

**ADC Planning Consultation
Conservation/Design Officer Response**

Application Number	P/140/16/OUT
Address	Land south of Summer Lane & west of Pagham Road, Pagham
Description	Outline application for mixed use development
Case Officer	David Innes
Date	8 June 2017

The site is located some distance to the south-west of a designated Area of Special Character (ASC), and the proposal is reviewed in terms of Local Plan 2003 - Policy Area 1, and Local Plan 2014 - Policy HERDM4.

The impacts of the proposed development on listed buildings in close proximity to the site are reviewed elsewhere in the planning process.

Para. 132 of the NPPF requires great weight to be given to the conservation of heritage assets and notes that significance can be harmed or lost through inappropriate development within their settings.

The proposal site is some distance from the ASC, and modern housing development and an open green amenity space intervene. There is no objection in terms of the Policies cited above, as due to the flat topography, there are few long views in to, or out of the ASA and the proposed development will have little impact on its locally distinctive qualities.

Angela Haywood
Conservation/Design Officer