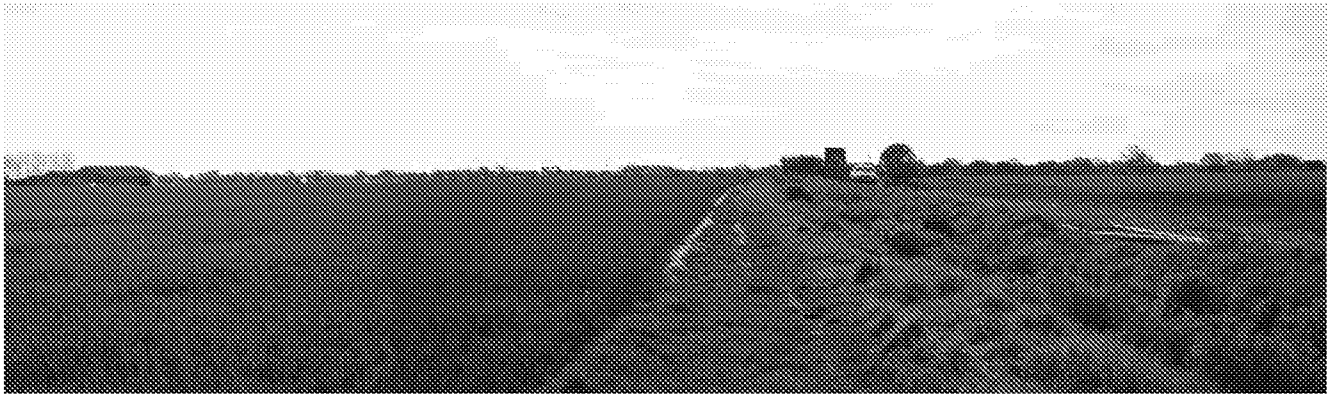
3.5.16 Other landscape feature are restricted to a small section of 4m high category C2 Blackthorn and Willow hedgerow (H8) and a small group of 7m high Field Maple and Crack Willow (G18, T15 & 16) at the juncture of Summer Lane. These features have no connectivity or visual presence within the site and are therefore considered Low quality, value and sensitivity.



Site's southern boundary



Footpath 101 through site



Western boundary

Aesthetic and Perceptual Experiences

3.5.17 The aesthetic and perceptual qualities are consistent with the description of the wider context given in "Aesthetic and Perceptual" on page 18.

3.6 Landscape Sensitivity

3.6.1 The landscape sensitivity and value have been reassessed using site specific and updated technical information against the criteria used for the wider LCA3 study.

3.6.2 A brief summary of how the site relates to these is given below and discussed in further detail in "3.4 Site Character and Features" on page 23.

3.6.3 The following scores have also taken into consideration those given in the draft 'Landscape Capacity of Strategic Sites in Arun District August 2016' (LCSS).

Inherent Landscape Qualities

3.6.4 This element relates to the intactness and condition of the landscape. The ALS considers the boundary features and ecological interest to the south and east to be of a moderate sensitivity.

3.6.5 The intensive arable use of the fields has left the landscape devoid of any quality landscape features or elements that positively contribute to the character.

3.6.6 Any notable features are restricted to the field boundaries which in the majority of the site are restricted to open ditches.

3.6.7 The overall condition of the boundary treatments, with the exception of the few Category B trees, is poor with very little connectivity, species diversity or influence on the character of the site.

3.6.8 The arable landuse is not considered a rare or sensitive landscape feature.

3.6.9 The overall landscape quality and condition of the site is considered Moderate/Low.

3.6.10 The loss of boundary features and connectivity is not so prevalent in the wider landscape to the west, which afforded the wider LCA a moderate value in the ALS. **ALS Score, LCSS and Application Site Score 3.**

Contribution to distinctive settlement setting

3.6.11 This identifies the contribution each LCA makes to the distinctive setting of a particular settlement. The ALS identifies agricultural fields abutting intermittent hard urban edges.

3.6.12 The current urban boundary of Pagham is not considered distinctive in terms of its contribution to the local or historical character of the area such as is evident along Pagham Harbour. The edge is defined by poor quality features and influenced by the road which results in a Low/Moderate contribution to the setting. The settlement pattern along this section of Pagham derived from a rapid expansion of the village towards the end of the last century. The settlement edge does not reflect the more traditional character or patterns and has resulted in a weak boundary with hard urban features.

3.6.13 The effect of this weak setting is increased by the lack of boundary vegetation or mature features in and around the site.

3.6.14 As part of the permitted development to the north, it is proposed that a wide native buffer is introduced to the west creating a defensible village boundary and an appropriate landscape transition between the rural edge and the current urban boundary. This will extend the perceived urban boundary to the north of Summer Lane towards the west. **ALS Score 2, Application Site Score 1. (No LCSS equivalent)**

Inconsistency with existing settlement form/ pattern

3.6.15 This criteria scores the consistency of the LCA with regards to the relationship the settlement has with the underlying landscape structure. The ALS identifies the existing settlement pattern as adjacent to flood plain and mainly off the coastal plateau - Score 3.

3.6.16 Subsequent flood analysis and updated EA flood maps have illustrated that the development area of the site lies outside of the flood zone and is therefore considered to be consistent with the existing pattern. **ALS Score 3, LCSS and Application Site Score 2.**

Contribution to rurality of surrounding landscape

3.6.17 This is either by virtue of the inherent rurality or the influence of the landscape on neighbouring settlements. The wider LCA is considered to have limited Intervisibility between settlement boundaries and town edges. The rurality of the site is notably influenced by the built environments to the north (including the permitted development), east and to a lesser extent the south. Intervisibility with the wider rural landscape to the west is truncated by intervening vegetation.

3.6.18 The intensive use has limited the quality and condition of the naturalising features and created an open monoculture landscape which contrasts with the urban edge of Pagham. The agricultural landscape is not considered unique or a high quality exemplar of a rural landscape. It is therefore considered that the site has a Moderate/ Low contribution to the rurality of the surrounding landscape and the containment of the urbanising influence of Pagham. **ALS Score 3, Application Site Score 2. (No LCSS equivalent)**

Contribution to separation between settlements

3.6.19 The Pagham Lower Coastal Plain has no Intervisibility with Chichester. Development of the site will still allow the retention of a significant buffer and well defined settlement boundary between Little Welbourne and the proposed settlement boundary. **ALS Score 1, LCSS Score 2, Application Site Score 1.**

Table 6 - ALS Landscape Sensitivity Summary

Landscape sensitivity	ALS Score	Site Assessment Score
Inherent Landscape Qualities	3	3
Contribution to distinctive settlement setting	2	1
Inconsistency with existing settlement form/ pattern	3	2
Contribution to rurality of surrounding landscape	3	2
Contribution to separation between settlements	1	1
Total Score	**12**	**9**

3.6.20 Scores between 6-10 are considered Slight sensitivity and 11-15 Moderate.

3.6.21 In addition, the site appraisal generally concurred with the scores set out within the Draft LCSS. A narrative for the additional sensitivities has been given below the table.

Table 7 - Draft LCSS Sensitivity Summary

Landscape sensitivity	1a Score	Site Assessment Score
Inherent Landscape Qualities	3	3
Ecological sensitivity	3	2
Inconsistency with existing settlement form/ pattern	2	2
Contribution to separation between settlements	2	1
Contribution to the setting of surrounding landscape/ settlement	3	3
Views (Visual sensitivity)	4	3
Potential for mitigation	4	3
Total Score	**21**	**17**

3.6.22 Scores between 15-21 are considered Moderate sensitivity.

Ecological Sensitivity

3.6.23 The application site does not adjoin the SSSI or SPA as is the case with the wider allocation. The ecological appraisal of the site identified a low value and no predicted impact upon the SPA/SSI. **LCSS Score 3, Application Site Score 2.**

Contribution to the setting of surrounding landscape/settlement

3.6.24 The site area and adjacent fields form an important transition and buffer between the settlement

boundary and the higher sensitivity and value rife (1b and 1c) landscapes to the west.

3.6.25 The rurality of the site is notably influenced by the existing urban edge of Pagham which is currently defined by a weak boundary along the main transport route through the village.

3.6.26 The site does not contribute to the open setting of Pagham Church (St Thomas a Becket's) to the south although there are views towards the spire from footpaths within the site. **LCSS and Application Site Score 3.**

Views (Visual Sensitivity)

3.6.27 Within 1a the lack of vegetation affords open views across the application site and the immediate adjoining fields; however these views are restricted to local views by the vegetation separating 1a, 1b and 1c and the urban settlement of Pagham. Where views are available the site is often experienced against the backdrop of Pagham reducing the quality and perception of rurality.

3.6.28 Views towards the South Downs National Park to the north are more prominent to the north of 1a. From footpaths crossing the site, the hills form a distant backdrop to the urban development in the foreground.

3.6.29 The views within the northern section of 1a are less influenced by the Pagham settlement boundary than the site and are considered higher quality. **LCSS Score 4, Application Site Score 3.**

Potential for Mitigation

3.6.30 The permitted development to the north of Summer Lane will extend the village westward. As part of this development a strong and defensible landscape buffer will be planted to provide a well defined and softer transitional settlement boundary.

3.6.31 The development framework plan has been considered to provide a continuation of the permitted landscape buffer to the north, southwards along the application boundary. The existing footpath will be set within a green corridor.

3.6.32 The hedgerow along Pagham Road will be enhanced and reinforced to provide screening (as raised within the public and stakeholder consultations), enhancement and longevity. By proposing a landscape led approach it is considered that the application site provides good opportunities for mitigation and definition of a new defensible and appropriate settlement boundary and setting. **LCSS Score 4, Application Site Score 3.**

3.7 Landscape Value

3.7.1 Value relates to a series of elements that are considered to influence and contribute to the perceived character of the site. To gain an understanding of these the site has been tested against a series of criteria set out within the methodology set out within **Appendix C.** Professional judgment has been used to consider the significance of each element within the overall assessment.

3.7.2 The values considered relate back to the criteria set out within the wider ALS study and looks in further detail at the quality and condition as well as its recreation value which is considered to have a significant importance at a localised level.

Landscape Designation

3.7.3 The ALS does not include gap policies within this criterion. This has been assessed separately in Sectin 6.1. Neither the site nor LCA lie within or influence a designated or protected landscape. **ALS Score 1, LCSS Score 1 and Application Site Score 1.**

Other Designations

3.7.4 This element includes other non-landscape designations such as heritage, amenity, biodiversity assets and flood zones. The wider LCA has links to Listed Building Setting, SSSI and abuts a Scheduled Ancient Monument (SAM).

3.7.5 The site does not contain or influence any other heritage, conservation or ecology designations. It does contain an area of Flood Zone 3 although it lies outside the proposed development area. **ALS Score 4, LCSS Score 3 and Application Site Score 2.**

Contribution to outstanding assets which includes the AONB, Arundel and the Arun valley, the undeveloped coast and Pagham Harbour.

3.7.6 The LCA abuts Pagham harbour which contributes to its Moderate Score as do the open fields to the north of St Thomas a Becket Church.

3.7.7 The site has no intervisibility or cultural/historical connections to the harbour but does have some views towards the church spire from the footpaths within the site. ***All Score 3.***

Special cultural or historic associations

3.7.8 1.2.8 The ALS does not consider the site or the LCA contributes to this criteria. However the LCSS describes associations with listed buildings within the wider area and the views towards St Thomas a Becket's Church. The site does not have any impacts upon the setting of listed building or the setting of the church, however there are limited views to the spire from the footpaths crossing the site. **ALS Score 1, LCSS and Application Site Score 2.**

Perceptual aspects such as scenic beauty, tranquillity or remoteness.

3.7.9 The LCT is considered to have a moderate scenic beauty.

3.7.10 Due to the low lying topography, views of the wider area are often truncated by intervening development and vegetation. The visual envelope of the site is notably reduced by the development along Pagham Road, Summer Lane and Church Lane which form the backdrop and close horizon in views from the two footpaths to the west.

3.7.11 Within views looking out from the village, intervening vegetation screen views towards the more attractive remote coastal plain landscapes. In comparison to these experiences and influences on the local character, the strong urban edge is heavily influential on the overall quality and perception of views.

3.7.12 Views to locally identifiable features are limited to the spire of Thomas a Becket's to the south from limited sections of the footpaths.

3.7.13 The tranquillity of the site and surrounding area are influenced by traffic and the activities associated with residential development along the suburban boundary.

3.7.14 The site does not contain the higher quality naturalised landscape experiences that are available around the Pagham Rife and Harbour. **ALS Score 3, LCSS Score 3 and Application Site Score 3.**

3.7.15 The table below summarises the criteria and the scoring.

Table 8 - ALS Landscape Value Summary

Landscape Value	ALS Score	Site Assessment Score
National and local landscape designations, which do not include gap policies.	1	1
Non-landscape designations for example; Heritage, amenity, biodiversity and flood zones.	4	2
Contribution to outstanding assets which includes the AONB, Arundel and the Arun valley, the undeveloped coast and Pagham Harbour.	3	3
Special cultural or historic associations	1	2
Perceptual aspects such as scenic beauty, tranquillity or remoteness.	3	3
Total Score	12	11

3.7.16 Scores between 11-15 are considered Moderate.

3.7.17 In addition the site appraisal generally concurred with the value scores set out within the Draft LCSS. A narrative for the additional value criteria has been given below.

Table 9 - Draft LCSS Value Summary

Landscape Value	LCSS Score	Site Assessment Score
National and local landscape designations, which do not include gap policies.	1	**1**
Non-landscape designations for example; Heritage, amenity, biodiversity and flood zones.	3	2
Local distinctiveness	3	3
Any historic/cultural/literary association	2	2
Contribution to outstanding assets	3	1
Recreation and public access/locally valued spaces	4	3
Perceptual aspects such as scenic beauty, tranquillity or remoteness.	3	3
Total Score	19	15

3.7.18 Scores between 15-21 are considered Moderate.

Local distinctiveness

3.7.19 The LCSS identifies area 1a as characteristic of the lower coastal plain and working landscape. The subsequent site analysis considers this distinctiveness to be notably reduced along the settlement boundary with Pagham where historically recent development has resulted in development that is more reflective of the post war era rather that the local characteristics that define the traditional local and village character. **LCSS and Application Site Score 3.**

Recreation

3.7.20 The recreational use of the site is restricted to PRoW 101 which runs through the centre along a concrete road. The site has no other recreational value or access. This limited access is considered important at a district level due to its potential links to the wider Footpath network to the west. **LCSS Score 4, Application Site Score 3.**

3.8 Site Capacity

3.8.1 The capacity of the application site has been assessed by combining the landscape sensitivity and values within the capacity matrix used within the ALS.

Table 10 - Application Site Capacity Summary

	Sensitivity	Value	Capacity
Site	**Using ALS Criteria**		
	Slight	Moderate	Medium/ High
	Using LCSS Criteria		
	Moderate	Moderate	Medium

4 VISUAL ANALYSIS

4.1 Visual Envelope

4.1.1 The visual envelope was used to inform a 'Study Area' in which potential receptors, such as Public Rights of Way and potential impacts upon the setting of cultural and heritage elements could be identified.

4.1.2 Further site visits and analysis of features that might screen views such as local hedgerows, tree belts, buildings, orientation of the receptor and woodlands were used to refine the visual envelope and are shown on the visual analysis plan opposite.

4.1.3 The low lying topography has resulted in limited opportunities for views of the site from public receptors. Within the village views are restricted to Pagham Road, Summer Lane, Church Lane and the housing immediately adjacent.

4.1.4 Views from the west are restricted to localised views where the site is experienced against a backdrop of the existing settlement. These views are afforded due to the lack of vegetation along the site's western boundary.

4.1.5 Overall, these views are considered moderate quality in comparison to the higher quality experiences along the coastal plains and within the Nature Reserve to the west. Within the available

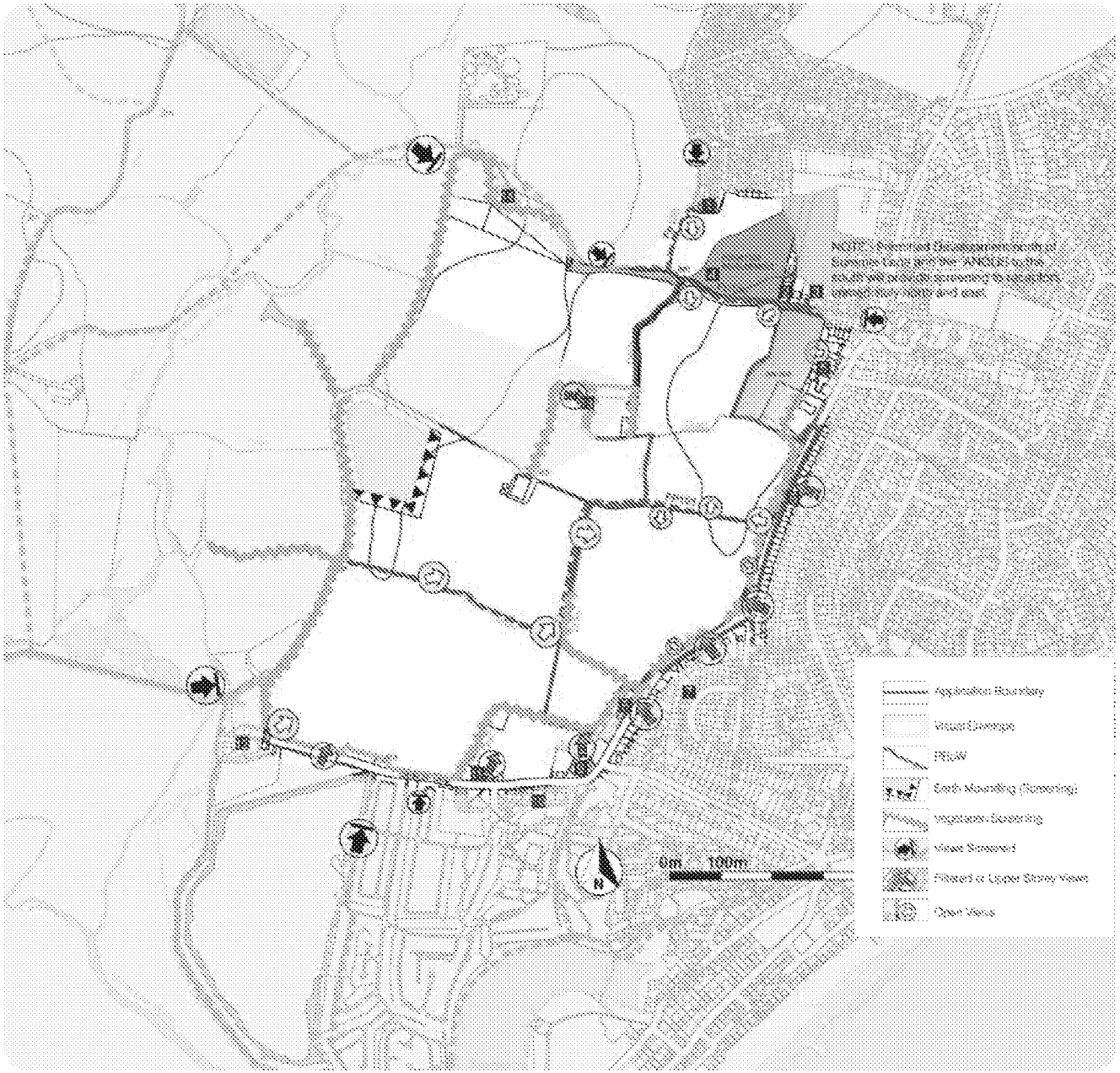


Figure 17 - Visual Analysis

views the existing settlement boundary forms a hard urban edge which is viewed against a close horizon. The permitted development to the north of Summer Lane will reinforce this influence.

4.1.6 The following photographs (RVP's) have been taken to present a record of views that are considered representative of potential receptors.

4.1.7 Some additional photographs have been included to provide further information; for example, where the viewpoints are not publicly accessible, photographs taken within the site can identify the potential extent of views or indicate how topography or vegetation screen important receptors.

4.1.8 Residential receptors are identified on Figure 18 for ease of identification (refer to the number in brackets[*].

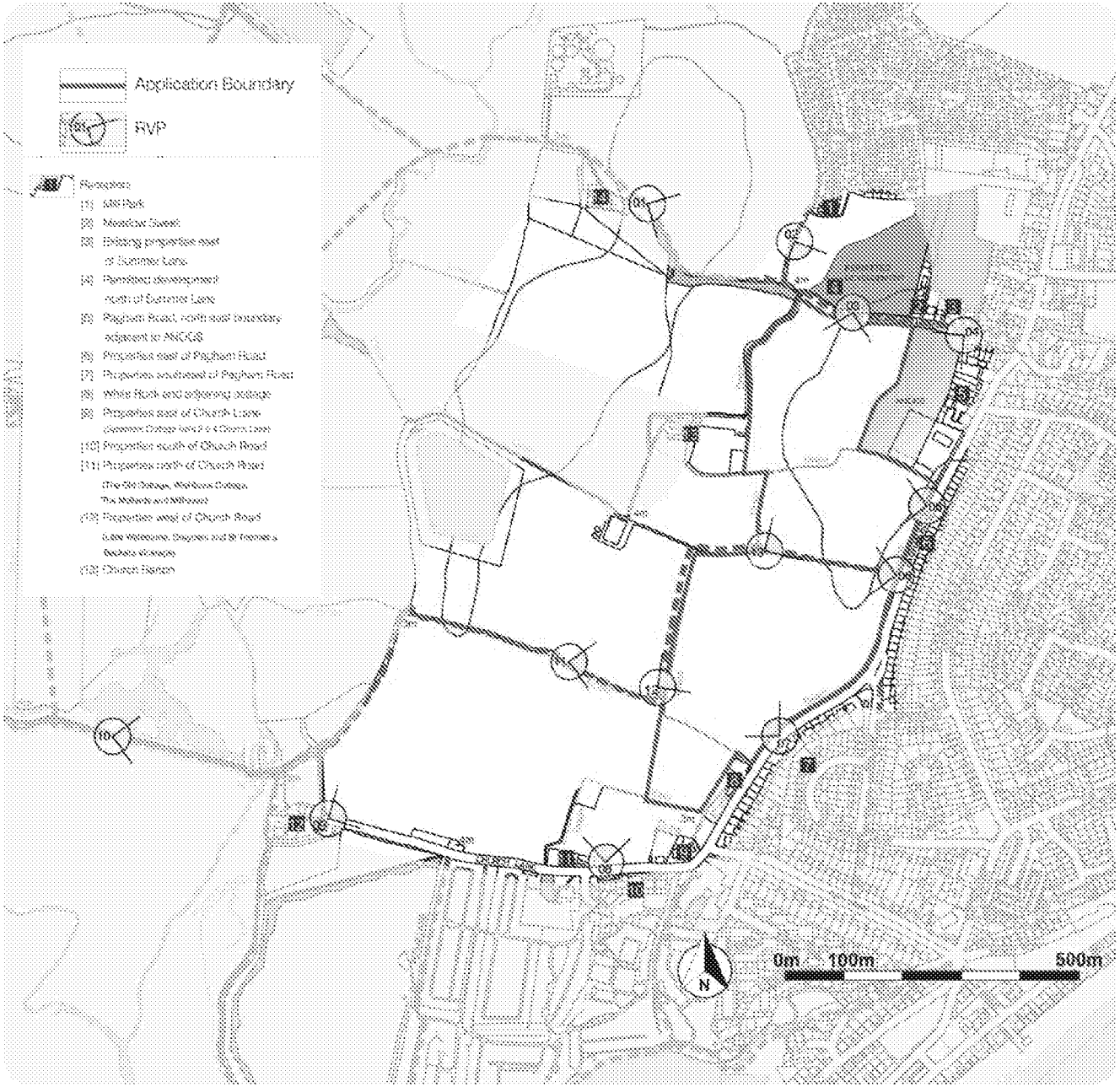


Figure 18 - RVP Locations

4.2 Views from the North

4.2.1 Views from the north are restricted to local receptors by the low lying topography and the settlement boundary to the north. Due to the lack of field boundary vegetation there is the opportunity for open views.

4.2.2 In views from the elevated South Downs to the north, the site is not discernible within the wide panorama.

4.2.3 Potential receptors are restricted to:

- [1] Housing at Mill Lane (IVPA);
- The section of Public Footpath 100 running along Summer Lane (RVP01 & 03);
- A limited section of Public Footpath 108 (RVP02); and
- [2, 3 & 4] Housing along Summer Lane (RVP04).

IVPA – Included to show the potential extent of views from Mill Lane to the north

Baseline Description – View looking north from Summer Lane

4.2.4 Limited single storey properties are afforded views towards the northern boundary over intervening boundary features. All views further into the caravan site are blocked by intervening development.

4.2.5 These views will become screened following the permitted development to the north of Summer Lane.

Receptor Sensitivity

4.2.6 Due to the potential for open views from the gardens and main living area windows the sensitivity of Mill Park properties is assessed as **High**.

