

Pagham church response

Visualisation given in Outline application (Heritage Statement, photo 16)



Protection of views: approved Design Code



Site as existing: Public views of St Thomas à Becket Church are limited to only along the public right of way due to the privately owned land.



Site as proposed: Public views of St Thomas à Becket Church are provided along the perimeter roads, throughout the enhanced buffer and land for allotments, and from one of the internal streets.

“The new layout proposed in the regulating plan allows for views from multiple streets and pathways, setting the main views from along the enhanced landscape buffer that is to be provided at the south of the site. Many houses themselves will benefit from views of St Thomas à Becket Church from ground floor and/or first floor windows.

All views have been set up naturally - there is to be no single “view corridor” to the church, and instead plenty of views and glimpses from afar. Artificial view corridors that limit the view of the church to one particular spot were deemed uncharacteristic of Pagham and detrimental to the overall appreciation of the Grade I listed building.”

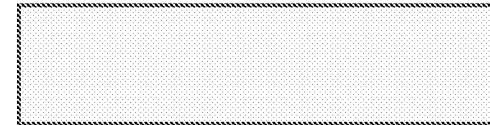
Building heights in this Reserved Matters

- 1.5 Storeys - Eaves between 2450mm and 2900mm
Ridge Between 6500mm and 8000mm
- 2 Storeys - Eaves between 4750mm and 5200mm
Ridge Between 8400mm and 9000mm