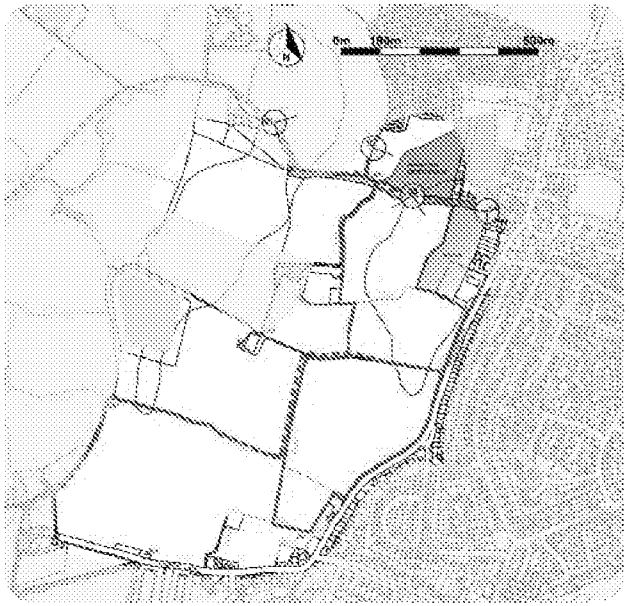
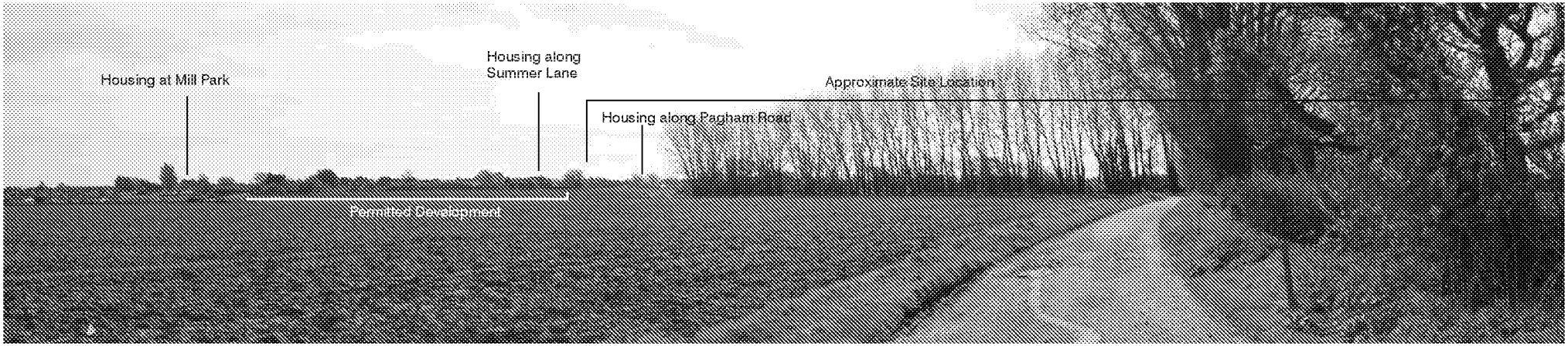


Figure 18 - RVP's to the North



IVP A - view looking north towards the southern boundary of Mill Farm from Summer Lane



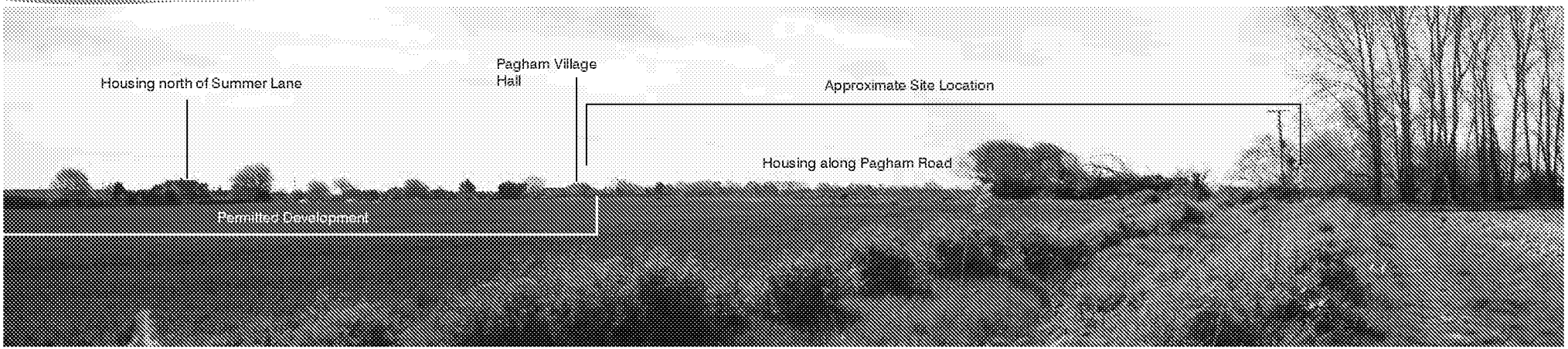
RVP01 - View southeast from Public Footpath 100 - northwest of the sites northern boundary							
Approx View Distance:	276m NW	Horizontal Field Of View:	N/A	Camera Focal Length:	50mm	Camera Height:	1.6m
OS Grid Reference:	SZ 88521 98624	Bearing to Image Centre:	142°	Date & Time:	06/05/16	Weather Conditions:	Slightly hazy

View Description:

Potential Receptors: Users of PRoW FP108 (High Sensitivity)

Baseline Description - Intervening vegetation between the footpath and the site provides an effective visual screen toward the site even during winter months as illustrated on the RVP. There are glimpses towards the northern perimeter of the site along Summer Lane but these will be viewed in context with the housing opposite.

Receptor Sensitivity - The experiences from this section of the footpath are already influenced by the existing settlement boundary and will be notably altered by the permitted housing to the north of Summer Lane. Taking these factors into consideration the footpath is considered Moderate sensitivity.



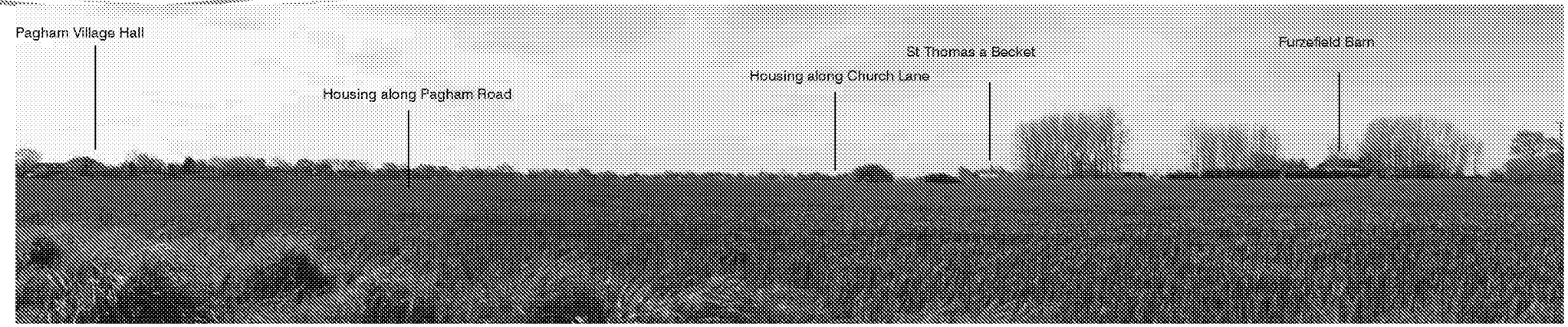
RVP02 - View south from Public Footpath 108 & Mill Park - 78m north northwest							
Approx View Distance:	78m NNW	Horizontal Field Of View:	N/A	Camera Focal Length:	50mm	Camera Height:	1.6m
OS Grid Reference:	SZ 88752 98590	Bearing to Image Centre:	160°	Date & Time:	06/05/16	Weather Conditions:	Slightly hazy

View Description:

Potential Receptors: Private residences at Mill Park (High Sensitivity) and users of PRoW FP108 (High Sensitivity)

Baseline Description - Views from the residences at Mill Park are restricted to ground floor views and further filtered by flood defense barriers and boundary vegetation. Views from the southern extent of Public Footpath 108 are currently afforded open views across the arable land north of Summer Lane towards the northern site parcel. Within the view the horizon is formed by the housing along Summer Lane, Brooks End and Pagham Road and the mature trees along the sites eastern boundary. Views further north are predominantly screened by the residential park and the generally flat topography of the area. The permitted development to the north of Summer Lane will notably change the sensitivity and nature of this view as it will replace the current open foreground aspect with a new village settlement interspersed by trees and hedgerows.

Receptor Sensitivity - The private residences at Mill Park [1] are considered High sensitivity (see IVPA) due to their potential for views from ground floors and garden areas. Experiences from this section of Footpath 108 are already influenced by the existing settlement boundary and will be notably altered by the permitted housing to the north of Summer Lane therefore the footpath is considered Moderate sensitivity.



RVP03 - View south from Summer Lane/Public Footpath 100 along the northern boundary							
Approx View Distance:	Northern boundary	Horizontal Field Of View:	N/A	Camera Focal Length:	50mm	Camera Height:	1.6m
OS Grid Reference:	SZ 88810 98477	Bearing to Image Centre:	174°	Date & Time:	06/05/16	Weather Conditions:	Slightly hazy

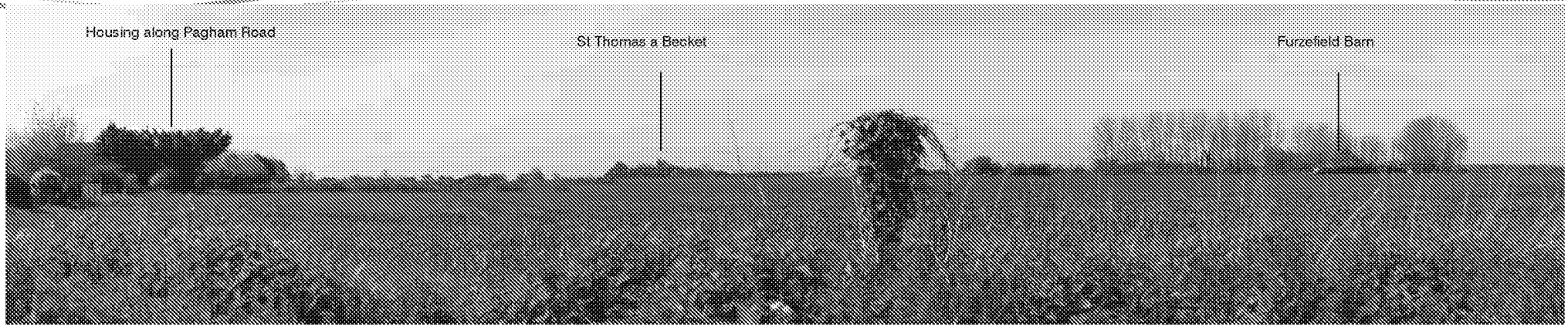
View Description:

Potential Receptors: Users of PRoW FP108 (Moderate Sensitivity) and access track to Furzefield Barn.

Baseline Description - The lane affords open views towards the site with the housing and mature trees along Pagham Road and Church Lane forming the backdrop and low horizon. Once the permitted housing along the northern section of Summer Lane is developed, the sensitivity and character of this section of the footpath will notably alter and housing to the south will reflect the character of that to the north.

Receptor Sensitivity - Due to the current available views of the settlement boundary the sensitivity of both the lane and footpath are considered Moderate. Local vegetation screens the more attractive and higher quality views of a rife coastal plain landscape available to the west of the site. Meadow Sweet [2], a property directly opposite, has potential for Moderate sensitivity open views towards the site from its front elevation and driveway. These are however filtered by a mature Willow and views from the garden are directed away from the site to the north.

This view is also representative of those that would be available from the permitted development to the north of the lane [4] – Moderate sensitivity. Views from properties to the east are more oblique (RVP04).



RVP04 Users of PRoW FP100 & Properties along Summer Lane							
Approx View Distance:	85m NE	Horizontal Field Of View:	N/A	Camera Focal Length:	50mm	Camera Height:	1.6m
OS Grid Reference:	SZ 89037 98434	Bearing to Image Centre:	217°	Date & Time:	06/05/16	Weather Conditions:	Slightly hazy

View Description:

Potential Receptors: Users of PRoW FP108 (Moderate Sensitivity) Properties along Summer Lane and the access track to Furzefield Barn (ModerateSensitivity)

Baseline Description - The lane affords open views towards the northern section of the site. As part of the permitted development the land in the foreground will be developed and managed as an Area of Natural Open Green Space (ANOGS). As such it is proposed that as part of this space there will be pockets of tree and native shrub planting to increase biodiversity and provide a range of recreational opportunities. These views are also representative of the glimpsed view along Summer Lane from the Pagham Road entrance.

Receptor Sensitivity - Due to the current available views of the settlement boundary, the sensitivity of both the residential properties [3], lane and footpath are considered Moderate. Local vegetation screens the more attractive and higher quality views of a rife coastal plain landscape available to the west of the site.

4.3 Views from the East

4.3.1 Views further east than the housing along Pagham Road are screened by the intervening dwellings.

4.3.2 The hedgerow along the eastern site boundary with Pagham Road provides some filtering of views however there are opportunities for open views into the site through large gaps in the boundary.

4.3.3 Views from properties along the eastern edge of Pagham are restricted to front elevations and driveway views. The more sensitive gardens are located to the rear of the properties and do not have views of the site.

4.3.4 The following RVP's have been included to provide a visual representation and description of potential views from Pagham Lane:

- [5, 6 & 7] Housing along Pagham Road (IVPB, RVP05 and 07);
- Entrance of Public Footpath 101 from Pagham Road (RVP06); and
- Views from the Village Hall, recreation ground and ANOGS (IVPB).

IVPA – Included to show the potential extent of views from Pagham Road

Baseline Description – View looking east from Footpath 101

4.3.5 IVP B shows the potential for views from the housing along the western edge of Pagham Road [5] to the north of the Village Hall. The area of land between the housing and the site's north eastern boundary will be developed as an ANOGS as part of the permitted development to the north of Summer Lane. The views are consistent with RVP05.

4.3.6 Due to the potential for open garden and upperstorey views these receptors have been assessed as **High** sensitivity.

4.3.7 The 2m high hedgerow surrounding the Village Hall car park and the recreational ground provide screening into the site (M**oderate** Sensitivity).

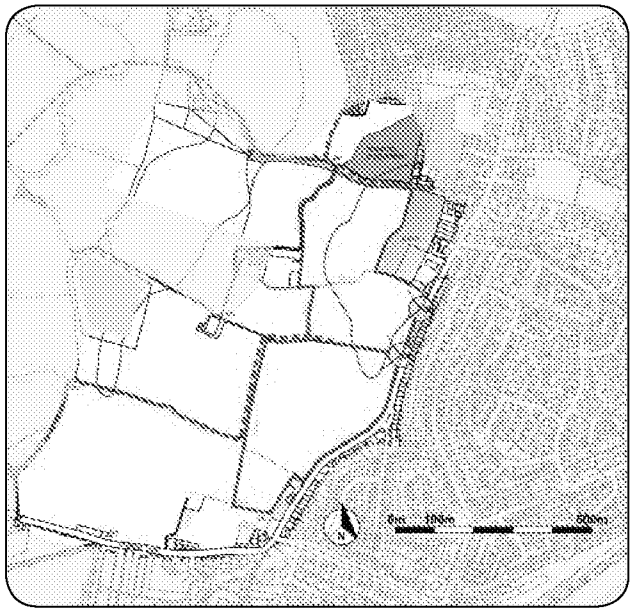
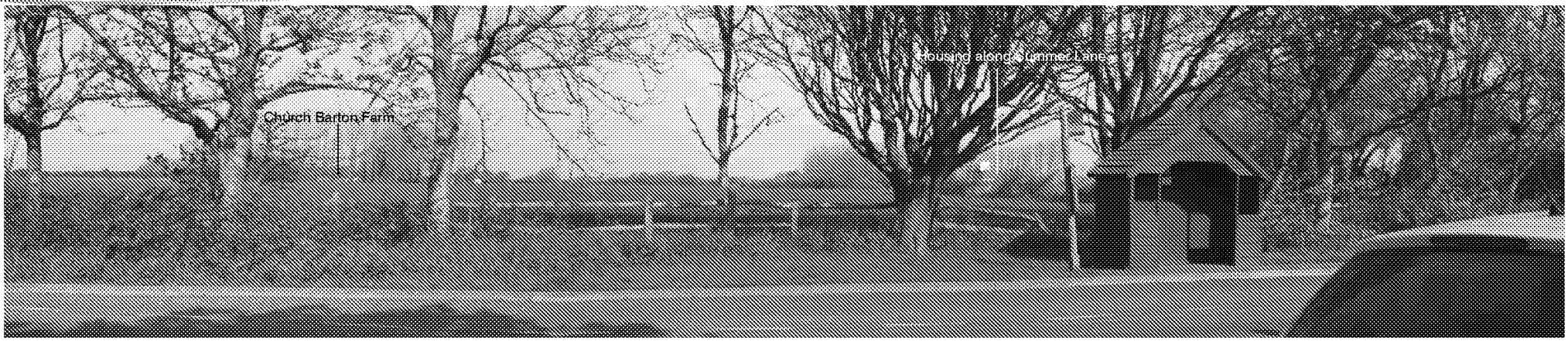


Figure 19 - RVP's to the East





RVP05 - View west from Pagham Road, east							
Approx View Distance:	16m E	Horizontal Field Of View:	N/A	Camera Focal Length:	50mm	Camera Height:	1.6m
OS Grid Reference:	SZ 88991 98131	Bearing to Image Centre:	287°	Date & Time:	06/05/16	Weather Conditions:	Slightly hazy

View Description:

Potential Receptors: Users of Pagham Road (Moderate Sensitivity) Properties along Pagham Road (Moderate Sensitivity)

Baseline Description - The gaps in the eastern boundary to the south of the Village Hall afford opportunities for open views into the central parcel and towards the northern boundary of the southern parcel. The views are truncated in the near distance by boundary vegetation around Church Barton House and Shipverling Barn, and housing along Summer Lane. The RVP shows the winter view and minimal screening.

Receptor Sensitivity - Potential Receptors are restricted to users of Pagham Road and properties along Pagham Road. The extent of available views from the housing varies due to intervening garden boundary vegetation but most will afford filtered views from upperstorey windows towards the fronts of the proposed properties and their driveways. Both receptors are considered **Moderate** sensitivity. The more sensitive garden locations are located to the rear of the properties and are screened from view.



RVP06 - View west from FP101							
Approx View Distance:	Eastern boundary	Horizontal Field Of View:	N/A	Camera Focal Length:	50mm	Camera Height:	1.6m
OS Grid Reference:	SZ 88929 98020	Bearing to Image Centre:	253°	Date & Time:	06/05/16	Weather Conditions:	Slightly hazy

View Description:

Potential Receptors: Users of Pagham Road (Moderate Sensitivity) Properties along Pagham Road (Moderate Sensitivity)

Baseline Description - Once inside the eastern boundary the lack of boundaries between the fields provides a 180° panoramic view across the open farmland. The view is truncated in the near distance by boundary vegetation which forms a low horizon. Thomas a Becket's Church is visible along Church Lane to the south.

Receptor Sensitivity - Whilst this view provides a rural aspect, it is not considered an exceptional or high quality view and detracting elements such as pylons on the horizon detract from the overall quality of the view. To the west of the vegetated boundary the landscape becomes very remote and atypical of the coastal marshes and farmlands associated with the Pagham estuary, screening all experiences of the suburban boundaries of the existing settlement. (See RVP 10). This section of the footpath is considered Moderate sensitivity in comparison.

4.4 Views from the South

4.4.1 Views from the south are restricted to residential dwellings and users of Pagham Road south [7, 8 & 9] and Church Lane [10, 11 & 12].

4.4.2 The low lying topography and residential curtilage screens views from the properties and holiday village further south.

4.4.3 It was not possible to take photographs from the properties to the north of Church Lane [11] and west of Pagham Road therefore IVPC has been included to show the potential for views of the site.

- [8, 9] Views from properties on the south eastern boundary (IVPC)
- Views from Pagham Road (RVP07); and
- [9, 10, 11 & 12] Views from Church Lane (RVP08 and IVPC).

IVP C - View looking southeast from Footpath 101 towards Pagham Road and Church Lane

Baseline Description

4.4.4 The IVP identifies a potential open view from a single window on the gable end of the cottage north of White Rock [8] (Grade II Listed). Mature garden vegetation and trees around the residential curtilage screens summer views from White Rock as well as potential garden views. These may become heavily filtered in the winter. There is a single upperstorey gable end window on the cottage to the north of White Rock affording an open view towards the south eastern boundary of the development area. The boundary to the garden is defined by a 1.8m high close board fence.

Receptor Sensitivity

4.4.5 Both receptors are considered **Moderate** sensitivity

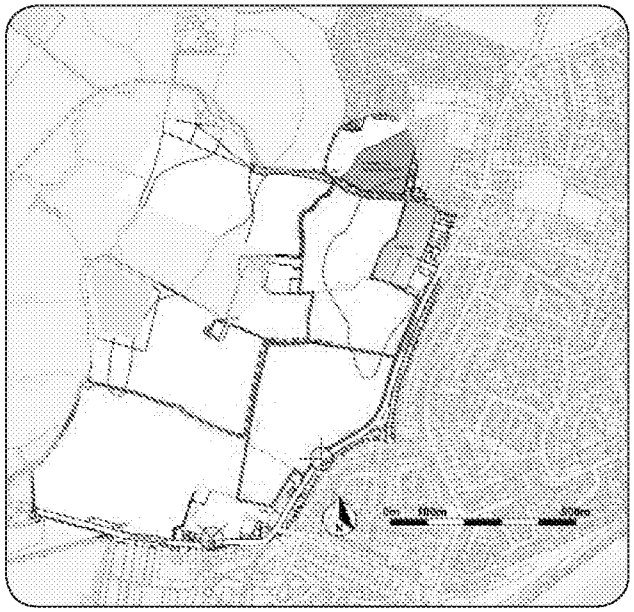
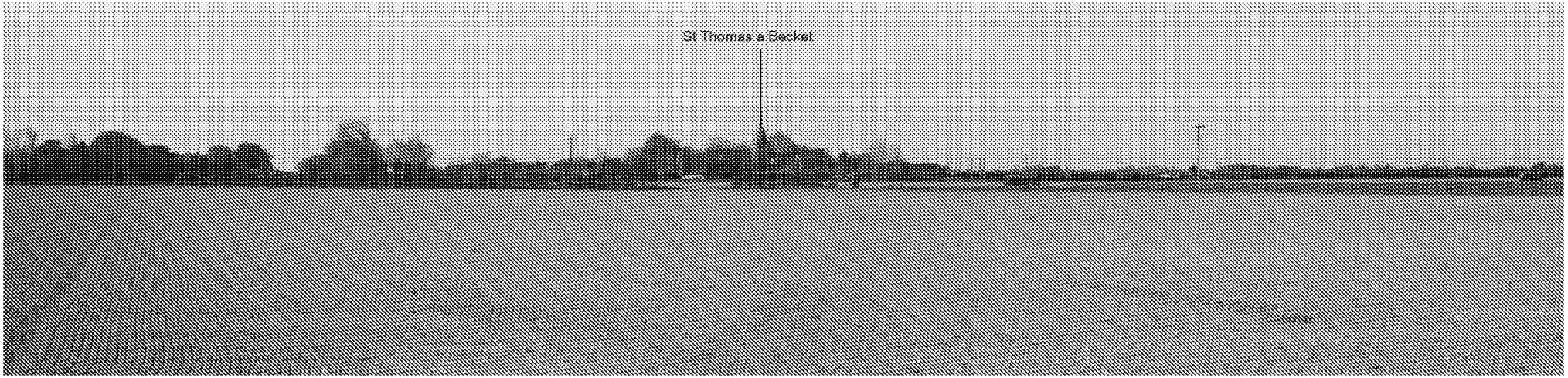
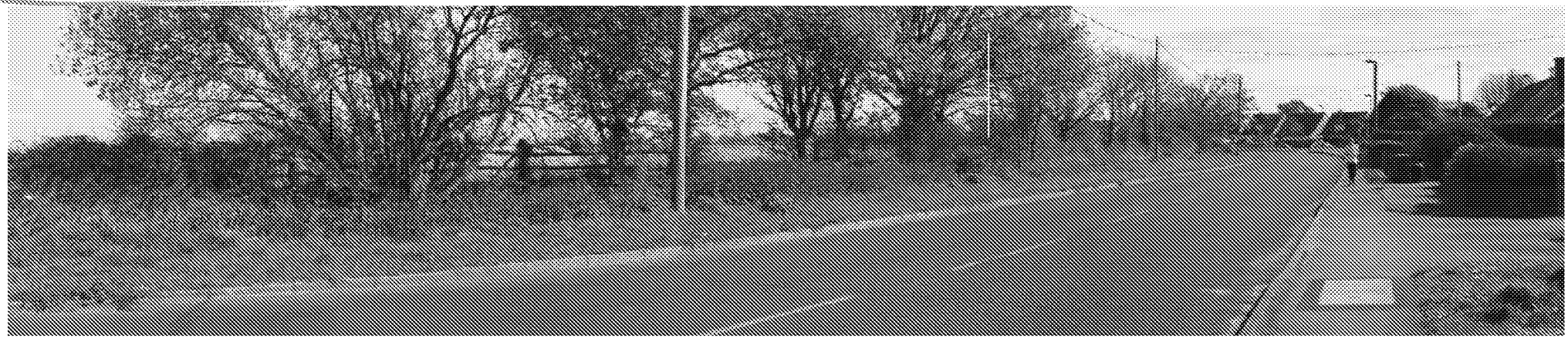


Figure 20 - RVP's to the South





RVP07 - View west from Pagham Road, south of Seaway							
Approx View Distance:	16m SE	Horizontal Field Of View:	N/A	Camera Focal Length:	50mm	Camera Height:	1.6m
OS Grid Reference:	SZ 88785 97775	Bearing to Image Centre:	352°	Date & Time:	06/05/16	Weather Conditions:	Slightly hazy

View Description:

Potential Receptors: Users of Pagham Road (Moderate Sensitivity) Properties along Pagham Road (Moderate Sensitivity)

Baseline Description - The gaps in the south eastern section of the boundary afford opportunities for open views into the central and southern parcel. There are opportunities for oblique filtered views towards the housing along Summer Lane when traveling north along the road. Views west are truncated in the near distance by boundary vegetation around Church Barton House [13], Shipverling Barn and a field boundary approximately 800m west. The above RVP shows the winter view and minimal screening.

Receptor Sensitivity - The housing along this section of Pagham Road [7] is predominantly single storey with limited opportunities for views from dormer windows. The more sensitive garden areas are located to the rear of the properties and screened from views. Both the residential and Pagham Road receptors are considered **Moderate** sensitivity.



RVP08 - View north from Church Lane							
Approx View Distance:	15m S	Horizontal Field Of View:	N/A	Camera Focal Length:	50mm	Camera Height:	1.6m
OS Grid Reference:	SZ 88417 97515	Bearing to Image Centre:	30°	Date & Time:	06/05/16	Weather Conditions:	Slightly hazy

View Description:

Potential Receptors: Users of Pagham Road (Moderate Sensitivity) Properties along Pagham Road (Moderate Sensitivity)

Baseline Description - The field boundary hedgerow to the north of Church Lane has several large gaps that afford filtered views towards the southern boundary of the site. Housing along Summer Lane and Pagham Road provide a horizon to the views. The site itself is afforded some screening by and intervening low hedgerow along the lane and the 2.5m high native hedge that runs along the proposed southern development boundary. This reduces the appreciation of the extent of the site. Views from the Haven holiday park further west along the lane are screened by hedgerows both sides of Church Lane and restricted to heavily filtered winter views, outside of the camp's main visitor season.

Receptor Sensitivity - Views from the properties to the south of Church Lane [10] are restricted to front elevation of properties with the more sensitive gardens screened. There are opportunities for heavily filtered winter views towards the site from the gardens of the small group of properties to the north of Church Lane (Sycamore Cottage and No's 2 and 4 Church Lane [9]) through intervening boundary and hedgerow vegetation. The sensitivity of these receptors and users of the lane is considered Moderate. The Old Cottage (Grade II Listed), Wishbone Cottage, The Mallards and Milhaven [11] lie to the north of the lane and have potential open views from their gardens towards the southern boundary and are therefore afforded a **High** sensitivity.

4.5 Views from the West

4.5.1 Views from the west are restricted to the western extent of Public Footpath 101 and glimpses from the housing and lane at Little Welbourne [12].

4.5.2 Views from the western limit of Church Lane are restricted to an open view though a gap in the hedgerow. This lane provides an access to the Pagham Harbour Local Nature Reserve which lies to the west of the lane. The hedgerow along the section of lane, which is used for unofficial parking, screens views towards the north of the lane restricting opportunities to obscure heavily filtered winter views. The sensitivity of the lane is considered Moderate.

4.5.3 The low lying topography and intervening tree-belts restrict views from Public Footpath 101 towards Pagham and the site to within a 500m radius of the site. The footpath is afforded open views into the site as it follows the western boundary of the site.

- In summary the potential receptors are:
- Church Lane (RVP09);
- Church Barton House (IVP D);
- Housing at Little Welbourne (RVP09); and
- Public Footpath 101 (RVP's 11, 12 and 13).

IVP D - View looking west towards Church Barton from Pagham Road

Baseline Description

4.5.4 Views from Church Barton are heavily filtered by intervening boundary trees and shrubs limiting potential views to winter views of the southern and central parcel through a section of open garden boundary. Within these views the settlement boundary of Pagham forms the backdrop and horizon in the mid distance.

Receptor Sensitivity

4.5.5 Due to the potential for views from the garden the sensitivity of the receptor is considered **High**.

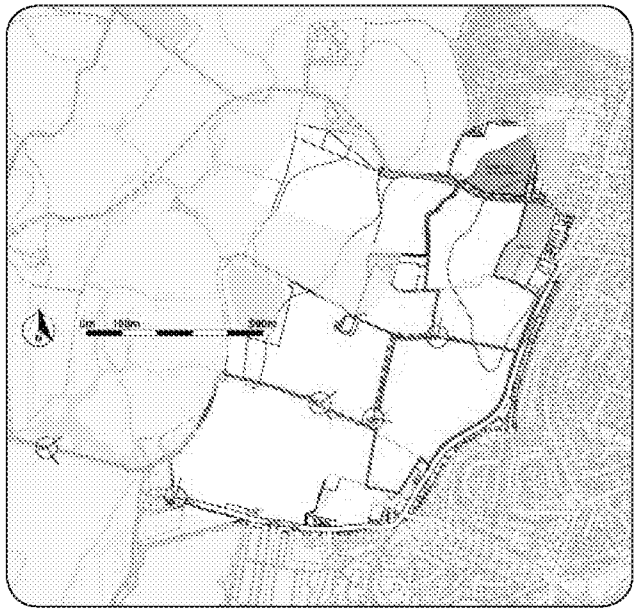
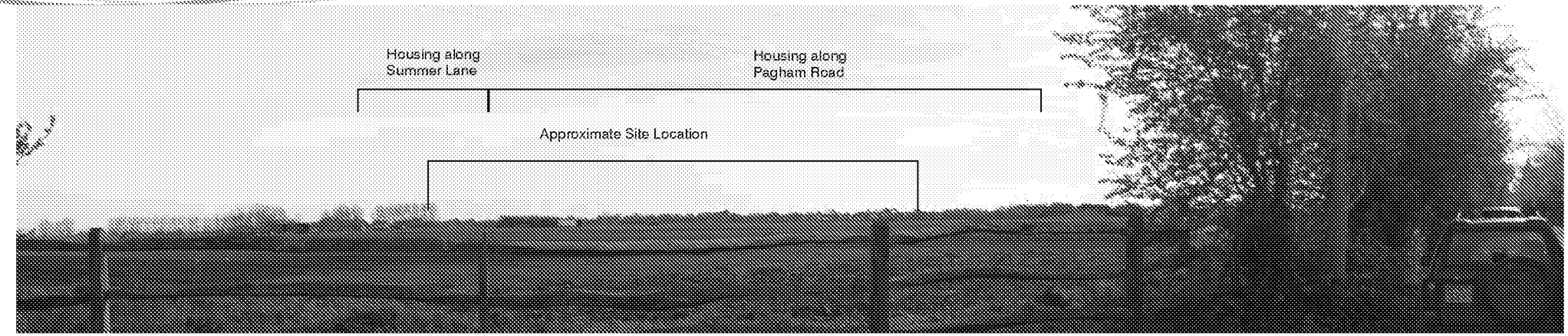


Figure 21 - RVP's to the West





RVP09 - View north from Church Lane, at Grey Barn							
Approx View Distance:	555m SW	Horizontal Field Of View:	N/A	Camera Focal Length:	50mm	Camera Height:	1.6m
OS Grid Reference:	SZ 87958 97613	Bearing to Image Centre:	63°	Date & Time:	06/05/16	Weather Conditions:	Slightly hazy

View Description:

Potential Receptors: Users of Pagham Road (Moderate Sensitivity) Properties along Pagham Road (Moderate Sensitivity)

Baseline Description - The experiences along the western section of the lane are similar to those described in RVP08 however the access from the properties adjacent to Little Welbourne [12] are afforded open views towards the site from the egress on to Church Lane.

Receptor Sensitivity - Potential views from the houses are restricted to limited upper storey filtered views and are therefore considered **Moderate** Sensitivity. Views from the garden areas are screened.



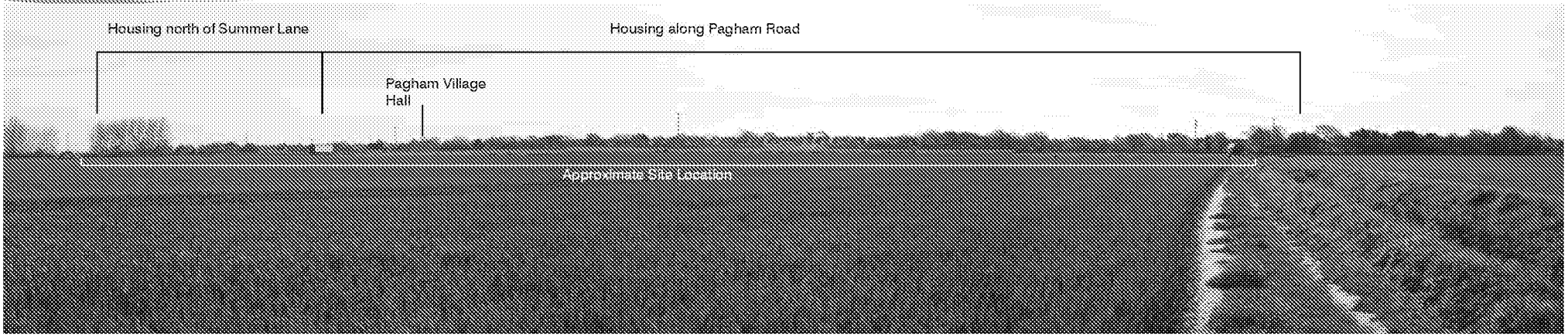
RVP10 - View northeast from Public footpath 101, within the Pagham Rife and estuary							
Approx View Distance:	886m SW	Horizontal Field Of View:	N/A	Camera Focal Length:	50mm	Camera Height:	1.6m
OS Grid Reference:	SZ 87574 97755	Bearing to Image Centre:	63°	Date & Time:	06/05/16	Weather Conditions:	Slightly hazy

View Description:

Potential Receptors: Users of Public Footpath 101 (High Sensitivity)

Baseline Description - Views towards the site and Pagham from the Pagham Rife and Coastal plains to the west are screened by low lying topography and intervening tree planting even during winter months.

Receptor Sensitivity - The sensitivity of this section of the footpath has been assessed as **High** due to the remote character and naturalised environment experienced.



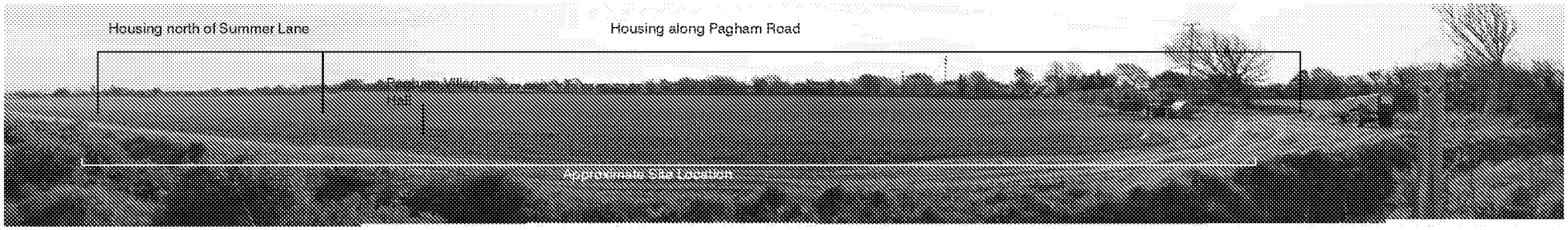
RVP11 - View northeast from Public footpath 101							
Approx View Distance:	186m ENE	Horizontal Field Of View:	N/A	Camera Focal Length:	50mm	Camera Height:	1.6m
OS Grid Reference:	SZ 88383 97861	Bearing to image Centre:	67°	Date & Time:	06/05/16	Weather Conditions:	Slightly hazy

View Description:

Potential Receptors: Users of Public Footpath 101 (Moderate Sensitivity)

Baseline Description - On the immediate approach to the site the receptor is afforded a 1800 panoramic view across the open farmland. The view is truncated in the near distance by the housing along Pagham Road which forms a low horizon. The site boundary along the western boundary is open (denoted by a change from grass to ploughed in the RVP image).

Receptor Sensitivity - Whilst this view provides a rural aspect it is not considered an exceptional or high quality view. Elements such as pylons and housing on the horizon detract from the overall quality of the view resulting in a Moderate sensitivity. To the west of the vegetated boundary the landscape becomes very remote and atypical of the coastal marshes and farmlands associated with the Pagham estuary screening all experiences of the suburban boundaries of the existing settlement. (See RVP 10).



RVP12 - View northeast from Public footpath 101 along the sites western boundary							
Approx View Distance:	sites boundary	Horizontal Field Of View:	N/A	Camera Focal Length:	50mm	Camera Height:	1.6m
OS Grid Reference:	SZ 88383 97861	Bearing to Image Centre:	67°	Date & Time:	06/05/16	Weather Conditions:	Slightly hazy

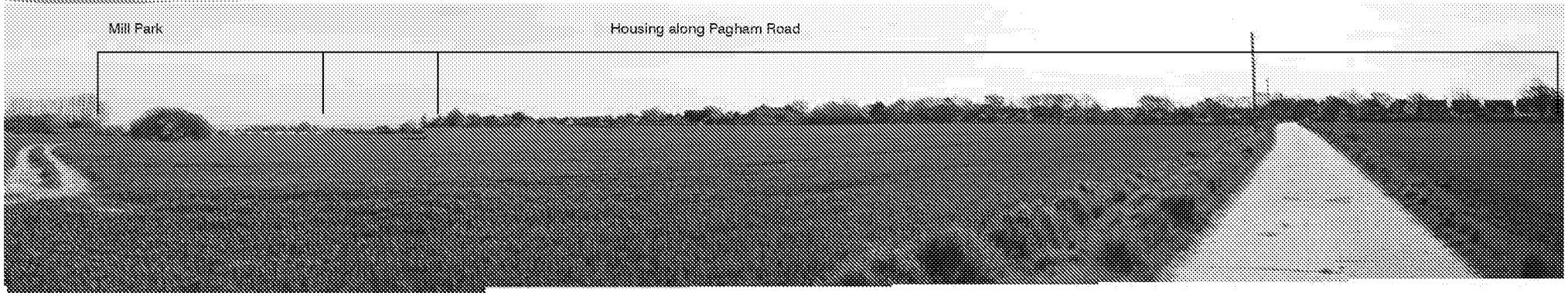
View Description:

Potential Receptors: Users of Public Footpath 101 (Moderate Sensitivity)

Baseline Description - The lack of site boundaries affords a 1800 panoramic view across the site. The view is truncated in the near distance by the housing along Pagham Road which forms a low horizon.

Whilst this view provides a rural aspect it is not considered an exceptional or high quality view. Elements such as pylons and housing on the horizon detract from the overall quality of the view.

Receptor Sensitivity - The footpath sensitivity along this section has been assessed as **Moderate** due to the views towards the settlement boundary which from a notable backdrop to the intervening arable land.



RVP13 - View northeast from Public footpath 101 along the sites western boundary							
Approx View Distance:	Sites western boundary	Horizontal Field Of View:	N/A	Camera Focal Length:	50mm	Camera Height:	1.6m
OS Grid Reference:	SZ 88591 98065	Bearing to Image Centre:	80°	Date & Time:	06/05/16	Weather Conditions:	Slightly hazy

View Description:

Potential Receptors: Users of Public Footpath 101 (Moderate Sensitivity)

Baseline Description - At this point the footpath crosses through the site towards Pagham Road affording open views across the site to the north and south. (For the view from the opposite direction refers to RVP06). The view is truncated to the east by the housing along Pagham Road and to the north by Summer Lane, both of which form low horizons.

Whilst this view provides a rural aspect it is not considered an exceptional or high quality view. Elements such as pylons and housing on the horizon detract from the overall quality of the view.

Receptor Sensitivity - The footpath sensitivity along this section has been assessed as Moderate due to the views towards the settlement boundary which form a notable backdrop to the intervening arable land.

4.5.6 Summary of Potential Visual Receptors

4.5.7 The following table provides a summary of the predicted receptors within the Visual Envelope.

Table 11 - Potential receptors

R e f No	Location	R V P / IVP	Receptor	Description	Potential View	Sensitivity
Residential						
[1]	150m N	IVPA	Mill Park	The properties immediately adjacent to the northern boundary are afforded views towards the northern boundary over intervening boundary features, all views further into the caravan site are blocked by intervening development. Views will become screened following the permitted development north of Summer Lane.	√	High
[2, 3 & 4]	10m N	RVP03, 04	Properties north of Summer Lane	Open views from the front gardens and driveways of the housing to the north of Summer Lane. These will become filtered as the permitted ANOGS and native buffer along the northern boundary matures. Housing along Pagham Road and Church Lane form backdrop and low horizon to views.	√	Moderate
[5]	85m E	IVPB	Properties west of Pagham Road	Some of the properties are afforded open views from gardens towards the northern section of the site. These will become screened following the implementation of the permitted ANOGS. Views from the upper storeys will still be available , becoming filtered as the proposed intervening tree planting matures. Whilst from a sensitive location (gardens) quality of the view is considered moderate in comparison to the views and experiences of the coastal plain to the west, with pylons further distracting on the skyline.	√	Moderate
[6 & 7]	20m E	RVP05, 06 & 07	Pagham Road - properties to the east and south east	Views restricted to front elevations and upperstorey views. Some filtering by the intervening boundary hedgerow, but some opportunities for open views existing through gaps. Not visible from the garden areas. Pagham Road dominant in the foreground.	√	Moderate
[1 1 & 9]	165m S	RVP08	Properties north of Church Lane	potential for filtered views from the gardens and upperstoreys. These views are filtered by intervening vegetation and hedgerows including the southern development boundary. Whilst form a sensitive location (gardens) the quality of the view is considered moderate in comparison to the views and experiences of the coastal plain to the west. Pylons and housing along Pagham Road and Summer Lane from the backdrop to available views.	√	Moderate
[10]	260m S	IVP C	Properties south of Church Lane	Intervening hedgerows restrict potential views to upperstorey views from the two storey properties only. These are directed towards the southern boundary and further filtered by intervening hedgerow and tree planting. Pylons and housing along Pagham Road and Summer Lane form the backdrop to available views reducing the quality of view to moderate.	√	Moderate

Ref No	Location	RVP / IVP	Receptor	Description	Potential View	Sensitivity
Public Rights of Way						
	37m northwest	RVP02	FP108	Open views towards the northern boundary of the site. Views further north are screened by the caravan site. Views will become restricted to the immediate approach to Summer Lane following the permitted development north of Summer Lane.	√	Moderate
	Northern boundary	RVP01, 03 & 04	FP100	Open views from the section running along the northern boundary. The character of this view will change following the permitted extension of housing along the lane to the north.	√	Moderate
	Western boundary	RVP11, 12, 13 & 06	FP101	Open views into the southern and central parcels of the site due to the lack of field boundaries. Pagham Road, Summer Lane and Church Lane form the backdrop and low close horizon to the views. Views beyond 500m, (from within the undeveloped and higher sensitivity coastal plain to the west) are screened by intervening trees.	√	Moderate (High in the Rife area)
Roads						
		RVP05, 06 & 07	Pagham Road	Potential for filtered views with opportunities for open glimpses through gaps in the boundary hedgerow.	√	Moderate
		RVP03, & 04	Summer Lane	Open views towards site. These will become filtered once the intervening ANOGS is developed.	√	Moderate
		RVP08 & 09	Church Road	Views towards the southern site boundary limited to gaps in the hedgerow along Church Lane. These views are further filtered by intervening hedgerows in some places and the hedgerow along the sites southern boundary.	√	Moderate

5 CONSTRAINTS AND OPPORTUNITIES

5.5.1 In summary, the assessment has identified the following opportunities and constraints that should be carefully considered to protect the existing character of the site, the visual amenity of potential receptors and adjacent neighbourhoods.

Constraints

- The assessment has identified the following landscape and visual constraints that should be carefully considered:
- Location on the urban-rural fringe (LPPV Policy CSP1) with an open boundary to the west;
- PRoW 101 running through the site, and 100 along the northern boundary;
- Existing visual amenity of adjacent residential properties, overlooking or overshadowing of their gardens and properties (LP GEN7);
- Visual amenity of footpaths outside the site with potential for open views into the site;
- Open ditches (LP W DM3); and
- Landscape character, including all of its natural features such as existing green corridors and field boundaries including significant trees and hedgerows (LP Policy GEN28 and LPPV policies LAN DM1, ENV DM4); and
- Pylons and foul sewer easements.

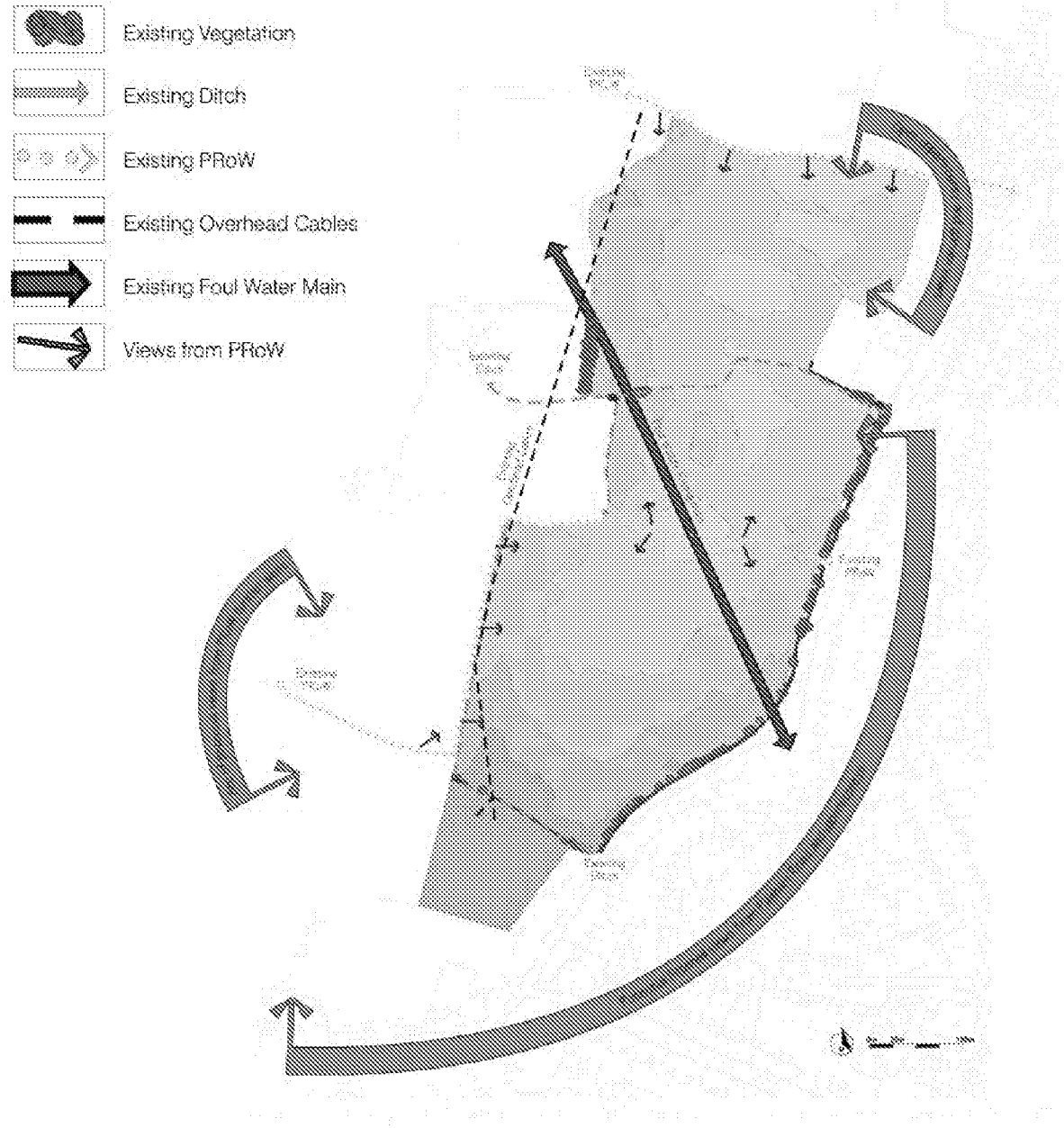


Figure 16 - Constraints

Opportunities and Landscape Strategy

- Provide footpath links through the site connecting informal open space with PRoWs, proposed ANOGS and village centre;
- Provide a habitat corridor linking the ANOGS to the wider countryside;
- Increase tree planting around the perimeter, including a buffer between the adjoining residents and green corridors and reintroduce and enhance key habitat and character features;
- Provide an attractive transition between the open countryside and Pagham Road along the pedestrian approach via Summer Lane;
- Enhance biodiversity opportunities through a range of habitats;
- Encourage biodiversity to the west of the development area through Sustainable Urban Drainage links (SUDS);
- Round off of the western fringes of the settlement and appear contiguous with the permitted development to the north; and
- Create a defensible and naturalised buffer with the countryside on the western edge.