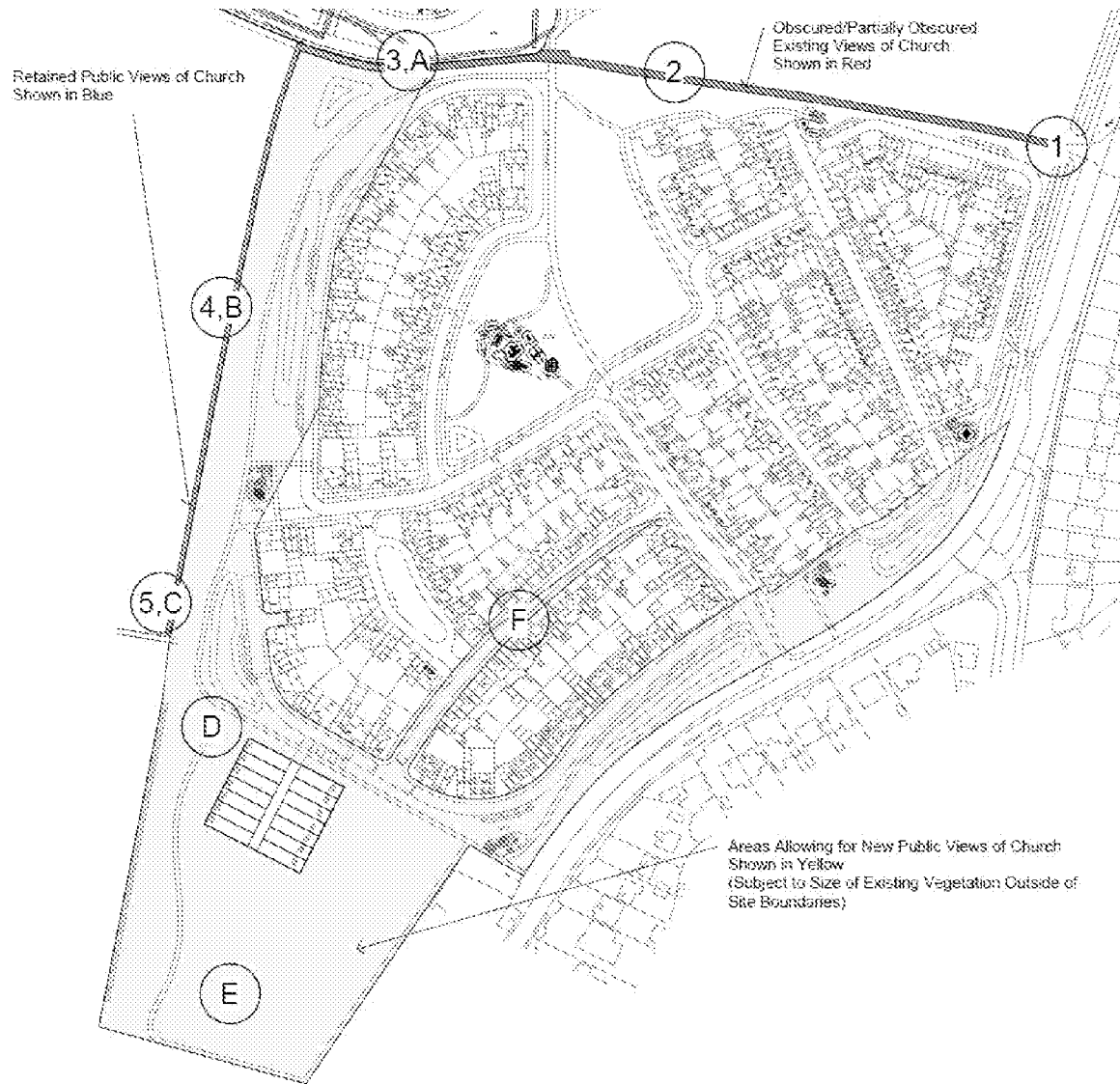
Views of church

Areas allowing for new public views of church (subject to vegetation / screening) – distance variable



Retained public view of church from right of way

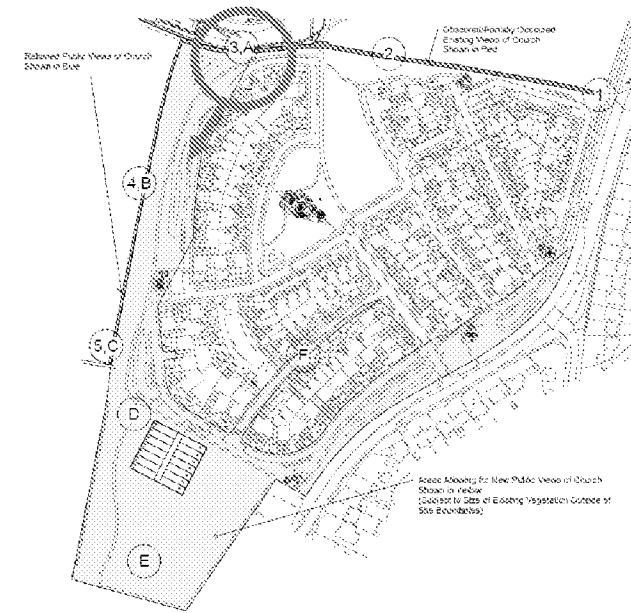
Distant view from right of way obscured or partially obscured (600 to 700 metres away)



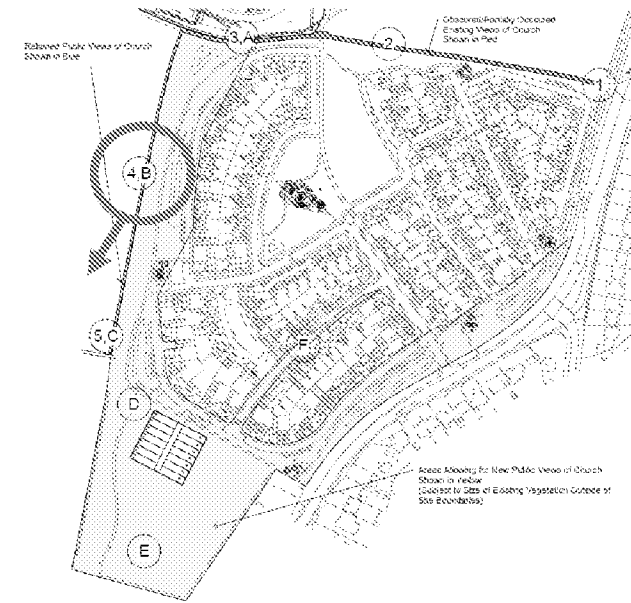
Location of 3D Views

1 : 2000

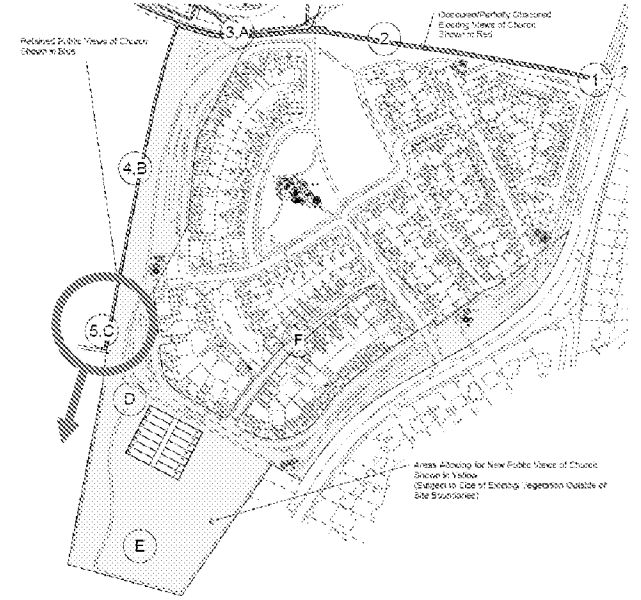
Viewpoint A – from boundary Right of Way