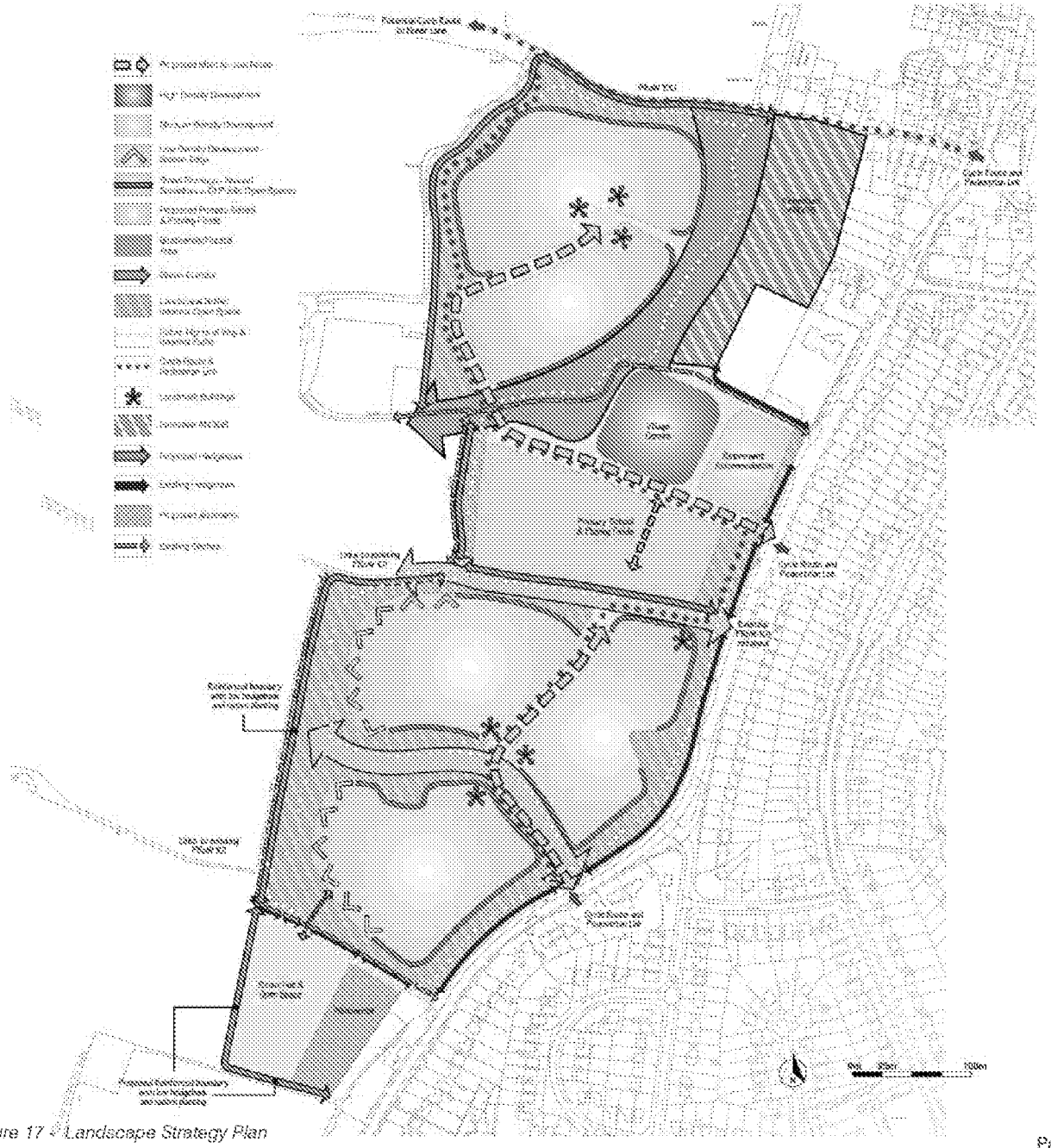


Figure 17 - Landscape Strategy Plan

Table 12 - Landscape Measures

Measure	Reason	Designed In Measures		
		Avoid/ prevent impacts	Reduce impacts	Enhancement
Earth Modeling				
Proposed low earth mounding along the western boundaries.	To maximise the initial effects of the proposed native screening to filter views from the residents/road users along Church Lane and approaches to the site from footpath 101 to the west. Utlised earth removed for SUDs creation		✓	
Urban Design Development				
Muted palate of building materials.	To integrate and assimilate into the landscape backdrop and horizons. To break up the perceived mass of development.		✓	
Consideration of lighting impacts upon the sites boundaries.	To reduce potential impacts upon the habitat corridors and the wider countryside.		✓	
Locate landmark buildings at the entrance and within central thresholds.	To reduce the potential visual impacts and perceived urban mass.		✓	
Locate lower density development and broken edge along the new settlement boundary (western boundary).			✓	
Green Infrastructure/Existing features				
Enhance existing eastern boundary.	Development areas designed to avoid significant impacts on key existing landscape features such as boundary hedgerows and Root Protection Areas (RPA's).	✓		
Tree Protection Measures.	Protection of sensitive features during construction.		✓	
Boundaries				
New settlement boundary.	Create a new well defined, native settlement boundary minimum width 30m from the boundary to the development edge.		✓	
New hedgerows.	Along Summer Lane, the south and western boundary, and north of Footpath 101.		✓	
Public Open Spaces				
Creation of well connected, innovative and exemplary informal and formal landscapes.	To provide a wide range of recreation, education, biodiversity experiences and opportunities.			✓
Creation of a wide ecology corridor linking the ANOGS to the western boundary and rife network.				✓
Provision of 5.36ha of amenity/biodiversity space	To meet the required Open Space and community requirements			✓
Provision of circa 20 allotments.				✓
1ha of land to be given over to Pagham Scouts				✓

6 SUMMARY OF PREDICTED EFFECTS

6.1 General

6.1.1 Most adverse landscape impacts normally occur during the construction period and any potential beneficial aspects occur once construction is complete and new planting becomes established.

6.1.2 Development in any greenfield will cause some material harm and will work against the scheme in the overall planning balance. In this instance, the development framework has been shaped and led by the landscape strategy which at a high level seeks to:

- Avoid major adverse impacts as a priority;
- Reduce the amount of harm to key views and features that positively contribute towards its character and local value;
- Confine harm to within the site so that the wider character is unaffected; and
- Leave a significant legacy of landscape and biodiversity enhancement for the community that will help compensate for the loss of greenfield area.

6.1.3 The layout provides opportunities for enhancement and reinstatement of key landscape features, habitat creation and diversity including improved connectivity, opportunities for increased public accessibility, quality public open spaces, additional recreation facilities and a high quality landscape setting to the development.

6.2 Policy & Designations

6.2.1 The proposal will have a negligible impact on any designated, protected or locally valued landscape or features.

Strategic Gap

6.2.2 In terms of landscape and visual amenity it is considered that the proposed development will have a negligible impact upon the physical or visual separation of settlements and will retain the integrity of the gap. The proposed buffers and landscape framework will form a beneficial aspect to the longevity, quality and quantum of the landscape, amenity and conservation value within the gap.

Open Space Provision

6.2.3 Following discussions with ADC Open Space Officers on the current and emerging Arun standards it was considered that these should be used as guidance and that a pragmatic approach was to identify local need and to allocate the open space to provide the best range of experiences and recreational opportunities to compliment the existing.

6.2.4 Discussions with the stakeholders and public consultation identified that the provision of formal sports pitches was not considered a priority or need. Ongoing discussions identified that there was a desire to investigate the alternative uses of existing facilitates such as the Parish Hall. It was also identified that other local groups would potentially benefit from allocation of land that did not necessarily fall into the open space typologies such as the Pagham Scout Group.

6.2.5 In addition, the layout takes into consideration the existing provision of a NEAP (Neighbourhood Area of Play) adjacent to the site at the Village Hall which provides adequate provision within the FIT/SPD standards for the application site and the adjoining public playing field (3500m2/0.3ha) which provides a football pitch/public amenity space.

2000 Open Space and Recreation Standard SPD

6.2.6 The current open space standards relate to the 2000 Open Space and Recreation Standard SPD. This standard uses the 2.4 persons per dwellings taken from the 1991 Census giving a 960 population. Applying these calculations the sites requirements/provision is as follows.

Table 13 - Open Space Provision 2000 SPD

Provision type	Standard requirement per person	Site requirement (based on 960 population)	Illustrative layout provision
	m2	m2 (ha)	m2 (ha)
Outdoor Sport Requirement			
Sports Pitches	12m2	11520m2 (1.2ha)	5827m2 (0.6ha)
Non Pitch Sports	4m2	3840m2 (0.4ha)	1577m2 (0.16ha) MUGA in school
Children's Playing Space			
Equipped	2.5m2	2400m2 (0.24ha)	1500m2 (0.15ha)
Informal	5.5 m2	5280m2 (0.53ha)	52119m2 (5.2ha)
Total		23040m2 (2.3ha)	61023m2 (6.1ha)

6.2.7 The site does not provide the required level of SPD outdoor sport requirement however this has been a result of discussions with the parish, public and stakeholders. Provision for the quantum has been included within the site layout but allocated as informal open space. The site therefore currently provides an additional 37983m2 (3.8ha) of open space to the overall SPD total.

6.2.8 Whilst below the equipped play standards the site lies adjacent to a NEAP (Village Hall) and has been set out to provide the FIT/SPD requirements and catchment distances. The site offers an excess

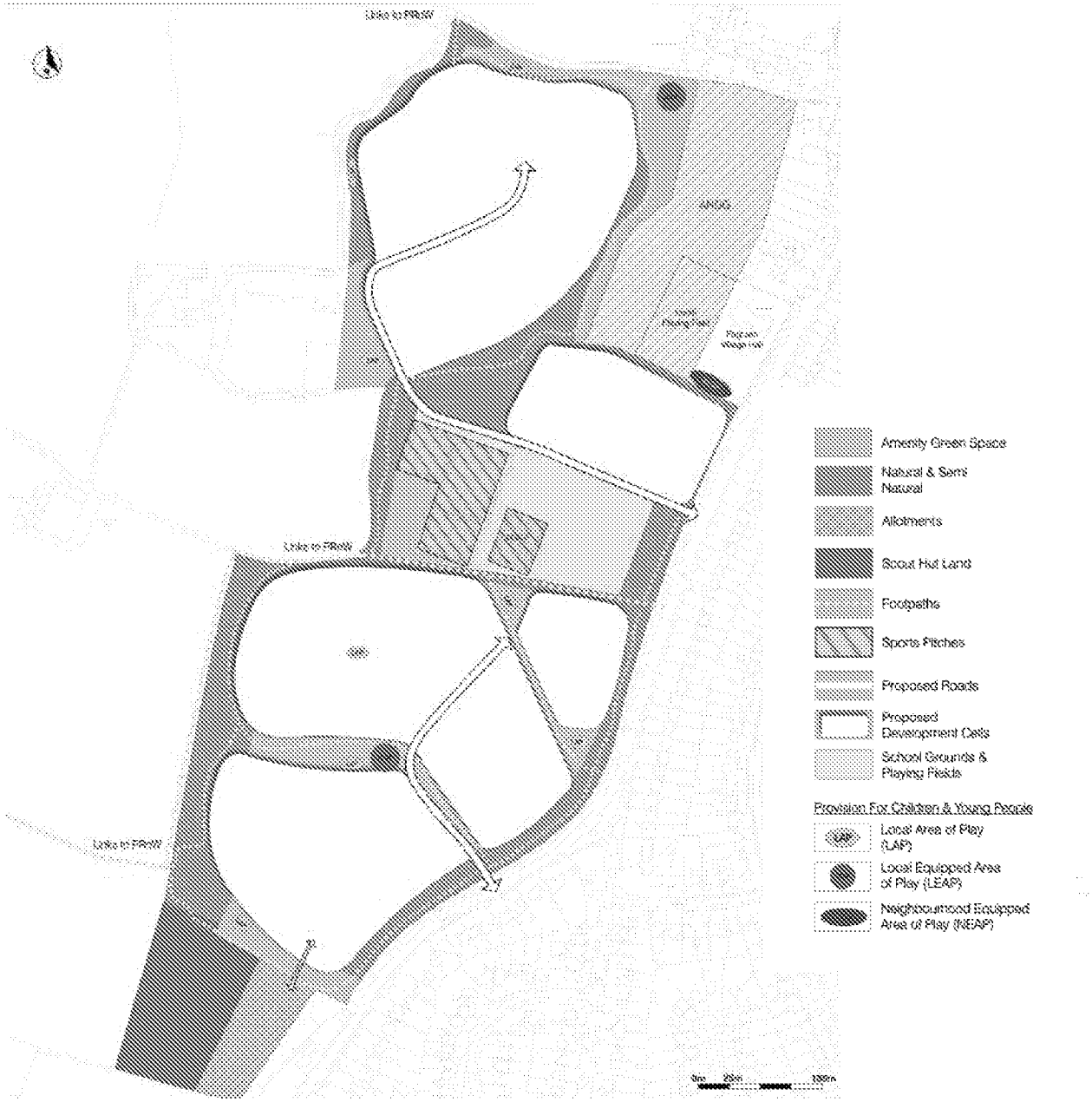


Figure 18 - Landscape and Open Space Strategy

of informal open space (+4.7 ha amenity green space and natural/semi natural open space) which offers alternative play options.

6.2.9 In addition, the site will also provide 5000m2 (0.5ha) of allotments and 1ha of land for the Scouts.

ADC Open Space Standards Paper - Sept 2016

6.2.10 The Open Space Standards Paper uses 2.5 persons per dwelling providing a population of 1000.

Table 14 - Open Space Provision - Open Space Standards Paper - Sept 2016

Provision type	Site requirement (based on 1000 population) m²(ha)	Illustrative layout provision
Allotment	2500m² (0.25ha)	5000 m2 (0.5ha)
Amenity Green Space	1070m² (1.07ha)	19206m2 (1.9ha)
Natural and Semi-natural	5000m² (0.5ha)	32913m2 (3.3ha)
Parks and Gardens Included in Amenity Green Space provision	2000m² (0.2ha)	0
Provision for children and young people	400m² (0.04ha)	8904m2 (0.9ha)
Total	**10970m² (1.1ha)**	**66023m2 (6.6ha)**

6.2.11 The difference in open space total relates to the inclusion of allotments within the Open space Standard Paper. Allotments were requested during the public and stakeholder consultation and have been included to the south of the site (approximately 20 allotments). Against the Open Space Standards paper provision for Pagham South the site provides in excess of each landscape typography.

6.2.12 The provision for Parks and Gardens has been incorporated into the Amenity Green Space quantum. ADC have noted they have adequate provision of existing parks and gardens and that no further provision would be sought.

6.2.13 The illustrative masterplan shows an additional 55053m2 (5.5ha) of public open space than the overall quantum set out within the Open Space Paper.

6.2.14 Overall, the site provides a significant excess of open space than required by the current and emerging open space standards. The open space is set within a well defined and varied Green Infrastructure which provides links between amenity and semi natural open space and links a series of circular walks both within the development and to and from existing PROW.

6.3 Predicted Landscape Effects

6.3.1 Most adverse landscape impacts normally occur during the construction period and any potential beneficial aspects occur during the management of the proposals as new planting matures and new open spaces and public realm become available.

6.3.2 The existing hedgerows will be retained, enhanced and managed. The assessment of effects takes this into consideration.

6.3.3 The significance of the changes to the baseline landscape is based on the Significance Matrix set out within Appendix A which tests the Landscape Sensitivity against the Magnitude of change.

6.3.4 A summary table of the sensitivity, magnitude and significance can be found in **Appendix D**.

Table 15 - Landscape Significance definitions

Impact	Definition
Severe	The proposals become the dominant feature in, or fundamentally change the character of, a very important landscape, such that other elements become subordinate
Major	The proposals form an immediately apparent feature in a Moderately or very important landscape such that they affect and change its overall character
Moderate	The proposals form a recognisable new element within a Moderately or very important landscape, but are of such a design or small scale that a casual observer may not readily notice the change in character. Alternatively, the proposals cause an immediately apparent or fundamental change in character in a landscape of low importance
Minor	The proposals form a recognisable new element of different character within a landscape of low importance, but to such a small degree that they may not be readily noticed by an observer

Negligible	No part of the proposals have any effect on the landscape, such that they are scarcely or not appreciated and the character remains substantially unchanged

Impacts on Wider Landscape Character

6.3.5 The limited visual envelope significantly limits the potential for negative impacts upon the experiences or perceptions of the wider character area.

6.3.6 1Localised earthworks will be required in some places to accommodate roads and SUDs.

6.3.7 New hedgebanks along the north, west and southern boundary will be a maximum of 1m in height and provide an opportunity for any excavated materials to be used on site without introducing alien landforms.

6.3.8 The proposed development will result in the complete change of landuse within the northern parcel. The parcel is identified as Grade 2 agricultural land and consists of arable farmland, a landuse that is commonly found throughout the immediate and wider landscape.

6.3.9 The development of the site will not have a significant adverse impact upon the experience of the wider landscape. Its impacts are limited to the immediate locality, in which it is experienced in context with the settlement of Pagham.

6.3.10 There will be no adverse impacts upon the existing vegetation structure or its connectivity to the wider area.

6.3.11 Within the wider landuse pattern the site will appear as a natural extension of the settlement boundary and is not inconsistent with its immediate context.

6.3.12 Overall it is considered that the introduction and enhancement of key features and the redefined native settlement boundary will have a Minor positive impact upon the longevity and quality of the GI and biodiversity as well as reducing the impact of the current built settlement boundary, albeit at a very localised scale.

Impacts on Site Landscape Character

6.3.13 The development, by its very nature, will represent a complete change of character from an open agricultural field to a new village settlement boundary. Whilst this would be viewed as a Major/Moderate adverse significance, careful design and a landscape led approach will provide an appropriate form of development that would positively benefit key features and characteristics of the site. In addition, it would reflect the expectations of a casual observer on the approaches to the settlement boundary.

Impacts on Key Landscape Features

6.3.14 Key landscape features within the site will all be retained as part of the proposals.

6.3.15 The submitted highway entrance detail identifies the following impacts against the Arboricultural Survey prepared by Bosky Trees and submitted under separate cover.(Land at Pagham Road AIA 6.12.16).

Table 15 - Potential Tree Impacts

Ref	Tree	Impact
T1	C2 Sycamore – 9m height	Removed to create road access
T2, T6 & T7	B2 Sycamore – 12m height	Removed to create road access
G3-5	B2 Sycamore – 11-16m height	Removed to create road access
G9	C2 Oak, Sycamore, Ash, Willow and Whitebeam - 13m height	Removed to create road access
G14	C2 Goat willow - 6m height	Removed to create road access
G12	B2 group of Ash and Oak - 14m height	Partial removal to facilitate access
H1	C2 Sycamore and Blackthorn hedge - 6m height	Removed to create road access
H3	C2 Hawthorn, blackthorn and willow - 4m height	Partial removal to facilitate access

6.3.16 It is considered the site will provide significant mitigation and replacement planting and connectivity to any losses outlined above.

6.3.17 The proposals will introduce a significant increase in key landscape features and habitats such as hedgerows, trees, species rich grasslands and wetland features into a landscape which has been stripped by its current landuse. The features and habitats form a strong green infrastructure

and connectivity both around its perimeters and within internal green corridors which break up the development.

6.3.18 The proposal will provide a beneficial effect on the overall longevity of the connectivity and condition of the features through improved management and replacement of species at risk such as Elm (T11, G11 and G13). Enhancement planting will provide potential replacement species for some groups which contain Ash.

6.3.19 The management of the habitat area, semi natural green space and landscape buffers will provide a positive impact to the habitat and biodiversity potential as well as a valuable new recreational resource. Approximately 2ha of the site will be managed as semi-natural open space and will include native tree and scrub habitats and wildflower planting. The ditches and SUDS within this area will be managed for habitat potential and include appropriate wildflower mixes and native vegetation.

6.3.20 The north and western boundary will be defined by a native tree belt and hedgerow and trees on a low earth bank which will provide additional local green corridors and connectivity.

6.3.21 The illustrative masterplan indicates approximately 1.4km of new native hedgerow around the site and along Footpath 101. In addition approximately 585 lin m of hedgerow along Pagham Road will be enhanced and gapped up to provide increased connectivity, screening and longevity of a key feature.

6.3.22 Overall the magnitude of change on the quantum and quality of key landscape features is considered a moderate benefit.

Impacts on Landscape Value

6.3.23 The current landscape value is considered Moderate.

6.3.24 Overall there will be minor positive benefits to the local distinctiveness, scenic beauty and recreation aspects of the value criteria. These relate to the improved setting provided by the landscape buffer and the low density development edge and the increase in open space available for public use and habitats.

6.3.25 Changes to the other identified criteria will have a negligible impact upon the current site value baseline

6.3.26 Overall the value is considered to remain Moderate.

6.4 Predicted Visual Effects

6.4.1 The visual effects have been assessed with the mitigation measures in place at 0 and 7 years using the following growth heights. These are based on an average growth rate planted in suitable soils, during the optimum planting season and using good horticultural practices.

6.4.2 These estimates are based on experience. Naturally so many variables are involved eg species of tree, bare-root or root-balled or container grown, health of planting stock, quality of soil, suitability of plant to soil type, drainage, competing vegetation, ability of operative doing the planting, quality of planting aftercare etc.

Table 17 - Average Planting heights

Planting Type	Year 1	Year 5	Year 10	Year 15
Feathered Standard Trees	2.5-3m	4.5m	6.5m	8.5m
Selected Heavy Standard Trees	3.5m	4.5m	6.5m	8.5m
Semi-mature Tree	4.5	5.5m	7.5m	9.5m
Native Shrub/ Scrub	60-90cm	2m	3.5m	5m

6.4.3 For the purposes of this assessment the following assumptions have been made:

- For human receptors, views are assessed at 1.6m, assuming adult standing height;
- The permitted development to the north of Summer Lane will be completed prior to the application development. This includes the inclusion of the ANOGS land;

- Construction activities will be screened from ground levels by hoarding;
- The rooflines and landscape will be designed to provide a crenulated and broken skyline to available views to avoid/minimise potential massing impacts;
- The perimeter planting will be implemented within the first growing season of the commencement of construction; and
- Where views of the construction and initial operation are available, the magnitude of change will be considered Major adverse due to the notable change in character and view type.

Table 18 - Visual Significance definitions

Impact	Definition
Severe	Dominating changes to views from the most important receptors
Major	Major changes to views from important and very important receptors, or dominating changes to views from Moderately important receptors.
Moderate	Moderate Major or dominating changes to views from receptors of low importance, or small changes to views from important and very important receptors
Minor	Small changes to views from receptors of low importance
Negligible	No discernible change to views, or changes at such a distance or of such a small scale that a negligible component of wider views is influenced. Alternatively no views of the proposal available from important receptors

6.4.4 A summary table of the sensitivity, magnitude and significance can be found in **Appendix D.**

6.4.5 Sections have been produced to illustrate potential views and have been included within **Appendix E.**

Mill Park – Moderate Sensitivity

6.4.6 Ground floor views from Mill Park are directed towards the northern boundary of the application site and Summer Lane and will be screened by the permitted housing to the north of Summer Lane.

6.4.7 Therefore the Magnitude and Significance will be **Negligible**.

Summer Lane, residential properties, users and Foot-path 100 – Moderate Sensitivity (RVP04)

6.4.8 Whilst the current quality of and condition of the view is not considered high or outstanding the proposed development will represent a notable new feature and change of character to the current settlement edge view.

6.4.9 Direct views towards the application site are restricted to FP100, users of the lane and to Meadow Sweet [3] due to its open boundary onto Summer Lane. A large willow within the garden of Meadow Sweet will provide some summer screening to upperstorey views, however for the purposes of this assessment the magnitude has been considered against an open view scenario.

6.4.10 Views from the proposed permitted properties will be open onto Summer Lane providing an active street frontage.

6.4.11 The remainder of the views will be afforded towards intervening vegetation the proposed ANOGS immediately south.

6.4.12 During construction hoarding will screen ground floor views however there will still be opportunities for open views towards the construction of the northern residential parcel from upperstoreys.

6.4.13 Due to the close proximity of development and the complete change in view the significance of view from both the construction and initial operation will be Major/Moderate adverse.

6.4.14 The proposed hedgerow on the existing hedgebank along Summer Lane will provide mitigation to views from Meadow Sweet and the proposed housing along Summer Lane. From these views the intervening hedgerows and scrub areas will screen summer views and heavily filter winter ones from ground floor receptors within 5 years. Intervening trees and hedgerow trees will provide similar benefits to upper storey views within 7 years. (Sections A-AA and I-II,). The magnitude will reduce notably as the proposed mitigation matures reducing the significance to Moderate adverse glimpsed winter views of roofs and Minor adverse summer views. It is considered that following further maturing of the intervening planting these impacts will further reduce to Minor adverse winter views only.

6.4.15 Views from the existing housing to the east of the

lane will benefit from the proposed intervening tree planting within the ANOGS and eastern landscape buffer, reducing views to Negligible as they mature (10 years).

Properties and users along Pagham Road

Properties along the northeast boundary and Village Hall, (ANOGS Boundary)

6.4.16 These properties have potential for open garden views towards the northern section of the site.

6.4.17 Whilst from a sensitive location (gardens,) the quality of the view is considered moderate in comparison to the views and experiences of the coastal plain to the west with pylons further detracting on the skyline. Due to the close proximity of development and the complete change in view, the significance of view from both the construction and initial operation will be Major/ Moderate adverse.

6.4.18 As with the views from the properties to the east of Summer Lane, the views will benefit from the intervening mitigation provided in the ANOGS and eastern landscape buffer which will screen summer views and heavily filter winter ones from ground floor receptors within 5 years and from upper storey views within 7. (Section B-BB). The magnitude will notably reduce as the proposed mitigation matures reducing to the significance to Moderate/Minor adverse glimpsed winter views of roofs and Minor adverse summer views. The intervening ANOGS will form an attractive natural landscape in views from gardens. The maturing intervening vegetation will potentially reduce effects to Negligible within 10 years.

6.4.19 These impacts are considered to apply to the users of the ANOGS.

Properties to the east

6.4.20 Views from the east of the site will be directed over Pagham Road towards the local centre, school and housing along the eastern boundary. There will be potential landmark buildings at the entrance to the site. Views into the site from the site entrance will be directed along a wide treed avenue that will reflect the existing character of Pagham Road and be designed to provide a high quality street scene.

6.4.21 The very nature of the development represents a complete change of outlook within existing views. The majority of trees along this boundary reach between 6-14m in height affording good summer screening towards the site. The existing hedgerow provides some screening along this section however there are several open gaps or areas lacking understorey which affords open winter views across the site. Views are also filtered in places by garden boundaries and trees. The development will not be visible from the more sensitive gardens to the rear of the properties.

6.4.22 Development has been pulled back from the boundary to provide a minimum 10-15m wide landscape buffer between the development edge and the sites eastern boundary with Pagham Road.

6.4.23 As part of the proposed mitigation the hedgerow and understorey connectivity along this boundary will be enhanced and will therefore provide more screening.

6.4.24 The existing tree cover will continue to provide summer screening from the majority of upper storey views with winter views becoming further filtered as additional tree planting matures over after 7 years.

6.4.25 The understorey enhancement will provide additional screening, in particular during the winter, from ground storey views after 5 years.

6.4.26 Due to the change in view the significance during both the construction and initial operation will be Major/Moderate adverse reducing to Moderate adverse during the summer months in some of the more open sections. The density of the proposed buffer will provide an effective screen once mature, even during winter months reducing the potential magnitude of change to Minor adverse significance (Cross Section D-DD).

Properties to the southeast – south of FP101

6.4.27 In comparison the vegetation along the central section of this boundary has notably less tree cover. In some areas the boundary hedgerow has

reverted to bramble or is just defined by post and rail fencing affording opportunities for open views into the site from the majority of the upperstoreys and some ground floor views. The road still remains a dominant feature in the foreground.

6.4.28 The hoarding will be visible behind the existing vegetation and open views of the construction will be available from the upper floors. Within these views the new housing will form a prominent new feature. The significance therefore of both the construction and initial operation is considered Major/Moderate adverse.

6.4.29 Development has been pulled back from the boundary to provide a minimum 10-15m wide landscape buffer between the development and the site's eastern boundary. Within this boundary the existing hedgerow will be enhanced with further hedge species and a native tree belt.

6.4.30 The proposed hedgerow enhancement and tree belt will screen summer views and heavily filter winter ones from ground floor receptors within 5 years. Intervening trees and hedgerow trees will provide similar benefits to upper storey views within 7 years. The magnitude will reduce notably as the proposed mitigation matures reducing the significance to Moderate adverse glimpsed winter views of roofs and Minor adverse summer views.

Views from White Rock and housing along the southeast boundary

6.4.31 The properties lie adjacent to the proposed allotments with views directed towards the Scout Hut Open Space. The existing boundary vegetation between the residential curtilage and the site forms an effective screen even during winter months where they may be potential heavily filtered views towards the Scout Hut area.

6.4.32 The Scout Hut area is proposed to remain naturalised with a single storey building in the northwest corner. Intervening proposed hedgerows and tree planting between the allotments will further filter any winter views of this building. It would also be beneficial for the building to be constructed from natural material such as timber or using muted coloured materials.

6.4.33 It is considered that the magnitude of change will be Adverse Minor during winter months only due to the potential for heavily filtered views of sheds and equipment in the allotment area.

6.4.34 Views towards the construction and operation of the residential development will be restricted to a very oblique upper storey winter view from White Rock however this is not considered to detract from the potential winter views (Negligible).

6.4.35 The cottage to the north of White Rock has a potential view through a small gable end window and oblique winter views from upper stories. There may also be potential for heavily filtered winter views from the garden towards the southern development boundary. Due to the change in view the significance during both the construction and initial operation will be Major/Moderate adverse reducing to Moderate adverse albeit from a very limited view and during winter months. As part of the landscape strategy it is proposed that this boundary is strengthened providing winter screening to the potential winter garden views within 5 years and filtering the less sensitive view within 7 reducing the impacts to Negligible (Cross Section E-EE).

Church Lane

Properties north of Church Lane

6.4.36 There are opportunities for open views towards the southwest corner of the development area from the gardens of a group of housing to the north of Church Lane (The Old Cottage, Wishbone Cottage, The Mallards and Milhaven [11]). Whilst replacing some views towards the housing along Pagham Road, the development will still constitute a major adverse change to the current moderate quality rural edge view.

6.4.37 The proposed hedgerow, hedgebank and trees along the Scout field will provide further filtering to the ground level views after 5 years. At 7 years the intervening tree planting both within the Scout field and along the development boundary will provide filtering of the views towards the upperstoreys and roofs of the southernmost housing reducing the magnitude of change to adverse moderate. These views will continue to reduce as the tree planting in the Scout field matures providing a

new naturalised foreground to the view.

6.4.38 Views of the construction and initial operation period are considered Major adverse due to the potential for open garden views, however these views will reduce as the intervening boundary and Scout field planting matures reducing impacts to Moderate/Minor adverse significance after 7 years. These views will reduce to Negligible as the planting continues to mature (10 years+).

Eastern section of Church Lane

6.4.39 Views from Sycamore Cottage, and No's 2 and 4 Church Lane [9] benefit from dense and mature boundaries which restrict views to limited upperstorey winter views. Initial significance during the construction and early operation is considered Moderate adverse during winter months reducing to Negligible as the intervening planting matures.

South of Church Lane

6.4.40 Views from the lane and ground floor views from the properties to the south [10] are predominantly screened by a dense hedgerow that runs along the northern boundary of the lane. There are opportunities for occasional open views from the lane through gaps and filtered winter views towards the southern boundary of the site. Views towards the development area are further filtered by the intervening hedgerow (Cross Section H-HH).

6.4.41 Where views are available the intervening hedgerows will partially filter views towards the hoarding but will afford views towards the upperstoreys of the proposed housing. The housing along the southern boundary will replace the current horizon provided by the trees and housing along Pagham Road, albeit closer to the receptor.

6.4.42 Views from upper stories are directed towards the southern boundary and are afforded open views towards the construction and initial operation affording a Major/Moderate adverse significance. These impacts will reduce to Minor adverse at year 7 becoming Negligible as the intervening vegetation matures.

Church Lane west – Gray Barn – RVP09

6.4.43 Lack of vegetation at the western end of Church Lane [12] affords open views across the intervening open fields towards the site's western and southern boundary. Within these views the development will replace the existing horizon formed by the current settlement boundary and will screen the housing along Summer Lane and Pagham Road. Whilst the development will appear closer, it will not be out of character or notably alter the type, quality or condition of the view available.

6.4.44 During construction and the initial operation the significance is considered Moderate Adverse due to the lack of vegetation to break up the built edge, however as the vegetation begins to mature this impact will reduce to Minor adverse within 7 years and become Negligible as the western landscape buffer fully matures (Cross Section F-FF).

Views from Church Barton

6.4.45 Views from Church Barton will be directed towards the western boundary with oblique views towards the development. The construction and initial operation of the site will be visible on the periphery of the views and form a Major/Moderate adverse significance due to the high sensitivity of the potential garden view. Limited views from the upperstorey will have a reduced significance due to the Moderate sensitivity. Once the intervening vegetation along the western boundary has begun to mature these impacts will reduce to Moderate/ Minor, predominately restricted to winter months only.

Footpath 100 – RVP01

6.4.46 Views of the proposed housing will be restricted to the sites northern boundary and will replace glimpsed views of housing along Pagham Road. The housing along the western boundary will remain heavily filtered and will not notably extend the influence of the permitted and proposed new boundary. The housing along Summer Lane will be arranged to avoid massing and allow a broken edge along the northern boundary. Muted colours and materials along this elevation will further mitigate impacts upon the views.

6.4.47 Views of this boundary will become further filtered as the proposed tree planting along this frontage to Summer Lane matures. Initial impacts during the construction and operation will result in a Major/Moderate adverse however these will significantly reduce as the intervening northern boundary matures restricting the significance to Moderate adverse glimpsed winter views of roofs and Minor adverse summer views at year 7. These will further reduce affording only Minor adverse winter views after 10 years (Cross Sections A-AA and I-II).

6.4.48 When viewed in against the permitted development the proposed housing will appear as a continuation of the settlement boundary and will reflect the principles of the native landscape buffer introduced as part of the permitted scheme.

Footpath 108 and Footpath 100 to the west – RVP02

6.4.49 Views from the footpath will be restricted to the northwestern corner of the site by the permitted development to the north of Summer Lane. Views further north are heavily filtered by the intervening Poplar belt and will be further reduced by the proposed landscape buffer along the permitted development.

6.4.50 Within the limited approach the close proximity of development will result in a Major/Moderate adverse significance during both the construction and initial operation.

6.4.51 As the proposed hedgerow on the existing hedgebank along Summer Lane and tree planting within the northwest corner matures, these views will become heavily filtered and the impact will notably reduce to minor adverse. Within 5 years views will be restricted to the upperstoreys of the proposed development and will become heavily filtered within 7 years as the intervening tree planting matures reducing the impacts to limited Moderate/Minor adverse further reducing to Minor adverse winter impacts only after 10 years.

6.4.52 When viewed with the permitted development, the proposed housing will appear as a continuation of the settlement boundary and will reflect the principles of the native landscape buffer introduced as part of the permitted scheme.

Footpath 101 - RVP06/10

To the west

6.4.53 Whilst the proposed development will replace existing views of housing its closer proximity to the footpath will result in the housing forming a notable new feature in the foreground until the proposed western boundary planting establishes and begins to mature. The hoarding will screen the majority of the view but will still afford views of the upperstorey of the proposed housing along the western boundary. Due to the close proximity the initial landscaping buffer along the western boundary will have a minimal impact upon the views resulting in a Major/Moderate adverse significance throughout both the construction and initial operation periods.

6.4.54 The western buffer will consist of a low hedgebank and hedgerow with a 30-35m width landscape buffer between the boundary and the potential built elevation. Within this buffer low mounding and tree planting will provide further screening. Once the hedgerow along the boundary reaches 2m in height it will screen potential views towards the built form, reducing potential impacts to filtered winter views within 5 years. Winter views will become heavily filtered as the additional planting within the buffer matures reducing the potential impact significance Minor adverse winter impacts becoming Negligible after 10 years (Cross Section G-GG).

Within the site

6.4.55 By the very nature of the development the proposals will represent a complete change of character to the current rural outlook available from the footpath. A green corridor has been retained along the length of the path and a hedgerow planted to the north to physically and visually separate the development to the north from the footpath. .

6.4.56 The magnitude of change will remain major adverse however the frontage onto the footpath will be considered to provide a high quality and characteristically appropriate transition between

the rural outlook to the west and the development along Pagham Road (Cross Section C-CC).

6.5 Cumulative Landscape and Visual Impacts

6.5.1 Potential cumulative effects result from the changes to the existing visual and landscape amenity when considered in conjunction with other similar or proposed developments.

6.5.2 A search of current permissions identified that there was only two application within the study area of the proposed Application Site or that will be experienced or viewed within the context of the Application Site. The sites at Pagham North are not experienced within the context of Pagham South and will not have any cumulative visual or landscape effects.

6.5.3 Land at Summer Lane Pagham (P/58/15/OUT) – Outline application with some matters reserved for the erection of 90 No. dwellings with associated access & open space (approved September 2016).

6.5.4 251 Pagham Road & Land R/O Pagham (P/125/14/PL) Demolition of existing dwelling & ancillary buildings & erection of 40 no. dwellings with associated access, car parking, cycle & refuse storage, hard & soft landscaping & amenity space. (Application approved June 2016).

Landscape Impacts

6.5.5 The direct and indirect effects of the additional development along this section of Pagham will be the extension of the current settlement boundary to the west. This has already been approved as part of P/58/15/OUT north of Summer Lane which includes a native buffer to provide a new well defined boundary. The proposed application boundary has been brought out in line with this and extends the principle of a Green Infrastructure corridor along the western boundary.

6.5.6 This will result in a stronger and cohesive 'green' settlement boundary along this section of Pagham Road that will provide a significant increase in key native features and a transition between the rural landscape to the west and the current urban boundary of Pagham.

6.5.7 In terms of the wider character (including the LCA) the development will provide opportunities to improve the landscape value (currently assessed as moderate/low) and longevity of the Application Site and its current level of contribution to the surrounding area.

Visual Impacts

6.5.8 Potential visual cumulative impacts are only experienced from Summer Lane, Footpath 100 and Footpath 108. It is considered through the current position of the various applications that the land to the north of Summer Lane will be developed prior to commencement of any development to the south. This will screen any potential views from the north, or visual impacts between the application site and the permitted development further north (P/125/14/PL). The landscape strategy has been considered to reduce the potential massing of development along this access and retain an element of native/ rural landscape along this approach. Whilst these impacts will initially be of major/moderate adverse significance the maturation of the boundary hedgerow will reduce these impacts to Moderate/minor adverse within 7 years and will continue to reduce as the planting matures. The experience and views along the lane will not be out of character or expectation of a country lane approach to a village/suburban boundary.

6.5.9 As the Application Site is developed this will screen any notable views of the permitted development to the north of Summer Lane from receptors to the south, south west and east.

7 CONCLUSION

7.1 Landscape

7.1.1 Whilst the development will result in a change from a semi-rural field to a developed site, the proposals are considered to have a positive impact upon the current quantity and condition of key landscape and biodiversity opportunities and connectivity.

7.1.2 The ongoing management of the site and its boundaries, in particular to the west and the 'Green Spine' will provide a positive benefit and increase in key landscape features and habitats in comparison to the current arable baseline. This will also have positive benefit on the longevity of the landscape framework.

7.1.3 The proposals are set within an appropriately scaled landscape to assist the assimilation of the building into the overall landscape framework. The proposals will sit comfortably within the existing and permitted settlement pattern of Pagham and are not uncharacteristic of the land use and character of the wider surrounding area.

7.1.4 Impacts are restricted to the immediate locality and are viewed in context with a suburban boundary and existing moderate scaled form. The existing topography, vegetation and built form within the village reduces the current impact upon these limited experiences.

7.1.5 The proposed western buffer will provide a strong and defensible settlement boundary that has a wide native transition zone between open rural fields to the low density broken village edge. This is a positive improvement to the existing settlement edge.

7.1.6 The landscape value is considered to remain moderate however there will be positive benefits to the recreation and setting elements.

7.2 Visual

7.2.1 Visual impacts are restricted to very limited and localised impacts. Experiences of the site are restricted to receptors along Summer Lane, Pagham Road and Church Lane or footpaths abutting/crossing the site.

7.2.2 Overall, the proposals have been designed to create a high quality development that respects and positively contributes to the key landscape features of the local character and the setting of the village.

7.2.3 With the exception of Footpath 101 (within the site) initial adverse impacts arising during the construction and initial operation phase are significantly reduced within 5-7 years by the maturing landscape framework. Within 10 years the majority of the potential views are restricted to limited filtered winter views only.

7.2.4 Views from Footpath 101 will permanently change due to the proximity and close nature of the built development. Within this limited section of the footpath a well landscaped transitional street scene will be created between the rural buffer and the medium density Pagham Road. Whilst not the semi rural outlook previously experienced, this will form an attractive high quality frontage.

7.2.5 Overall it is considered that the site can be assimilated into the existing landscape with only localised impacts. The locating of the development within a well considered landscaped framework provides for opportunities to provide an attractive and well defined setting to the edge of settlement and a notable increase in recreation and public open space as well as significant habitat and landscape feature longevity.

ARUN DISTRICT COUNCIL P/140/16/OUT

APPENDIX A

ASSESSMENT METHODOLOGY AND CRITERIA

ARUN DISTRICT COUNCIL P/140/16/OUT

METHODOLOGY

The assessment has been carried out in three key stages:

- Desk study;
- Field and photographic surveys; and
- Analysis and evaluation.

The preliminary stages are aimed at building up a thorough understanding of the existing baseline conditions of the landscape and its resources. The latter stages analyse and evaluate the significance of predicted effects of the proposals taking account of the mitigation measures that have incorporated.

Desk Study (Baseline Data Collection)

A desk study was undertaken using Ordnance Survey maps, Landscape Character Assessments, topographic surveys, aerial photographs and sometimes cross sections of the landscape. These sources were examined for existing patterns and scale of landform, land cover and built development, giving guidance on the general landscape character of the application site and its surroundings.

For visual analysis, an approximate extent of visibility (visual envelope) and likely persons (receptors) potentially affected by the proposals are recorded for further analysis in the field.

Field and Photographic surveys

A Pre-planning BS5837 Tree Survey is carried out at the beginning of the process to provide an understanding of potential landscape constraints. This is used, along with ecological studies and site visits to provide a landscape constraint plan and potential opportunities to be developed as part of the strategy.

The extent of the visual envelope identified in the desk study is checked by initially looking out into the landscape from various locations within the application site and walking all footpaths and roads in the vicinity.

It is often the case that views from houses and places of work can only be predicted by looking towards the receptor from the application site and cross checking the view through section analysis. This process can limited clearly as views are seen from ground level and may be available from elevated viewpoints such as upper floor windows. In these instances where sensitive views are being considered, professional experience and judgement are crucial and where doubts exist, are checked by cross sectional analysis.

Representative viewpoints are selected to represent the range of receptors and distances from which there will be a potential impact by the proposals. The photographs are taken from publicly accessible locations in suitable weather conditions using an SLR camera with the focal lens length set at 50mm (equivalent to 35mm film camera).

Photographs are taken following the Guidelines for Landscape and Visual Impact Assessment and The landscape Institute Advice Note 01/11 – Photography and Photomontage in Landscape and Visual Impact Assessment. Locations of the photograph are recorded using a GPS.

Preliminary layout proposals are tested to obtain an initial understanding of what aspects of the proposed development might be seen from sensitive receptors and what influence the landscape elements such as trees hedges and woodland might have in screening or filtering views. This information is then relayed to the architects as key constraints and opportunities plan and used to develop the masterplan.

Analysis and Evaluation

The assessment evaluates the possible effects on the existing landscape and visual resources of the area. Following the identification of these potential receptors the likely effects of the development and the proposed mitigation are then assessed. For the purposes of the assessment the following assumption have been made:

- For human receptors, views are assessed at 1.8m, assuming adult standing height.
- For assessment of planting mitigation measures the following heights have been used. These are based on an average growth rate planted in suitable soils, during the optimum planting season and using good horticultural practices.

These estimates are based on experience. Naturally so many variables are involved eg species of tree, bare-root or root-balled or container grown, health of planting stock, quality of soil, suitability of plant to soil type, drainage, competing vegetation, ability of operative doing the planting, quality of planting aftercare etc.

Appendix A - Table 1 - Average Planting heights

Planting Type	Year 1	Year 5	Year 10	Year 15
Feathered Standard Trees	2.5-3m	4.5m	6.5m	8.5m
Selected Heavy Standard Trees	3.5m	4.5m	6.5m	8.5m
Semi-mature Tree	4.5	5.5m	7.5m	9.5m
Native Shrub/ Scrub	60-90cm	2m	3.5m	5m

IMPACTS

Construction Impacts

This period is defined as the building works up to the completion of a component of the development. The impacts are normally direct and temporary in terms of the project life cycle and generally result in the majority of adverse landscape and visual effects.

Operation and Management Impacts

These are impacts caused during the functioning of an individual component of the development, such as people, car, lorry and machinery movements, as well as the residual effects of landscape maturing. Most residual landscape effects are therefore generally beneficial and adverse views will normally decrease as planting matures. For the purposes of this assessment the impact has been assessed at seven years after the initial mitigation planting to show the effects approximately some way to maturity.

Residual effects are either positive or negative effects that cannot be mitigated by the proposed landscape strategy. (identified as permanent within the significance column of the assessment tables)

Cumulative effects are a result of additional changes to the landscape or visual character of the application site caused by the development working in conjunction with other existing, or in some cases proposed development in the area.

Landscape Impacts

These are concerned with the physical effects of the proposals on the landscape and the changes that might occur to its character and how it is perceived. Landscape effects can be direct or indirect, beneficial or adverse and can be cumulative, permanent or temporary (short, medium or long term).

Direct effects include the quantifiable removal of features to the landscape, such as the loss of trees, hedgerows or water bodies or conversely, the addition of new landscape elements such as woodland.

Indirect effects include:

- Changes to the perception of the landscape;
- Changes in the character of an area;
- Changes to the experience of being in a particular space or designed landscape; and
- Changes to the experience of driving or cycling along a road or walking along a footpath

Visual Impacts

Visual effects relate to the changes that might arise to available views as a result of physical changes to the landscape and how people might respond to those changes. The views are assessed

As with landscape impacts, effects may be positive (beneficial), negative (adverse) and arise at different scales (local, regional or national) with different levels of significance. They may also be direct or indirect, cumulative, permanent or temporary (short, medium or long term).

ASSESSMENT CRITERIA

Introduction

Potential receptors are identified through the baseline and site visits. Threshold tables are used to assess the sensitivity or importance of receptors, the magnitude of change and the resulting significance. By correlating the magnitude and sensitivity it is possible to identify the level of significance of each impact.

Landscape Condition

Landscape character is inherently affected by the quality or condition of key elements within the site or its surroundings. Assessment of the quality is based on the physical state, visual and habitat intactness of the landscape, individual features or elements which contribute to the overall character including:

- The influence of existing built features and other detracting features;
- Appropriate land use and management;
- Consistency, strength, quality and intactness of both the landscape and visuals components.

Appendix A - Table 2 - Landscape Condition Criteria

	Criteria Definition
High	Areas that contain High/Moderate quality examples of important features, experiences and views that identify with the expected perception and key characteristic of the surrounding character. Landscape appropriately managed with minimal detractors or threats to the overall condition or integrity. Trees groups or woodlands of particular visual importance as arboricultural and/or landscape features or of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood pasture (Category A2/3 trees).
Moderate	Areas that contain Moderate/Low quality examples of important features, experiences and views that can detract from the expected perception and key characteristics of the surrounding character. Some landscape management however also evidence of decline or potential damage to the overall condition or integrity. Trees present in numbers, usually growing as groups or woodlands, such as they a attract a higher collative rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wide locality. Trees with material conservation or other cultural value (Category B2/3 trees).
Low	Areas that are devoid or contain minimal examples of important features, experiences and views. Low expected perception with major alteration and detractors to the key elements of the surrounding character. Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits. Trees with no material conservation or other cultural value (Category C2/3 trees).

Landscape Value

Landscape value relates to a series of elements that are considered to influence and contribute to the perceived character of a site. The value can apply to individual elements or the overall aesthetic and perception elements which form the character. The value can apply to a combination of elements that contribute to the character of the landscape at national, regional and local level and is assessed against the following aspects:

- Designation of a landscape or feature(s);
- Quality, condition and intactness of both individual features and overall;
- Scenic quality and appeal to the receptors senses, including perceptual aspects such as tranquillity;
- Uniqueness, rarity and contribution to key local features;
- Cultural or historical associations and designations;
- Recreational use of the landscape

The value of a landscape cannot be assessed by a standard approach. The methodology tables set out below form a framework for appraisal but professional judgement must be applied to consider the significance and influence of each of the factors within the landscape. A landscape does not always need to fulfil all of the criteria however a thorough reasoning and assessment should be given to justify the value.

"Landscape value – The relative value or importance attached to a landscape (often as a basis for designation or recognition), which expresses national or local consensus, because of its quality, special qualities including perceptual aspects such as scenic beauty, tranquillity or wilderness, cultural associations or other conservation issues" – (source Annex 1 – Glossary of Terms An Approach to Landscape Character Assessment - Natural England October 2014).

The GLVIA further describes landscape value as *" The relative value that is attached to different landscapes by society. A landscape may be valued by different stakeholders for a whole variety of reasons."*

Appendix A - Table 3 - Landscape Value Criteria

Designated Landscape Features

Value	Importance	Typical Examples/Features
Very High	International/ National	Lies within or contains elements of a World Heritage Site, National Park or AONB.
High	National, Regional District/Local	Lies within or contains elements of a National Park, AONB, Areas of Great/Special Landscape Value and areas designated within policy for the protection of its character.
Moderate	Regional District/Local	Lies adjacent to a designated landscape or feature, or within a designation which is subject to some degradation. Lies within a landscape identified as important to local character or features.
Low	District/Local	Does not lie within or influence a designated or protected landscape or feature.
Negligible	**N/A**	Does not lie within or influence a designated or protected landscape feature. A notable detractor to the character of protected or designated landscapes.

Landscape Quality and Condition

Value	Importance	Typical Examples/Features
Very High	International/ National	Exceptional, well managed and unique high quality landscape and features that are fundamental to the character.
High	National, Regional District/Local	High quality landscape containing high quality and sometimes rare examples of key landscape characteristic features. Well managed, although some elements could be improved.
Moderate	Regional District/Local	Moderate quality landscape or features. Some management of the whole or significant features evident.
Low	District/Local	An ordinary low quality landscape with features in a degraded or damaged condition. Certain elements maybe worthy of conservation and enhancement, currently minimal management.
Negligible	**N/A**	An ordinary low quality landscape, devoid of any key landscape features, often with minimal management.

Appendix A - Table 3 - Landscape Value Criteria cont

Scenic Value

Value	Importance	Typical Examples/Features
Very High	International/ National	Representative of the expected views and distinctive scenic quality of an internationally or nationally recognisable landscape or specific view.
High	National, Regional District/Local	Forms part of the attractive views/scenic quality representative of the designated or highly valued landscape. Contains important or distinctive landscape features, or is important in recognised views.
Moderate	Regional District/Local	Forms part of/or a feature notable within local views. Strong visual links to locally distinctive landscape features such as local monuments and church spires.
Low	District/Local	The landscape has a limited influence in local views with minimal scenic value. Some visual links to locally identifiable features.
Negligible	**N/A**	The landscape does not form a significant feature in local views or have any scenic value. No visual links to locally valued distinctive features and not representative of the local landscape.

Tranquility

Value	Importance	Typical Examples/Features
Very High	International/ National	Tranquil and remote landscape with minimal influence from human activity.
High	National, Regional District/Local	A tranquil or rural landscape with minimal or occasional influence from human activity.
Moderate	Regional District/Local	Background influenced by transport networks or noise pollution, some human activity which can impact upon the potential tranquillity.
Low	District/Local	Heavily influenced by major transport networks, noise pollution and moderate or intermittent human activity.
Negligible	**N/A**	Heavily influenced by major transport networks or noise pollution, constant human activity.

Cultural or Historical Associations or Designations

Value	Importance	Typical Examples/Features
Very High	International/ National	Forms part of the setting for internationally important historical buildings or cultural features. Landscape has strong historical and cultural associations.
High	National, Regional District/Local	Provides a setting for Listed Buildings, Registered Parks and Gardens or nationally important historical/cultural features. The landscape contains elements that have historical and cultural associations.
Moderate	Regional District/Local	Contains some local historic and cultural associations but not necessarily related to the landscape.
Low	District/Local	Historical and cultural associations do not relate to the landscape.
Negligible	N/A	No historical or cultural associations.

Appendix A - Table 3 - Landscape Value Criteria cont

Recreation

Value	Importance	Typical Examples/Features
Very High	International/ National	Provides a nationally important recreational resource or attraction.
High	National, Regional District/Local	Provides well used recreational facilities and attractions for locals and visitors.
Moderate	Regional District/Local	Provides a well-used recreational resource or attraction for local residents.
Low	District/Local	Provides some informal recreational use of limited access.
Negligible	**N/A**	No recreational or public access.

Sensitivity

Landscape sensitivity relates to the extent that a landscape feature or area can 'accept change of a particular type and scale without unacceptable adverse effects on its character.'

- Visual sensitivity relates to:
- The location and context of the viewpoint;
- The amount of use;
- The expectations and activity of the receptor, and
- The importance of the view.

In determining the sensitivity there is the potential for a significant difference between well used footpaths that offer extensive panoramas of attractive countryside, and footpaths that show minimal signs of usage or are heavily influenced by urban form, major detractors or busy transport routes.

The sensitivity of landscape character features and visual receptors are assessed using the two following tables:

Appendix A - Table 4 - Landscape Sensitivity Criteria

Landscape	
Very High	An international or nationally recognised landscape or feature afforded the highest level of protection through policy and designation. A landscape that will not accept any adverse effects on the physical and perceived qualities or features that contributes to the overall distinctiveness, experience and character.
High	A locally recognised landscape or feature afforded protection through local or regional policy and designation. A landscape particularly sensitive to change that would only accept minor and not easily recognisable adverse effects on the physical and perceived qualities of a landscape or townscape character, feature or elements.
Moderate	A locally recognised landscape or feature, although not protected, valued as a landscape resource or influential on the local character. A landscape capable of accepting limited change resulting in an easily recognisable new element within the landscape or townscape character, or impact on a feature that would not be perceived as out of context with the overall quality and experience.
Low	A landscape capable of accommodating considerable proposed change without significant effects on landscape or townscape character, features or elements

Appendix A - Table 5 - Visual Sensitivity Criteria

Receptor		View type	Sensitivity
Private dwellings	Gardens/ outdoor space	Often used for sitting and leisure, where people congregate with opportunity for high quality views over the surrounding landscape.	High
		Gardens that are Moderately well screened with opportunities for occasional Moderate quality views towards the surrounding landscape.	Moderate
		Gardens that are very well screened with no or extremely limited opportunities of low quality views towards the surrounding landscape.	Low
	Ground Floor	Windows orientated and designed to take advantage of specific views where people may congregate for a prolonged period of time.	High
		Windows that are orientated towards moderate or unexceptional quality views and contain urban elements or detracting views.	Moderate
		Windows that overlook low quality or degraded landscape, or are dominated by large urban structures.	Low
	Upper Floor	Balconies orientated and designed to take advantage of high quality views during the day	High
		Bedroom windows used for relatively short periods with curtains drawn at night.	Moderate
		Windows illuminating stairs, bathrooms or toilets	Low
Places of Work	External areas	Outdoor seating areas	Low
	Ground & Upper Floors	Windows overlooking development	Low
Recreational Routes	PROW, CRoWs& Cycle Routes & Waterways	Nationally designated paths/cycle ways with a high expectation of very high quality views and experiences including elevated panoramas.	Very High
		Recreational paths/cycle ways with a high expectation of quality views and experiences of the surrounding landscape.	High
		Recreational paths/cycle ways with a Moderate expectation of views and experiences and contain elements that are uncharacteristic or discordant with the overall view.	Moderate
		General access routes that are dominated by discordant and low quality aspects of the neighbouring landscape. Includes routes that appear to not be in use.	Low
Others	Public open space	Managed public open space normally found within or adjoining settlements used for formal and informal play/ sporting activities and intermittent use	Moderate
	Designated Cultural/ Historical Aspects	Views from and towards the feature form an integral part of the perceived setting of a designated heritage asset.	High

Magnitude

Magnitude is defined as 'a combination of the scale, extent and duration of an effect,' The criteria for levels of magnitude are outlined in the following two tables:

Appendix A - Table 6 - Landscape Magnitude Criteria

Type	Magnitude	Criteria
Adverse	Major	Total loss of or major alteration to key elements/feature/ characteristics of the baseline i.e. pre-development landscape and/or introduction of elements considered to be totally uncharacteristic when set up within the attributes of the receiving landscape
	Moderate	Partial loss of or alteration to key elements/features/ characteristics of the baseline i.e. pre-development landscape or view and/or introduction of elements that may be prominent but may not necessarily be considered to be substantially uncharacteristic when set within the attributes of the receiving landscape
	Minor	Minimum loss of or alteration to key elements/features/ characteristics of the baseline i.e. pre-development landscape and/or introduction of elements that may be prominent but may not be uncharacteristic when set within the attributes of the receiving landscape.
Negligible	Negligible	Very Minimum loss of or alteration to key elements/features/ characteristics of the baseline i.e. pre-development landscape and/or introduction of elements that are not uncharacteristic with the surrounding landscape - no change.
Beneficial	Minor	Minor improvement or removal of key elements/features/ characteristics that slightly detracts from the baseline character of the landscape and/or introduction of new elements, which relate to and provide minor enhancement to the baseline character of the landscape.
	Moderate	Moderate improvement or removal of key elements/features/ characteristics that currently detract from the baseline character of the landscape and/or introduction of new elements, which fit into the baseline landscape/townscape and Moderately enhance the baseline character of the landscape/townscape.
	Major	Major improvement or removal of several notable key elements/ features/characteristics that significantly detract from the baseline character of the landscape and/or introduction of new elements, which fit into the baseline landscape and substantially enhance the baseline character of the landscape.

Appendix A - Table 7 - Visual Magnitude Criteria

Type	Magnitude	Criteria
Adverse	Major	Major changes in views where the development would form a major and immediately apparent part of the scene that affects and changes its overall character and would be experienced on a regular or permanent basis.
	Moderate	Moderate changes in views where the development may form a visible and recognisable new element within the scene and may be readily noticed by the observer and would be experienced on an occasional basis.
	Minor	Minor changes in view, few receptors affected, where development would be a minor component of the wider view and may be missed by the casual observer-awareness of the proposals would not have a marked effect on the scene.
Negligible	Negligible	No perceived change in view where the development would be scarcely appreciated and, on balance, would have little effect on the scene.
Beneficial	Minor	Where enhancement or mitigation would be a minor component of the wider view, few receptors affected and may be missed by the casual observer-awareness of the proposals would not have a marked effect on the scene.
	Moderate	Moderate enhancement of views and or many receptors affected where the development may form a visible and recognisable new element within the scene and may be readily noticed and appreciated by the observer
	Major	Major enhancement of views and or large numbers of receptors affected. Where the development may form a visible and recognisable new element within the scene and may be readily noticed and appreciated by the observer

Significance

Significance has been determined by assessing the magnitude of the impact in the context of its sensitivity taking account of its duration and the degree to which the impact is reversible. The matrix in Table 6 provides a valuable basis for determining the significance levels on each receptor; however professional judgement is sometimes required to adjust the significance value based on sound reasoning. These can be either adverse or beneficial.

Appendix A - Table - Significance Matrix

Significance Matrix			Sensitivity			
			Very High	High	Moderate	Low
Magnitude	Adverse	Major	Severe	Major	Major/ Moderate	Moderate
		Moderate	Major	Major/ Moderate	Moderate	Moderate/ Minor
		Minor	Moderate	Moderate/ Minor	Moderate/ Minor	Minor
	Negligible					
	Beneficial	Minor	Moderate	Moderate/ Minor	Moderate/ Minor	Minor
		Moderate	Major	Major/ Moderate	Moderate	Moderate/ Minor
		Major	Major	Major	Major/ Moderate	Moderate

Appendix A - Table 9 - Landscape Impact Significance Definitions

Impact	Definition
Severe	The proposals become the dominant feature in, or fundamentally change the character of, a very important landscape, such that other elements become subordinate
Major	The proposals form an immediately apparent feature in a Moderately or very important landscape such that they affect and change its overall character
Moderate	The proposals form a recognisable new element within a Moderately or very important landscape, but are of such a design or small scale that a casual observer may not readily notice the change in character. Alternatively, the proposals cause an immediately apparent or fundamental change in character in a landscape of low importance
Minor	The proposals form a recognisable new element of different character within a landscape of low importance, but to such a small degree that they may not be readily noticed by an observer
Negligible	No part of the proposals have any effect on the landscape, such that they are scarcely or not appreciated and the character remains substantially unchanged

Appendix A - Table 10 - Visual Impact Significance Definitions

Impact	Definition
Severe	Dominating changes to views from the most important receptors
Major	Major changes to views from important and very important receptors, or dominating changes to views from Moderately important receptors.
Moderate	Moderate Major or dominating changes to views from receptors of low importance, or small changes to views from important and very important receptors
Minor	Small changes to views from receptors of low importance
Negligible	No discernible change to views, or changes at such a distance or of such a small scale that a negligible component of wider views is influenced. Alternatively no views of the proposal available from important receptors

ARUN DISTRICT COUNCIL P/140/16/OUT

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APPENDIX B

RELEVANT POLICY EXTRACTS

ARUN DISTRICT COUNCIL P/140/16/OUT

Arun's Development Plan provides a set of documents that culminate to provide up to date planning guidance. This currently includes:

- The 'saved policies' of the adopted Arun District Local Plan 2003
- The 'saved policies' of the adopted West Sussex Minerals Local Plan (July 2003)
- West Sussex Waste Local Plan (April 2014)

In addition to the above the council are in the process of producing an updated Local Plan - Local Plan - Publication Version 2014 [pdf] 2MB.

ARUN LOCAL PLAN 2003 - SAVED POLICIES

POLICY GEN7 The Form of New Development

Planning permission will only be granted for schemes displaying high quality design and layout. Development proposals involving new buildings or significant extensions or alterations must be accompanied by an illustrated written analysis of the site and its immediate setting, together with its relationship with the relevant townscape, landscape, wildlife and movement characteristics of the wider area.

Development will be permitted provided it:

(i) makes efficient use of land or buildings and, in the case of new residential development, achieves net densities of at least 30 dwellings per hectare;

(ii) demonstrates that it responds positively to the identified characteristics and resources of the site and the area to create attractive places and spaces with the needs of people in mind and respects and enhances local distinctiveness;

(iii) promotes sustainable development, including the effective use and conservation of energy and reducing the need to travel, particularly by private car;

(iv) does not have an unacceptable adverse impact on adjoining occupiers, land, uses or property and, where relevant, facilitates the development of adjoining sites;

(v) takes account of any unacceptable adverse impacts that may arise from adjoining land uses or property;

(vi) retains significant open or wooded areas which, in their own right, make a material contribution to the local environment;

(vii) allows for the safe movement of pedestrians and vehicles, giving priority to pedestrians;

(viii) provides for vehicle parking in accordance with Policy GEN12 and Appendix 2 and open space in accordance with Policy GEN20.

In all cases, the District Council will expect a high standard of design and layout and all applicants will be encouraged to improve the visual amenities of the particular locality in scale, external appearance, hard and soft landscaping and materials.

POLICY GEN9 Foul and Surface Water Drainage

Planning permission for development which will materially increase foul and/or surface water discharges will be refused unless the Local Planning Authority is satisfied that either adequate drainage capacity exists or appropriate drainage capacity can be provided as part of the development. Consideration should also be given to the use of Sustainable Urban Drainage Systems (SUDS) as alternatives to conventional drainage where appropriate.

POLICY GEN18 Crime Prevention

Planning permission for new residential, commercial, recreation or community developments will not be permitted unless the Local Planning Authority is satisfied that the development includes crime prevention measures, as far as this is practicable and compatible with achieving a high quality design and layout.

POLICY GEN20 Provision of Public Open Space within New Development

Residential development will be required to provide public open space to the minimum standard of 2.4 hectares per 1,000 people and play equipment to meet the needs of the development. The Council will require the application of this standard and provision of play equipment as detailed in supplementary planning guidance.

POLICY GEN28 Trees and Woodlands

Development will not be permitted if it would damage or destroy one or more trees protected by a tree preservation

order, identified as ancient woodland or in a conservation area unless:

- the removal of one or more trees would be in the interests of good arboricultural practice; or
- the benefits of the proposed development outweigh the amenity value of the protected trees.

Conditions may be used to ensure that, for any trees which are removed as part of a development, an equivalent number are planted on the site.

POLICY AREA10 Strategic Gaps

Strategic Gaps, as identified on the Proposals Map will be maintained and protected between the following settlements:

(i) Worthing and Ferring

(ii) East Preston and Ferring

(iii) Littlehampton and Middleton-on-Sea

(iv) Pagham and Selsey

(v) Bognor Regis and Chichester

(vi) Arundel and Littlehampton

Proposals for development within a Strategic Gap will be subject to the most rigorous examination.

Development will only be permitted if:

(i) it is demonstrated to be necessary to meet the requirements of, or is consistent with, other policies of the Development Plan; and

(ii) it would not compromise, either individually or cumulatively, the objectives and fundamental integrity of the strategic gap; and

(iii) attention is given to the long term enhancement of the landscape, amenity and conservation value within the gap and, where possible, to the improvement of public access.

ARUN LOCAL PLAN PUBLICATION VERSION OCTOBER 2014 (LPPV)

In addition to the above, the council are in the process of producing an updated Local Plan - Arun Local Plan 2011-2031 - Publication Version October 2014.

The Arun District Local Plan 2011-2031 and supporting documents were submitted on 30th January 2015 for independent examination to the Secretary of State however the agreed polices within the publication version are now considered a material consideration by Arun in planning applications decisions.

Policy C SP1 Countryside

Outside the defined Built-Up Area Boundary (as identified on the Policies Maps) as well as outside both the strategic, site specific and broad allocations, the countryside will be safeguarded for its own sake. Development will not be permitted there unless it is:

a. for the operational needs of agriculture, horticulture, forestry, the extraction of minerals or the management of waste as part of a waste site allocation within the West Sussex Waste Local Plan; or

b. for quiet, informal recreation; or

c. for green infrastructure; or

d. for the diversification of the rural economy; or

e. for road and/or cycle schemes; or

f. in accordance with other policies in the Plan which refer to a specific use or type of development.

Permission will not be given for the extension of isolated groups of buildings or the consolidation of linear or sporadic development unless the proposal accords with criteria (a) to (c) or (f).

The Council will take into account cumulative impact of development in the consideration of planning applications.

To ensure better management of the rural-urban fringe in those areas where significant new development is proposed, early consideration will need to be given to landscape and biodiversity enhancement, woodland management, recreation provision and access routes.

Policy GI SP1 - Green Infrastructure and development

The existing Green Infrastructure Network, as shown on the Green Network Maps (provided in the Technical Appendix) for each parish and town, must be considered at an early stage of the design process for all major development proposals.

All major development must be designed to protect and enhance existing Green Infrastructure assets, and the connections between them, in order to ensure a joined up Green Infrastructure Network.

Where compatible with nature conservation objectives, development proposals must identify opportunities to connect existing Green Infrastructure assets with the coast, the

South Downs National Park or to the District's inland villages. Opportunities to enhance the network should take account of the multiple functions of Green Infrastructure assets and should be based upon those opportunities set out in the supporting text.

Gaps between settlements should also be considered as important Green Infrastructure assets and should be protected from inappropriate development, and enhanced to ensure that they provide high quality environment and multi-functional benefits for the District.

Policy LAN DM1 - Protection of landscape character

Development will be permitted where:

a. Landscape character, including its natural features, are conserved or enhanced;

b. The historic character and development pattern of settlements is respected, taking into account their distinct identity and setting; and

c. It does not negatively impact upon the setting of, or upon views into and out of South Downs National Park

All proposed development either adjoining or in close proximity to the South Downs National Park planning authority boundary (see Proposals Map) shall have particular regard to the setting of and views in to and out of the South Downs National Park.

Developments shall only be permitted where they will not have a demonstrable visual impact on either the landscape character of Arun or the setting of and views into and out of the South Downs National Park.

Developments shall also be consistent with all other Local Plan policies.

Policy D SP1 - Design

All development proposals should be of good quality and demonstrate a high standard of design. Development proposals should have been derived from: a thorough site analysis and context appraisal; adherence to objectives informing sustainable design (inclusivity, adaptability, security, attractiveness and usability, health and wellbeing and climate change mitigation); and the influence these objectives have on the form of the development. All development proposals must consider the efficient use of land, layout, landscape and its setting, density, mix, scale, massing, materials, finish, architectural details and nearby habitats.

Policy D DM1 - Aspects of form and design quality

When considering any application for development the Council will have regard to the following aspects:

1. Character - Make the best possible use of the available land by reflecting or improving upon the character of the site and the surrounding area, in terms of its scale, massing, aspect, siting, layout, density, building materials (colour, texture), landscaping, and design features.

2. Appearance/attractiveness - Demonstrate a high standard of architectural principles, use of building materials, craftsmanship and hard and soft landscaping.

3. Impact - Have minimal impact to users and occupiers of nearby property and land. For example, avoiding the loss of sunlight/over-shadowing, over-looking issues, loss of privacy, anti-social noise/disturbance or having an over-bearing presence.

4. Innovation - Raise standards of design by embracing innovative design, new technologies and construction techniques, where a development proposal has the potential to do so.

5. Adaptability - Acknowledge diversity and difference. Buildings and places should be flexible to future adaptation, including the changing needs of occupants (for example ageing users, family circumstances), changes in wider work and social trends, and be able to accommodate potential differing uses of public space.

6. Crime prevention - Provide security measures that make

places feel safer. This shall be achieved through natural surveillance and human presence by locating buildings and play areas along public routes and spaces, and making a clear division between private and public land to foster a mutual protection through territorial belonging. With respect to crime prevention, regard shall be had in particular to the document 'New Homes 2010 - Secured by Design' and the 'Safer Places - The Planning System and Crime Prevention'.

7.Trees and woodland - All new development will be expected to incorporate existing and new tree planting as an integral part of development proposals.

8. Solar gain - Within the constraints of the site and local context development proposals should, maximise sunlight and passive solar energy. Ideally development should be positioned (within a 15-20 degree margin) broadly south, with streets having an east-west pattern.

9. Public realm - Provide or enhance layouts, streets and public spaces so that they are attractive, socially inclusive, safe and secure, adaptable, with appropriate provision for planting, street furniture, and facilities for bicycle storage to create a place with attractive and successful outdoor areas.

10. Layout – movement - Utilise existing networks or improve access via delivery of a variety of integrated networks, to and from residential areas, commercial zones, open spaces, facilities and public transport. Development schemes should carefully consider walking and cycling as an integral part of the overall design concept. The layout of a development scheme should be designed to encourage these sustainable modes of transport whilst also designing in vehicular movements as well.

11. Layout - legibility

Deliver or contribute to the ease of navigation within a new or existing development - scheme through use of focal points (landmarks, gateways, vistas, corner buildings, active edges, existing topography), and/or a variety of detail within the public realm (sculpture, planting, street furniture, building materials, building detail, signage).

12. Public art - Public Art should be incorporated into schemes where there is capacity to do so. Public art can encompass a wide variety of elements to include art as part of the design of buildings and developments, landscape and planting, street furniture, signage and lighting in the public realm which is accessible to all. This can also result in physical, permanent artworks and sculptures. Such cultural interventions have often been realised in response to creatively engaging a community's sense of 'place' or 'well-being' in society. Public art will be encouraged as an integral element of development schemes.

13.Density - The density of new housing will make efficient use of land while providing a mix of dwelling types and maintaining character and local distinctiveness. Higher densities will be more appropriate in the most accessible locations. Proposals should take into account the density of the site and its surroundings. The density of large sites should be varied to guard against uniformity. More specific standards can be found either within individual neighbourhood plans or the Arun Design Guide.

14. Scale

The scale of development should keep within the general confines of the overall character of a locality unless it can be demonstrated that the contrary would bring a substantial visual improvement.

Developers will be expected to prepare development briefs for strategic and other large sites identified by the Council, in consultation with communities and relevant bodies.

Each brief will provide criteria and principles for development. Development briefs will be a material consideration in planning applications and will inform pre-application discussions.

Developments with respect to all of the above shall also be consistent with all other Local Plan policies.

Policy ECC SP1 - Adapting to climate change

The Council will support development which is located and appropriately designed to adapt to impacts arising from climate change such as the increased probability of tidal and fluvial flooding; water stress; health impacts as a result of extreme temperatures and a decline in the quality of habitats and richness of biodiversity.

In order to achieve this, development must be designed to take account of the following issues:

a. Location (in relation to flood risk and vulnerability to coastal erosion);

b. Water efficiency;

c. Shade, cooling, ventilation, solar gain;

d. Connectivity to the green infrastructure network;

e. Layout and massing;

f. Resilience of buildings and building materials to extreme weather events; and

g. Capacity of drainage systems and incorporation of Sustainable urban Drainage Systems (SuDS)

Policy HWB SP1 - Health & wellbeing

All development shall be designed to maximise the impact it can make to promoting healthy communities and reducing health inequalities. In particular regard shall be had to:

a. Providing or contributing to the necessary infrastructure to encourage physical exercise and health, including accessible open space, sports and recreation facilities (including outdoor fitness equipment) and safe, well promoted, walking and cycling routes.

b. Creating mixed use development and multi-use community buildings that reduce the need to travel by providing housing, services and employment in close proximity to each other; and

c. Ensuring that arts and cultural facilities are accessible to all residents and visitors to the District.

Where new health, recreation and leisure facilities are planned, these shall be located along public transport corridors that are easily accessible to members of the wider community.

Policy SD SP3

Gaps Between Settlements

The generally open and undeveloped nature of the following gaps between settlements will be protected to prevent coalescence and retain their separate identity:

Worthing to Ferring

East Preston to Ferring

Littlehampton and Middleton-on-Sea

Pagham to Selsey

Bognor Regis to Chichester

Arundel to Littlehampton

Angmering to Rustington/East Preston

Angmering to Worthing

Felpham to Bognor Regis

Barnham to Walberton

Development will only be permitted within the gaps if:

a. It would not undermine the physical and/or visual separation of settlements;

b. It would not compromise the integrity of the gap, either individually or cumulatively

with other existing or proposed development;

c. It cannot be located elsewhere;

d. It maintains the character of the undeveloped coast and;

e. It enhances the green infrastructure functions of the gap and takes account of opportunities identified in the Green Infrastructure Study, 2012.

Policy OSR DM1 - Open space, sport & recreation

1. Protection of open space, outdoor sport and recreation facilities

Existing open space, outdoor sport and recreational buildings and land, including playing fields, should not be built on unless:

a. A robust and up-to-date assessment has been undertaken which has clearly shown the open space, outdoor sport or recreation facilities to be surplus to requirements;

or

b. The loss resulting from the proposed development would be replaced by equivalent or better provision of open space and/or outdoor sport and recreational buildings and/or land which will be assessed in terms of quantity and quality and suitability of location; or

c. The development is for alternative sports and recreation provision, the needs for which clearly outweigh the loss; or

d. The development is for essential utility infrastructure, the need for which clearly outweighs the harm or loss, and no reasonable alternative site is available.

In the absence of a robust and up-to-date assessment, an applicant for planning permission may seek to demonstrate through an independent assessment that the land or buildings are surplus to requirements. The test of 'surplus to requirements' should include consideration of all the functions that open space, outdoor sport and recreation facilities can perform. Not all open space, outdoor sport and recreation facilities are of equal merit and some may be available for alternative uses.

2. Open space, outdoor sport and recreation facilities in new developments

All new housing and, where viable, commercial development, will be required to contribute to the provision of additional open space, outdoor sport and recreation facilities to a level at least commensurate with the additional population generated by that development, and in accordance with the requirements and guidance set out in the relevant Technical Appendix. The developer will be required to deliver open space, outdoor sport and recreation facilities on site where it is possible to meet the standards required by the Technical Appendix. However, where the development does not generate sufficient demand for one whole unit of the relevant open space, outdoor sport or recreation facility , contributions will be made to strategic projects, identified on the Regulation 123 list, through the Community Infrastructure Levy.

Where new play areas are proposed, they shall be located along public routes and spaces.

The Council will seek to create formal parks at Pagham, Middleton-on-Sea and Rustington.

3. Protection of indoor sport, arts and cultural facilities

Existing indoor sport, arts and cultural facilities should not be built on or redeveloped for other uses unless:

a. a robust and up-to-date assessment has been undertaken which has clearly shown the facilities to be surplus to requirements; or

b. the loss resulting from the proposed development would be replaced by equivalent or better provision of indoor sport, and/or indoor arts and/or indoor cultural facilities, which will be assessed in terms of quantity and quality and suitability of location; or

c. the development is for alternative sports, arts or cultural provision, the needs for which clearly outweigh the loss.

In the absence of a robust and up-to-date assessment, an applicant for planning permission may seek to demonstrate through an independent assessment that the land or buildings are surplus to requirements. The test of 'surplus to requirements' should include consideration of all the functions that indoor sport, arts or cultural facilities can perform. Not all indoor sport, arts or cultural facilities are of equal merit and some may be available for alternative uses.

4. Indoor sport, arts and cultural facilities and new developments All new housing and, where viable, commercial development, will be required to contribute to the provision of additional indoor sport, arts and cultural facilities to a level at least commensurate with the additional population generated by that development, and in accordance with the requirements and guidance set out in the relevant Technical Appendix. The developer will be required to deliver indoor sport, arts and cultural facilities on site where it is possible to meet the standards required by the Technical Appendix.

However, where the development does not generate sufficient demand for one whole unit of the relevant indoor sport, arts or cultural facilities (the threshold for a new facility on-site), contributions will be made to strategic projects, identified in the ADC Leisure and Cultural Strategy (2013-2018) and on the Regulation 123 list, through the Community Infrastructure Levy.

5. Local Green Space and Neighbourhood Plans

By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed and be capable of enduring beyond the end of the plan period. The Local Green Space should be local to the community and not an extensive tract of land.

Local Green Space, once designated, is subject to the same strong development restrictions as Green Belt.

6. Quality expectations

Facilities must meet the minimum technical specification and design guidance set out in the Technical Appendix.

Developments with respect to all of the above shall have regard to the 'Secured by Design' guidance documents and shall also be consistent with all other Local Plan policies.

Policy ENV SP1 - Natural environment

Arun District Council will encourage and promote the conservation and enhancement of biodiversity and the natural environment through the development process and particularly through policies for the protection of both designated and non-designated sites. Where possible it shall also promote the creation of new areas for habitats and species. In relation to designated sites, development will be permitted where it protects sites listed in Tables 17.1-17.6 that are recognised for the species and habitats contained within them.

Policy ENV DM3 - Non designated sites

Within Biodiversity Opportunity Areas (BOAs) (see Policies Map), development shall:

a. Retain and sympathetically incorporate locally valued and important habitats, including wildlife corridors and stepping stones

b. Be designed in order to minimise disturbance to habitats

Where development proposals are likely to have an impact on species or habitats within the BOAs, any application for planning permission shall include a properly conducted survey of the presence of that species and habitat and any impact that development may have on the BOA. Development proposals that do not reasonably address opportunities for enhancing BOAs through their design, layout and landscaping or access/management shall not be permitted. Where a development scheme would result in a habitat loss, mitigation measures shall be proposed as part of the proposed scheme and such measures agreed with the Planning Authority prior to the determination of any planning application.

Developments shall also be consistent with all other Local Plan policies.

Policy ENV DM4 - Protection of trees

Development will be permitted where it can be demonstrated that trees protected by a Tree Preservation Order(s), (TPO) identified as Ancient Woodland, in a Conservation Area or contributing to local amenity, will not be damaged or destroyed now and as they reach maturity, unless:

a. Would result in the removal of one or more trees in the interests of good arboricultural practice. This shall be demonstrated by the developer following the advice of a suitably qualified person which shall be guided by BS 5837 (2012). Details of any advice received having regard to BS 5837 (2012) shall be submitted, in writing, as part of a planning application; or

b. Would enhance the survival and growth prospects of other protected trees;

c. The benefits of the proposed development in a particular location outweigh the loss of trees or woodland, especially ancient woodland.

Where planning permission is granted in any of the above instances, conditions shall be used to ensure that, for any trees which are removed as part of a development, at least an equivalent number of a similar species and age (where practical) are planted on the proposed development site. Sufficient space for replacement trees to mature without causing future nuisance or damage shall be provided. The planting of new trees shall form an integral part of the design of any development scheme.

Proper provision must be made for the protection and management of trees or areas of woodland on-site when undertaking development. A management plan shall be provided as part of a planning application in accordance with BS 5837 (2012) in order to ensure that trees are adequately protected during development and appropriately maintained in the future. Conditions for the continued protection of trees on sites shall be included in any planning consent given.

Where there are existing trees on or adjacent to a development site, developers shall be required to provide:

d. Land and tree surveys

e. A tree constraints plan

f. An arboricultural impact assessment to include a tree protection plan and arboricultural method statement

These will ensure that development is planned to take a comprehensive view of tree issues at an early stage in the

design process and that development works do not have a negative impact on existing trees.

Developments shall also be consistent with all other Local Plan policies.

Policy ENV DM5 - Development and biodiversity

Development schemes shall, in the first instance, seek to achieve a net gain in biodiversity and protect existing habitats on site. They shall also however incorporate elements of biodiversity including green walls, roofs, bat and bird boxes as well as landscape features minimising adverse impacts on existing habitats (whether designated or not). Development schemes shall also be appropriately designed to facilitate the emergence of new habitats through the creation of links between habitat areas and open spaces. Together, these provide a network of green spaces which serve to reconnect isolated sites and facilitate species movement.

Where there is evidence of a protected species on a proposed development site, planning applications shall include a detailed survey of the subject species, with details of measures to be incorporated into the development scheme to avoid loss of the species. This involves consideration of any impacts that will affect the species directly or indirectly, whether within the application site or in an area outside of the site, which may be indirectly affected by the proposals. All surveys shall be carried out at an appropriate time of year and shall be undertaken by a qualified and, where appropriate, suitably licensed person.

All developments shall have regard to Natural England's standing advice for protected species.

Developments shall also be consistent with all other Local Plan policies.

Policy W DM3 - Sustainable Urban Drainage Systems

To increase the levels of water capture and storage and improve water quality, all development must identify opportunities to incorporate a range of Sustainable Urban Drainage Systems (SUDS), appropriate to the size of development, at an early stage of the design process.

Proposals for both major and minor development proposals must incorporate SUDS within the private areas of the development in order to provide source control features to the overall SUDS design. These features include:

Green roofs

Permeable driveways and parking

Soakaways

Water harvesting and storage features including water butts.

Proposals for major development must also integrate SUDS within public open spaces and roads, in liaison with West Sussex County Council, (the SUDS Approval Body) or its agent. SUDS must therefore be integrated into the overall design of a development and must:

a. Contribute positively to the appearance of the area

b. Effectively manage water (including its quality)

c. Accommodate and enhance biodiversity by making connections to existing Green Infrastructure assets and

d. Provide amenity for local residents (ensuring a safe environment) and

e. Retain existing open drainage ditches in their current form.

In order to ensure that SUDS discharge water from the development at the same or lesser rate, as prior to construction, developers must:

f. Follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations and the SUDS manual produced by CIRIA.

g. Undertake up to six months groundwater monitoring within the winter period.

h. Undertake winter percolation testing in accordance with BRE365.

i. The proposed drainage system must be designed to ensure that there is no flooding on a 1 in 30 year storm event.

j. The design must also take account of the 1 in 100 year storm event plus 30% allowance for climate change, on stored volumes, to ensure that there is no flooding of properties or the public highway or inundation of the foul sewerage system. Any excess flows must be contained within the site boundary, and within designated storage areas.

k. Flow routes through the development must be demonstrated

as a first stage in the design process, demonstrating how water will travel at or near the surface for three types of flow:

Low flow routes: Once surface water run-off has been collected, cleaned and controlled in source control features it will either be stored where it fell as rain in permeable pavement, or flow onward to local storage structures. The day-to-day flows from these features should travel in low flow channels through the development in a controlled way contributing to landscape quality.

Overflows: In the event of local blockages or surcharge a simple overflow arrangement should allow water to bypass the obstruction and return to the management train sequence until conditions return to normal.

Exceedance routes: When SUDS are overwhelmed by exceptional rainfall then exceedance routes protect people and property by providing unobstructed overland flow routes from the development and should be considered for all drainage schemes.

The SUDS design must demonstrate that flow routes have been considered at each design stage to take into account the effect of proposed development on the natural flow pattern for the site. Exceedance routes should also be protected from future changes in land use.

Developments shall also be consistent with all other Local Plan policies.

Policy QE SP1 - Quality of the environment

The Council requires that all development contributes positively to the quality of the environment and will ensure that development does not have a significantly negative impact upon residential amenity, the natural environment or upon leisure and recreational activities enjoyed by residents and visitors to the District.

The location of existing industrial and commercial uses, including waste management uses, must be taken into consideration when assessing proposals for development sensitive to noise, light, odour and outputs to air. This is to ensure that land allocated for these uses are protected and to ensure that the amenity of new developments and facilities is safeguarded from the impacts of incompatible land uses.

Policy QE DM2 - Light pollution

Planning permission for proposals which involve outdoor lighting must be accompanied by a lighting scheme prepared according to the latest national design guidance and relevant British Standards publications. Outdoor lighting schemes will be considered against the following criteria:

a. No adverse impact on neighbouring uses or the wider landscape;

b. Light levels being the minimum required for security and working purposes;

c. Minimising the potential glare and spillage; and

d. The degree to which outdoor lighting can be powered by on-site renewable sources.

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APPENDIX C

RELEVANT LCA EXTRACTS

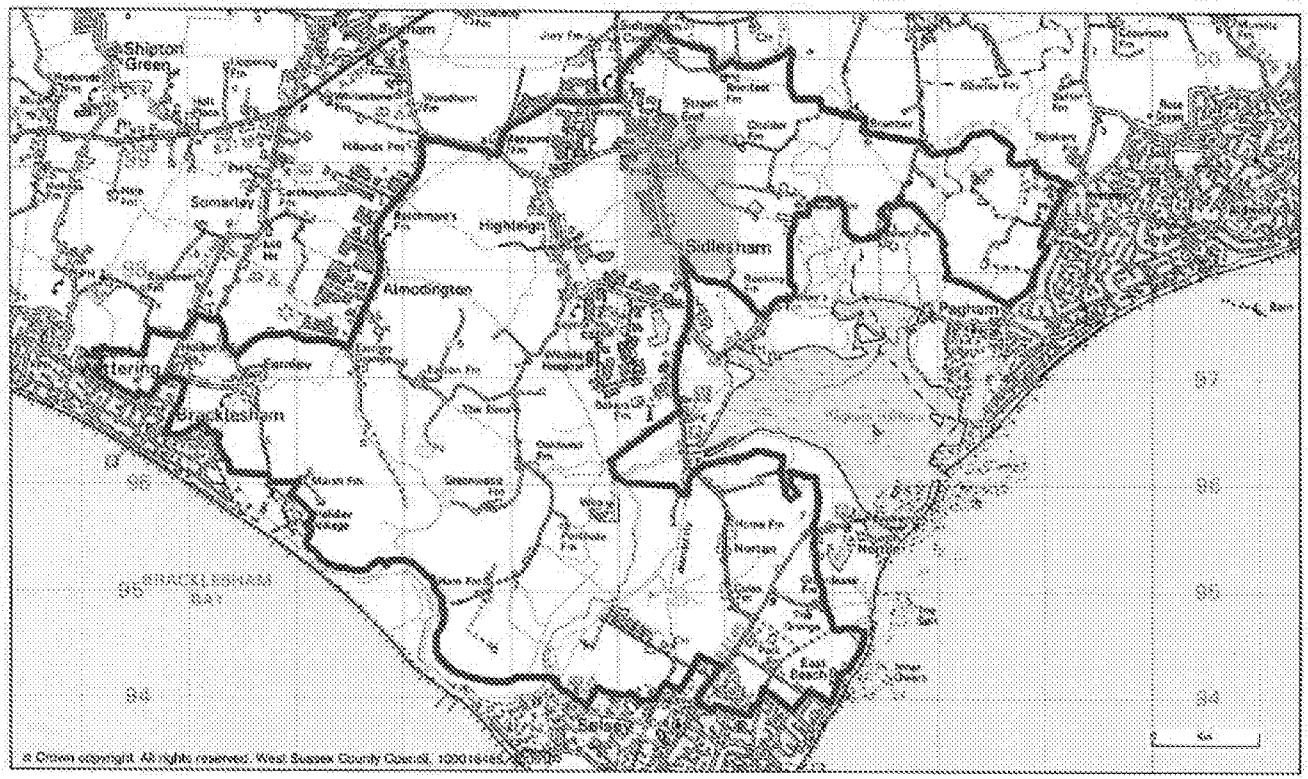
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Overall Character

This Character Area lies in the south west of the county, to the south of Chichester, between the harbours of Chichester and Pagham. A large part of this area has been reclaimed from the sea, and remains below the current high spring tide level. It is mainly flat open landscape, dominated by highly productive large arable fields and modern farm buildings and characterised by a decline in tree and hedgerow cover and loss of grassland habitats. Habitation is predominantly in scattered small traditional settlements and larger suburban villages. Areas of unimproved grassland still exist along the edges of streams and rifes which are often immediately bordered by reed beds. In contrast, some parts have a patchwork of smaller enclosed pastures and horse paddocks which have a more intimate character. Parkland tree belts remaining from former estates are an occasional feature and there are significant clusters of glasshouses in the Sidlesham area.

Key Characteristics

- Mainly low-lying flat landform
- Presence of small enclosed pasture fields and horse paddocks
- Linear villages
- Narrow, right-angled or winding lanes
- Occasional views from the land of the water or of open space
- Few trees or hedgerows, partly as a result of Dutch Elm Disease from the 1970s and the Great storm in 1987 and high value agricultural land although where they do exist, they form prominent features
- Large scale arable farming with large, often irregular fields
- Extensive farms with both traditional and modern farm buildings and sheds
- Industry in the countryside mainly associated with horticulture, including a large expanse of glasshouses
- Scattered residential edges with mixed building materials, often flint, brick, tile/ timber and some often with sprawling modern fringes
- Rife and ditch systems with associated unimproved grassland and edged by reed beds
- Busy roads



THE WEST SUSSEX LANDSCAPE
Land Management Guidelines

Sheet SC2

Manhood Peninsula

South Coast Plain

The area covered by the Sheet is derived from:

Chichester and Pagham Harbours and the Manhood Peninsula (B1) Landscape Character Area defined in the unpublished **West Sussex Character Assessment** (November 2003).



west sussex county council

SC2

Historic Features

- Medieval manor house.
- Field patterns mainly the result of 18th and 19th century Parliamentary enclosure.
- Medieval churches at Sidlesham and Earnley.
- Remnant parkland.
- Smallholdings.

Biodiversity

- Low-lying species-rich grasslands adjacent to the rifes.
- Remnant semi-natural broadleaved woodlands form pockets of high nature conservation importance.
- Ancient woodland at Keynor Copse, a Site of Nature Conservation Importance (SNCI).
- Remnants of floodplain woodland and stands of planted black poplar.
- Low-lying, seasonally flooded pasture, adjacent to Pagham Harbour, is important for wintering waders and wildfowl such as Black-tailed Godwit, Curlew and Brent Geese.

Change - Key Issues

- Changes in farming practices leading to industrial size installations and glasshouses.
- Active recreational and seasonal visitor pressure impacting on access to the coast.
- Traffic generation resulting in erosion of rural lanes and loss of tranquility.
- New housing developments associated with the expansion of Bognor Regis.
- Changes in drainage patterns.
- Climate change may increase the risk of storm surges and storminess with associated flooding, and consequent impacts on inter-tidal habitats, increasing pressure for possibly insensitive coastal defences.
- Management and possible realignment of sea defences, due to predicted sea level rises, will have significant implications for landscape over the coming decades.

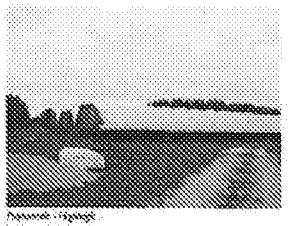
Landscape and Visual Sensitivities

Key sensitivities are:

- Large-scale glasshouse expansion which can be highly visible and prominent in long views.
- Managed retreat of the coastline may be particularly influential in the future, providing opportunities for creation of new coastal and inter-tidal habitats and could result in a more naturally functioning landscape.
- Expansion and development on urban and village edges.
- Close proximity to internationally important landscapes of Chichester Harbour Area of Outstanding Natural Beauty (AONB) and Pagham Harbour Local Nature Reserve (LNR).
- Ingress of salt laden winds inland.



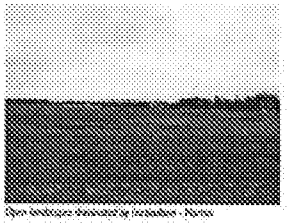
St Mary's Church - Sidlesham



Pagham Harbour

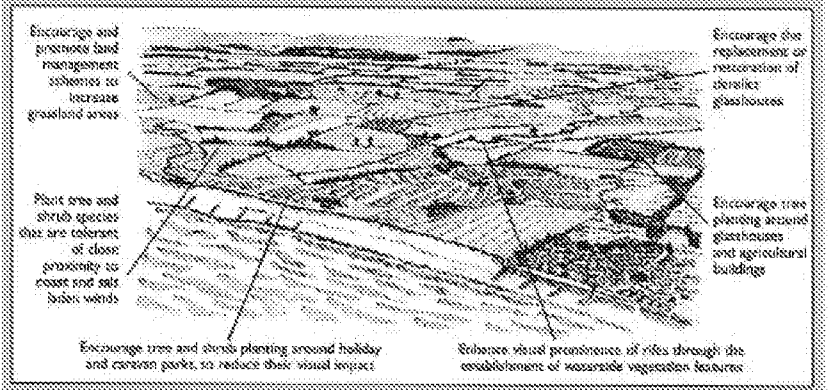


Arable planting - Sidlesham



Open landscape dominated by horticulture - Norton

Land Management Guidelines



Conserve existing area of tranquil character.

- Create a new large scale tree and hedgerow framework which complements the open, intensively farmed landscape, whilst maintaining significant views.
- Encourage a colour and design study with a view to having guidelines for new and existing agricultural and industrial buildings.
- Conserve and enhance the character and setting of the villages.
- Encourage the replacement or renovation of derelict glasshouses, where more appropriate developments to the landscape.
- Promote sympathetic design of new road schemes.
- Promote a management plan for urban edges to enhance the distinction between the urban and rural landscape.
- Promote the planting of trees and shrubs within and around caravan parks and holiday camps to reduce their visual impact.
- Substantially extend woodland and hedgerow cover around village fringes as screen to lighting schemes.
- Encourage extensive areas of tree planting to prevent loss to agricultural land.
- Encourage field tree planting associated with large agricultural buildings and glasshouses in an attempt them into the landscape more satisfactorily.
- Conserve and manage existing tree groups and individuals.
- Maintain and link existing remnant hedgerows and even lines to re-establish coherent field boundaries and wildlife corridors, strengthening the wider network.
- Establish new vegetation features by the planting of hedgerows and hedge trees along roadsides, especially those approaching settlements, and new copses in field corners.
- Enhance the visual prominence of rifes through the establishment of water side vegetation features.
- Encourage and promote land management schemes to increase grassland areas.
- Promote and establish grassland management regimes of grazing, hay cutting and silage.
- Plant trees and shrub species that are tolerant of close proximity to the coast and salt laden winds.
- Enhance the landscape and conservation value of rifes through the re-profiling of banks, and encourage more diverse flora by lengthening clearance cycles.
- Maintain, restore and enhance floodplain woodland and associated species, including native black poplar, where appropriate.

This Guidelines should be read in conjunction with:

- County-wide Landscape Guidelines set out in A Strategy for the West Sussex Landscape (November 2005) published by West Sussex County Council.
- Black Poplar Species Action Plan for Sussex, June 2005.
- South Downs Shoreline Management Plan - Beachy Head to Selsey Bill (under review).

For further information call 01243 642118 or visit www.westsussex.gov.uk

Extracts from the Arun Landscape Study - Landscape Capacity

separation between the principal settlements or contribute substantially to the setting of Pagham in relation to the Harbour or the gap designation.

6.4.5 **Bognor Regis and Chichester**

Existing structure

6.4.5.1 The gap includes the eastern end of Pagham Rife, a substantial area of the coastal plateau including large scale open arable and small scale mixed agricultural landscapes. The small scale landscapes include mature tree lines, small copses and intact hedgerows.

Existing character and visual context

6.4.5.2 Much of the town presents a hard edge to the surrounding landscape. The small scale landscape running through the centre of the gap area (Five Farms character area) effectively contains the open arable landscape adjacent to Bognor. Coastal plain beyond the Five Farms area is rural and largely unrelated to Bognor Regis. A small pocket of enclosed landscape sits beside North Bersted.

Existing intervisibility

6.4.5.3 There is currently no intervisibility between Chichester and Bognor Regis. The generally open arable landscape is compartmentalised by the Five Farms landscape character area. Landscape to the south east strongly related to Bognor, landscape to the north west, related to open countryside and the south east approaches to Chichester.

Gap Assessment

6.4.5.4 The gap breaks down into three principal compartments which have a strong correlation with the local landscape character assessment.

- Sefter Bottom-Eldridge Coastal Plain which is a rural open arable landscape with only occasional and generally distant views of Bognor Regis.
- Five Farms Coastal Plain which includes a patchwork of small arable fields and paddocks enclosed by mature hedgerows and occasional copses, the south eastern edge of which has middle distance views of Bognor Regis.
- Ross Green Coastal Plain, a large scale arable landscape with little boundary vegetation. The character of the area is heavily influenced by the urban areas of Bognor Regis which abut the south eastern edge of the character area.

6.4.5.5 Analysis of the existing intervisibility has identified that the Five Farms area provides a visual break between landscapes which are related to Bognor Regis and those landscapes which relate to the wider landscape and the south eastern approaches to Chichester.

Table 1
Landscape Sensitivity

No.	Landscape Character Area							
1	Pagham Harbour							
2	Pagham Rife							
3	Pagham Lower Coastal Plain							
4	North Bersted Area							
5	Five Farms Coastal Plain							

[1] Refer to local landscape character assessment and the Landscape Capacity and Sensitivity Study for Arun District Council for detailed definitions

Table 2
Landscape Value

No.	Landscape Character Area							
1	Pagham Harbour							
2	Pagham Rife							
3	Pagham Lower Coastal Plain							
4	North Bersted Area							
5	Five Farms Coastal Plain							
6	Ross Green Coastal Plain							

[1] Including open space

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Pagham

1 **Settlement Analysis**

1.1 Pagham lies on the coast, at the western end of Bognor Regis, within the south-west corner of Arun District. Pagham is distant from the National Park to the north, but is adjacent to Pagham Harbour which has numerous ecological designations.

1.2 To the east, the village merges with the built up area of Nyetimber. To the west, Pagham has grown to include a large holiday park and mobile homes, the majority of which is located within the flood zone.

1.3 Further west is Pagham Harbour, parts of which are designated as a SSSI. Pagham harbour retains a sense of tranquility and remoteness and forms the main separation between Pagham, and Church Norton and Selsey, on the Manhood Peninsula to the south-west.

1.4 Pagham rife is a distinctive watercourse with associated riparian vegetation, which forms a wide shallow valley floor meandering southwards to the west of Pagham until it reaches Pagham Harbour.

1.5 Located between the rife valley to the west, and the filtered settlement edge to the east, is an area of arable fields raised slightly above the flood zone. The area is scattered with farm buildings and accessed by tracks, and public footpaths which connect the conurbation to the east with the rural landscape to the west.

2 **Site Assessment**

2.1 The site is located on the lower coastal plain along the north-western settlement edge, and extends north and west into the flood zone centred on Pagham Rife. The site itself varies in character and has been divided into three areas - 1a, 1b and 1c.

2.2 Area 1a consists of the arable farmland between the settlement edge and the shallow valley formed by Pagham Rife. Area 1b is the low lying coastal area associated with Pagham Harbour and the lower reaches of Pagham Rife, and Area 1c is the valley floor of the rife, to the north of the harbour.

2.3 The three areas are assessed in detail on the following pages.

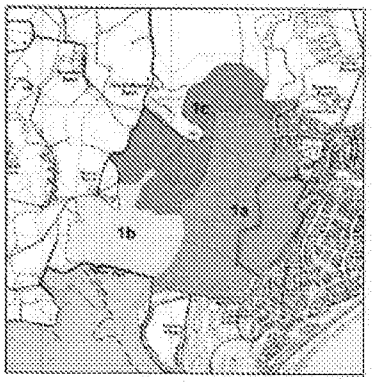
3 **Landscape Capacity for Housing Development**

3.1 Detailed landscape sensitivity and value assessments for each area of the site are set out on the following pages. The landscape capacity of each area has been determined by combining the sensitivity and value, using the reverse matrix shown on page 2. Areas with a higher sensitivity and/ or value have a lower suitability for development than areas with lower sensitivity and/or value.

3.2 The resulting landscape capacity of each area is summarised in the following table and diagram.

3.3 Both Areas 1b and 1c are distinctive rural landscapes, divorced from settlement and located within the flood zone. With major or substantial sensitivity, these areas have negligible or low landscape capacity and are unsuitable for development in landscape terms.

3.4 Area 1a is less constrained than areas 1b and 1c, and is judged to have medium landscape capacity for development. The area could potentially be suitable in landscape terms for limited areas of development proposals which would 'round off' settlement to the east, but would need to demonstrate no adverse impacts on the setting to the wider landscape, taking into account the visual sensitivity of the area, its substantial recreational value, and the sensitivity of the adjacent landscapes to the west.



	Landscape Sensitivity	Landscape Value	Landscape Capacity
1a	Moderate	Moderate	Medium
1b	Major	Substantial	Negligible
1c	Substantial	Moderate	Low

KEY

Site Boundary OS data © Crown copyright and database right 2016

- High / Very high
- High
- Medium / High
- Medium
- Low / Medium
- Low
- Negligible / Low
- Negligible

4 **Green Infrastructure and Landscape Policy**

4.1 With limited vegetative boundary structure across Area 1a, a comprehensive strategy of planting along historic boundary alignments, including hedgerows, trees and grass margins, should be development to recreate a network of green links across any developed areas.

4.2 The current filtered settlement edge should be recreated along the interface between any new development and the rural landscape to the west, to limit views of built form from the rural landscape beyond, including from public footpaths within the adjacent rife and harbour landscapes.

4.3 Landscape policy should be consistent with protection of elements characteristic of the rife and harbour landscapes within areas 1b and 1c, and should prevent development within 1a which lacks proposals to limit the visual intrusion of built form and urban influence on the rural landscape to the west.

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A Pagham Site for

Landscape Sensitivity:

Inherent landscape quality (intactness and condition)	Ecological sensitivity	Inconsistency with existing settlement form/ pattern	Contribution to separation between settlements	Contribution to the setting of surrounding landscape/settlement	Views (visual sensitivity)	Potential for mitigation (inverse scale i.e. high potential for mitigation = low sensitivity, therefore low score)	Overall sensitivity judgement (0 to 5 = Negligible, 6 to 10 = Slight, 11 to 15 = Moderate, 16 to 20 = Substantial, 21 to 25 = Major)
3	3	3	2	3	4	3	21
Soft settlement edge with mature trees and sporadic hedges. Church Station House ancient replace poplar shelter belts – contrary location No internal hedgerow structure Market gardening, cereals and pasture. Undulating landscape. Some internal boundaries lost since the 1900 map.	The site is adjacent to the SSSI and SPA. Grazing for wildfowl overwinter. Pagham Harbour - SSSI / SPA/ Local Nature Reserve/ RAMSAR site. There are 35 notable bird species on site 16 schedule 1 5 SPA species – invertebrates and botanical species. Ditch/ water voles and hedgelines	Settlement on southern side Cemetery on eastern side – north, overlooking and unconfined. Already small development on northern side of the main road and existing tree line. Sporadic development on northern side of the public right of way, well contained with hedgerow. Road forms strong existing boundary to town West side of site is disconnected Soft settlement edge, mostly defined by trees and mixed along the edge.	There is narrow visual separation. Part of permanent settlement gap 2013. Loss of identity to Little Welborne if development was to merge with Pagham	Rural setting to Pagham Church. Open/ distant aspect to the existing settlement. Increasing sense of rurality to the west of the site. Screening trees with the rural landscape – adjacent to woodland landscape within and outwardly wooly land. Rural considering that it is next to Pagham. Wider landscape – pockets are as a constraint, as does the flood around the reservoir.	Views of the National Park from public footpaths and viaduct. Filtered views from the settlement edge. Long distance views are contained by poor trees. Multiple public rights of way running through the site.	There is no internal landscape structure apart from the ditch lines. The historical boundaries are followed apart from the south east corner. It would be difficult to mitigate as it would be difficult to enhance an limited existing structure. New development would be open to views from public rights way and Little Welborne.	MODERATE

Landscape Value:

Landscape designations	Ecological and other designations (eg. heritage, flood zone etc)	Local distinctiveness	Any historic/cultural/ literary associations	Contribution to setting of 'outstanding assets'	Recreation and public access/ locally valued spaces	Perceptual aspects (eg. scenic quality, tranquility, and remoteness)	Overall value judgement (0 to 5 = Negligible, 6 to 10 = Slight, 11 to 15 = Moderate, 16 to 20 = Substantial, 21 to 25 = Major)
1	5	3	4	3	4	3	19
None.	South across to flood plain. Adjacent to listed buildings. Adjacent to SSSI, and SPA, and Ramsar site. Adjacent to Local Nature Reserve. TPOs - Pagham Hs 1997 Little Welborne. Western boundary slightly within Surface Biodiversity Action Area.	Characteristic of lower coastal plain and working landscape.	The following Grade II listed buildings are within the site: The Old Cottage The Former Vicarage Little Welborne Church Bell House Smuggler's Cottage Never across the site is St Thomas a Becket's Church which is a Grade I church built in 1200 on the site of a church mentioned in the Domesday Book.	Pagham Harbour. Large field to the south of the site is much more of a rural setting to Pagham Thomas a Becket Church and Little Welborne.	Public access with extensive footpath network. Links to Pagham Harbour.	Both the road, and train song are audible. In accord context with settlement edge. Quiet but not tranquil. Agricultural landscape is not especially scenic and is very flat.	MODERATE

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ARUN DISTRICT COUNCIL P/140/16/OUT

APPENDIX D

SIGNIFICANCE TABLES

RVP/ Section	Receptor	Sensitivity	Construction Period - Temporary		Operation – Year 1 (with Mitigation)		Operation - Year 7 (with Mitigation)		Impact Type
			Magnitude	Significance	Magnitude	Significance	Magnitude	Significance	
IVPA 02	1. Mill Park	High	N/A	N/A	N/A	N/A	N/A	N/A	-
03 B-BB	3. Meadow Sweet	Moderate	Major Adverse	Moderate/ Major Adverse	Major Adverse	Moderate/ Major Adverse	Moderate /Minor Adverse Reducing	Moderate /Minor Adverse Reducing	Minor Adverse Permanent (Winter Only)
04 B-BB	2. Existing Properties east of Summer Lane	Moderate (Oblique)	Major Adverse	Moderate/ Major Adverse	Major Adverse	Moderate/ Major Adverse	Moderate /Minor Adverse reducing	Moderate /Minor Adverse Reducing	Reducing to Negligible
03 A-AA	4. Proposed Properties north of Summer Lane	Moderate	Major Adverse	Moderate/ Major Adverse	Major Adverse	Moderate/ Major Adverse	Minor Adverse reducing	Moderate /Minor Adverse Reducing	Minor Adverse Permanent (Winter Only)
04 C-CC IVPB	5. Pagham Road - Properties to the north east - ANOGS boundary	High (garden views only) otherwise moderate	Major Adverse	Major Adverse Moderate/ Major Adverse	Major Adverse	Major Adverse Moderate/ Major Adverse	Minor Moderate /Minor Adverse reducing	Moderate /Minor Adverse Reducing	Reducing to Negligible
05 E-EE IVPB	6. Pagham Road - Properties to the east	Moderate	Major Adverse	Moderate/ Major Adverse	Major/ Moderate Adverse	Moderate/ Major Adverse	Moderate /Minor Adverse reducing	Moderate/ Minor Adverse Reducing	Minor Adverse Permanent (Winter Only)
07	7. Pagham Road - Properties to the south east	Moderate	Major Adverse	Moderate/ Major Adverse	Major Adverse	Moderate/ Major Adverse	Moderate /Minor Adverse reducing	Moderate/ Minor Adverse Reducing	Minor Adverse Permanent (Winter Only)
F-FF	8.White Rock and adjoining Cottage	High (Oblique)	Minor Adverse	Moderate Adverse	Minor Adverse	Moderate Adverse	Negligible	Negligible	-
		Moderate	Major Adverse	Moderate/ Major Adverse	Major Adverse	Moderate/ Major Adverse	Minor Adverse reducing	Moderate/ Minor Adverse	Reducing to Negligible

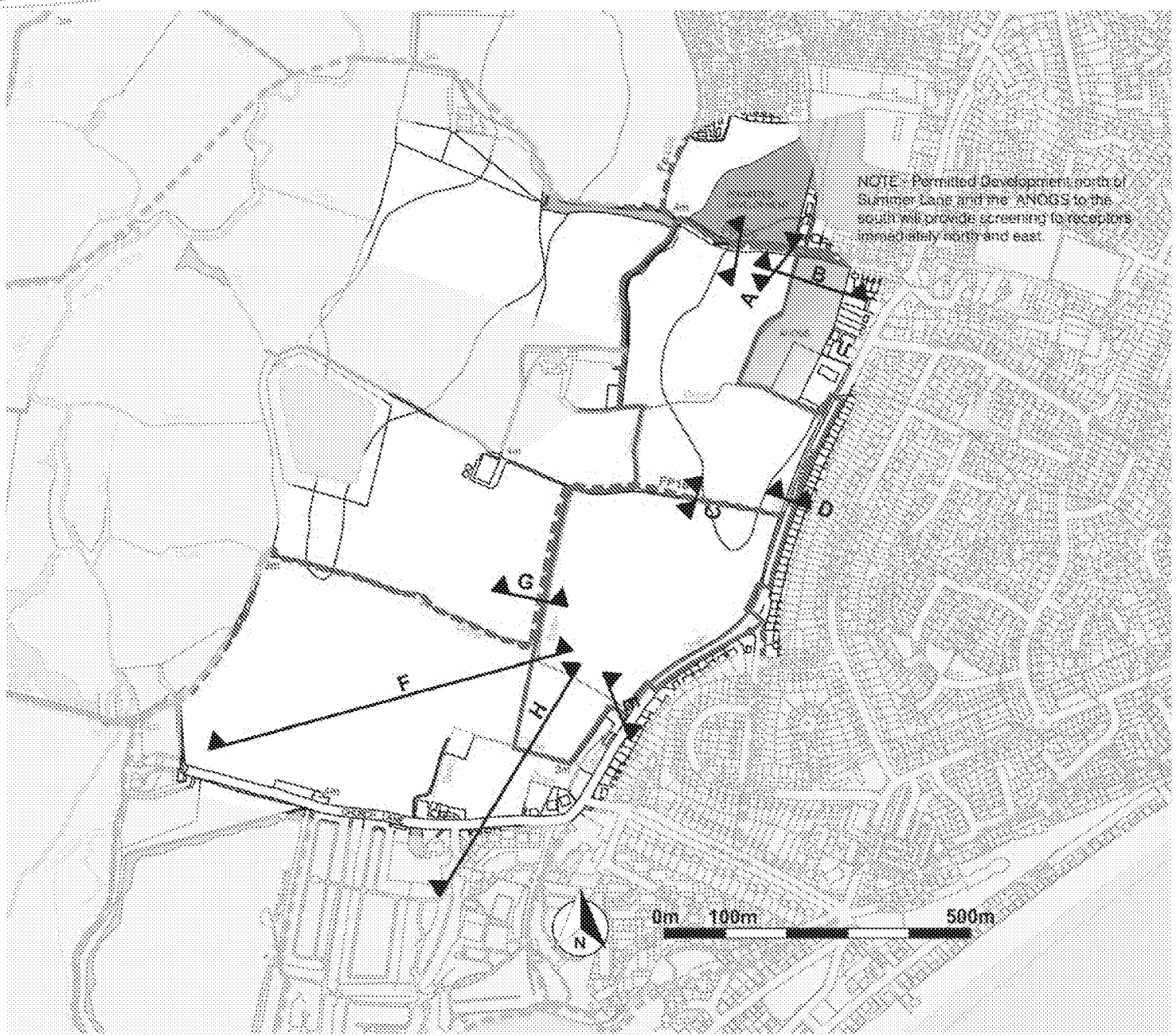
RVP/ Section	Receptor	Sensitivity	Construction Period - Temporary		Operation – Year 1 (with Mitigation)		Operation - Year 7 (with Mitigation)		Impact Type
			Magnitude	Significance	Magnitude	Significance	Magnitude	Significance	
								Reducing	
I-II IVPC	9. Properties east of Church Lane	Moderate	Moderate Adverse	Moderate Adverse	Moderate Adverse	Moderate Adverse	Minor Adverse reducing/Negligible	Minor Adverse Reducing/ Negligible	Reducing to Negligible
08 I-II IVPC	10. Properties south of Church Lane	Moderate	Major Adverse	Moderate/ Major Adverse	Major Adverse	Moderate/ Major Adverse	Minor Adverse reducing	Minor Adverse Reducing	Reducing to Negligible
08 I-II IVPC	11. Properties north of Church Lane	High	Major Adverse	Major Adverse	Major Adverse	Major Adverse	Minor reducing	Moderate/ Minor Adverse Reducing	Reducing to Negligible
09 G-GG	12. Properties west of Church Lane	Moderate	Moderate Adverse	Moderate Adverse	Moderate Adverse	Moderate Adverse	Minor Adverse reducing	Minor Adverse Reducing	Reducing to Negligible
	13. Church Barton	High	Moderate Adverse	Moderate/ Major Adverse	Moderate Adverse	Moderate/ Major Adverse	Minor	Moderate/ Minor Adverse Reducing	Reducing to Negligible
01, 03 A-AA, B-BB	Footpath 100	Moderate	Major Adverse	Moderate/ Major Adverse	Major Adverse	Moderate/ Major Adverse	Moderate /Minor Adverse Reducing	Moderate /Minor Adverse Reducing	Minor Adverse Permanent (Winter Only)
02	Footpath 108	Moderate	Major Adverse	Moderate/ Major Adverse	Major Adverse	Moderate/ Major Adverse	Minor Adverse reducing/Negligible	Minor Adverse Reducing/ Negligible	Minor Adverse Permanent (Winter Only)
6, 11, 12, 13 D-DD,	Footpath 101 In site	Moderate	Major Adverse	Moderate/ Major Adverse	Major Adverse	Moderate/ Major Adverse	Major Adverse	Moderate/ Major Adverse	Permanent

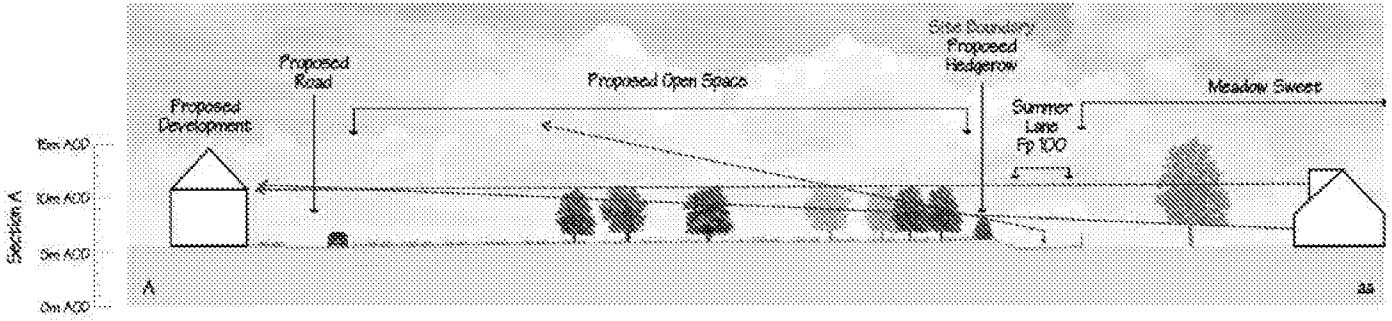
RVP/ Section	Receptor	Sensitivity	Construction Period - Temporary		Operation – Year 1 (with Mitigation)		Operation - Year 7 (with Mitigation)		Impact Type
			Magnitude	Significance	Magnitude	Significance	Magnitude	Significance	
G-GG, H-HH	Footpath 101 Western boundary	Moderate	Major Adverse	Moderate/ Major Adverse	Major Adverse	Moderate/ Major Adverse	Minor Adverse reducing Negligible	Minor/Negligible Adverse Reducing	Reducing to Negligible
IVPB	Village Hall and Recreation Ground	Moderate	Major Adverse	Moderate/ Major Adverse	Major Adverse	Moderate/ Major Adverse	Moderate Adverse	Moderate Adverse	Minor Adverse Permanent (Winter Only)

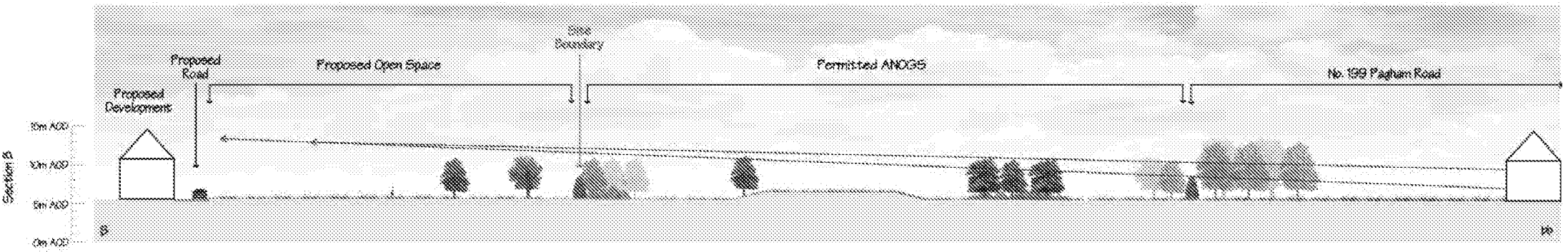
ARUN DISTRICT COUNCIL P/140/16/OUT

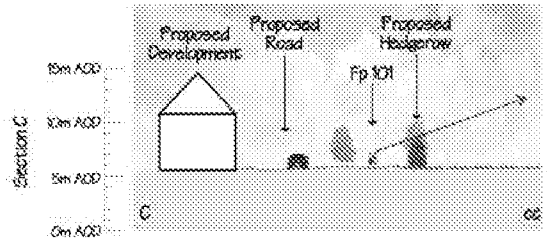
APPENDIX E

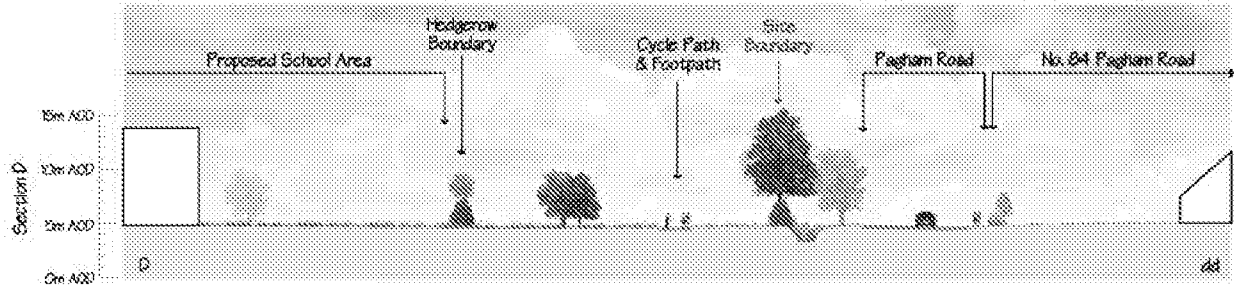
SECTIONS

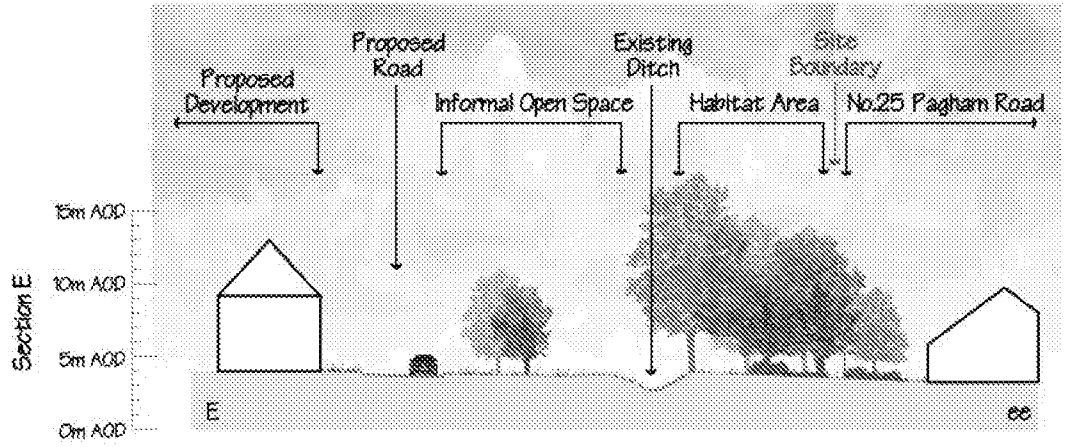

NOTE - Permitted Development north of Summer Lane and the ANGGS to the south will provide screening to receptors immediately north and east.
A
B
C
D
E
F
G
H
N
0m
100m
500m

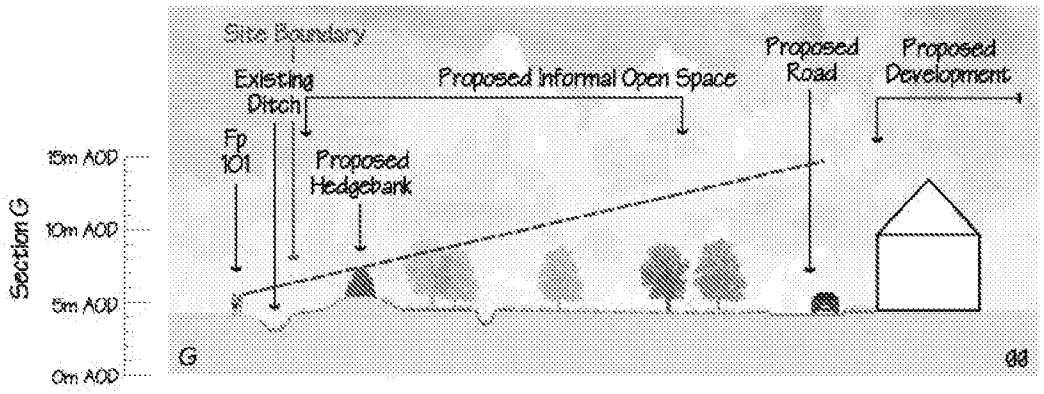

Site Boundary
Proposed Hedgerow
Proposed Road
Proposed Open Space
Meadow Sweet
Proposed Development
Summer Lane Fp 100
15m AOD
10m AOD
5m AOD
0m AOD
Section A
A
aa

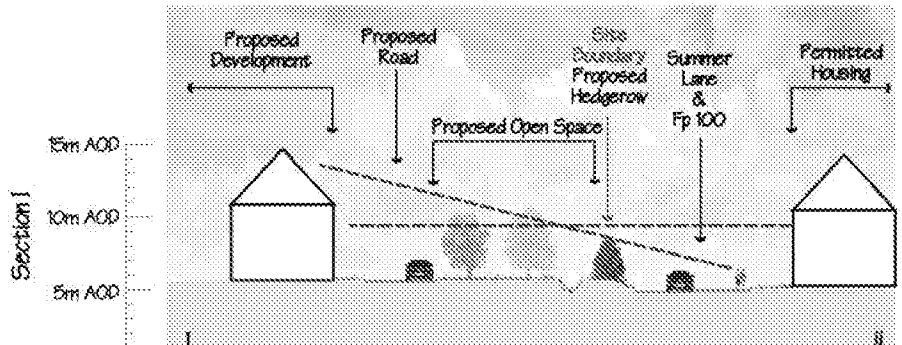

Site Boundary
Proposed Road
Proposed Open Space
Permitted ANOG5
No. 199 Pagham Road
Proposed Development
15m AOD
10m AOD
5m AOD
0m AOD
Section B
B
bb

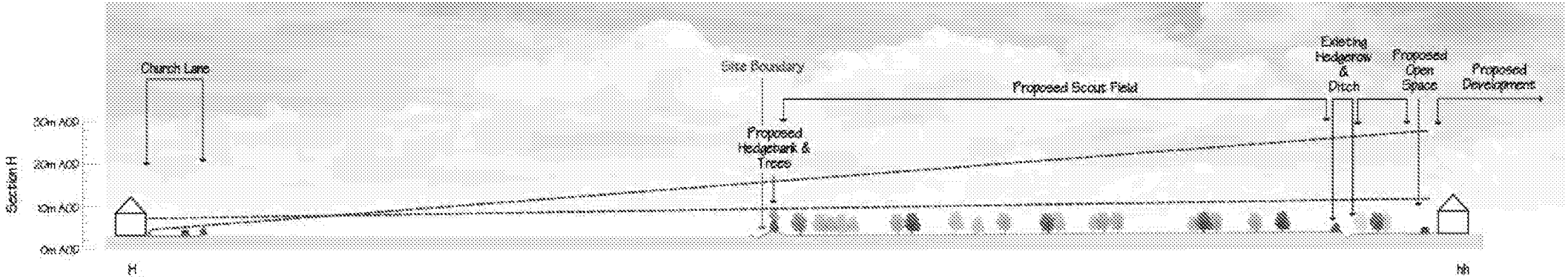

Proposed Development
Proposed Road
Proposed Hedgerow
Fp 101
15m AOD
10m AOD
5m AOD
0m AOD
Section C
C
cc

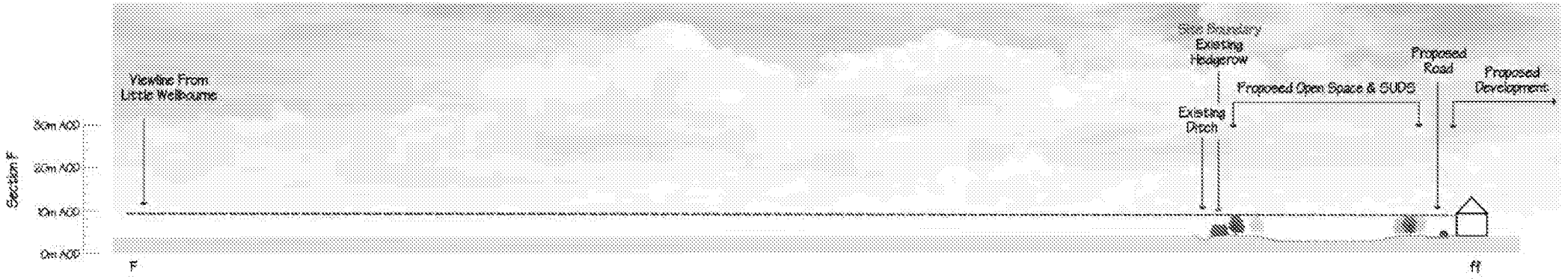

Proposed School Area
Hedgerow Boundary
Cycle Path & Footpath
Site Boundary
Pagham Road
No. 84 Pagham Road
15m AOD
10m AOD
5m AOD
0m AOD
Section D
D
dd


Proposed Development
Proposed Road
Informal Open Space
Existing Ditch
Site Boundary
Habitat Area
No.25 Pagham Road
15m AOD
10m AOD
5m AOD
0m AOD
Section E
E
ee


Site Boundary
Existing Ditch
Proposed Informal Open Space
Proposed Road
Proposed Development
Fp 101
Proposed Hedgebank
15m AOD
10m AOD
5m AOD
0m AOD
Section G
G
gg


Proposed Development
Proposed Road
Site Boundary Proposed Hedgerow
Summer Lane & Fp 100
Permitted Housing
Proposed Open Space
15m AOD
10m AOD
5m AOD
Section I
I
ii


Church Lane
Site Boundary
Existing Hedgerow & Ditch
Proposed Open Space
Proposed Development
Proposed Scout Field
Proposed Hedgebank & Trees
30m AOD
20m AOD
10m AOD
0m AOD
Section H
H
hh


Viewline From Little Welbourne
Site Boundary
Existing Hedgerow
Proposed Road
Proposed Development
Proposed Open Space & SUDS
Existing Ditch
30m AOD
20m AOD
10m AOD
0m AOD
Section F
F
ff

Proposed Mixed Use Development at Pagham South

Landscape & Visual Impact Assessment

December 2016

DLA/1731/RPT/01/Planning Issue

DAVIESLANDSCAPE
ARCHITECTS