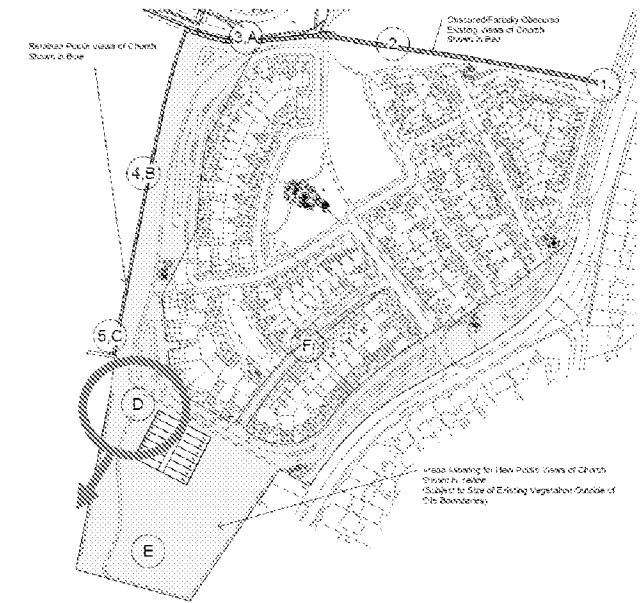
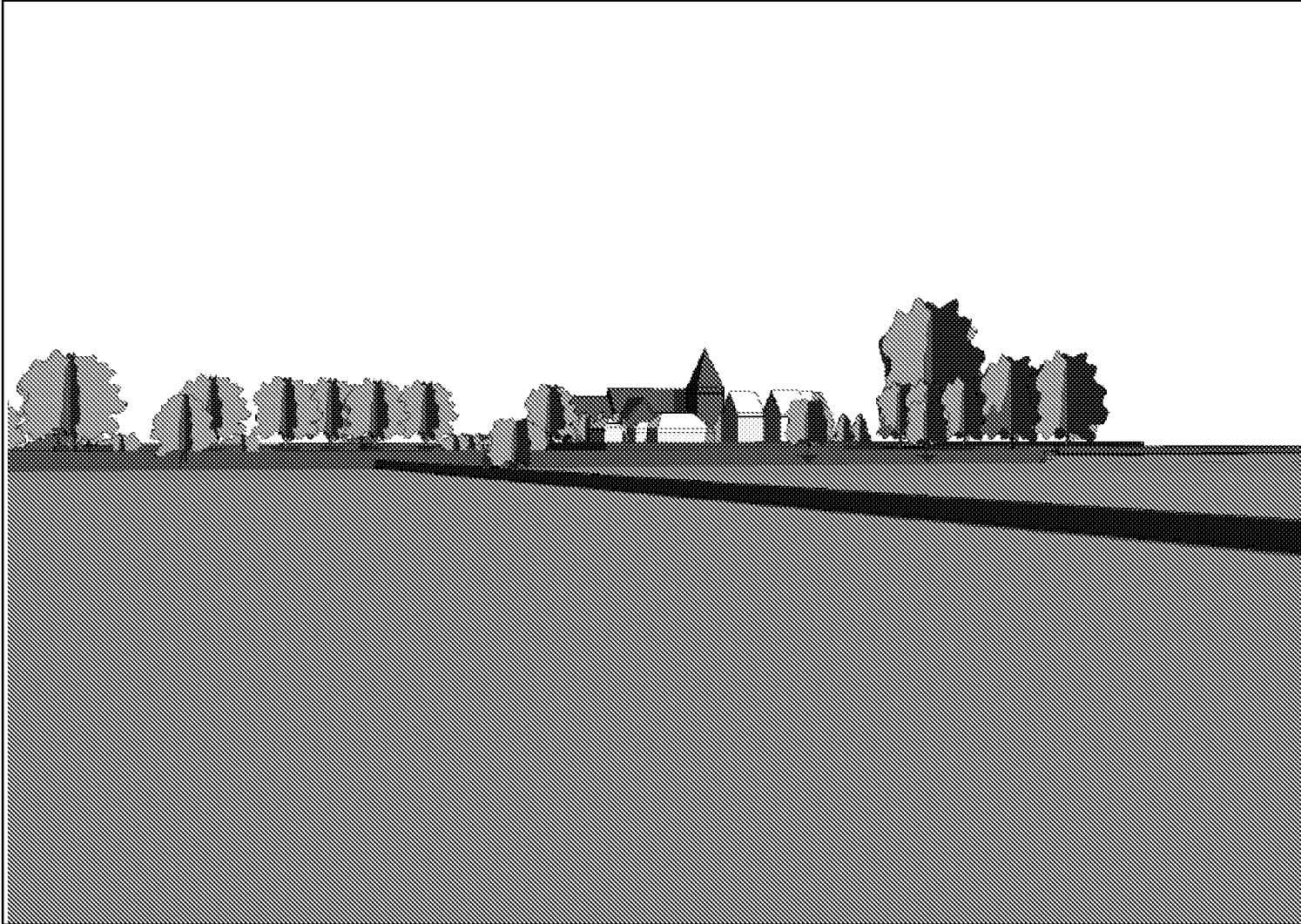
Viewpoint B - from boundary Right of Way



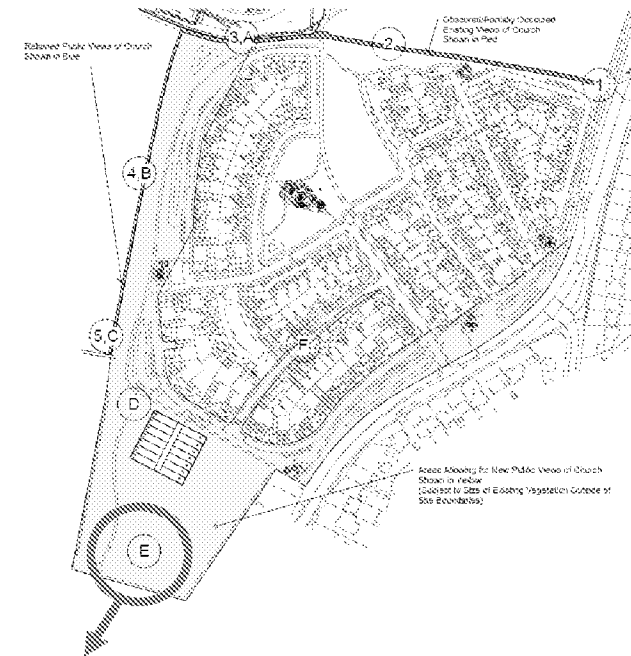
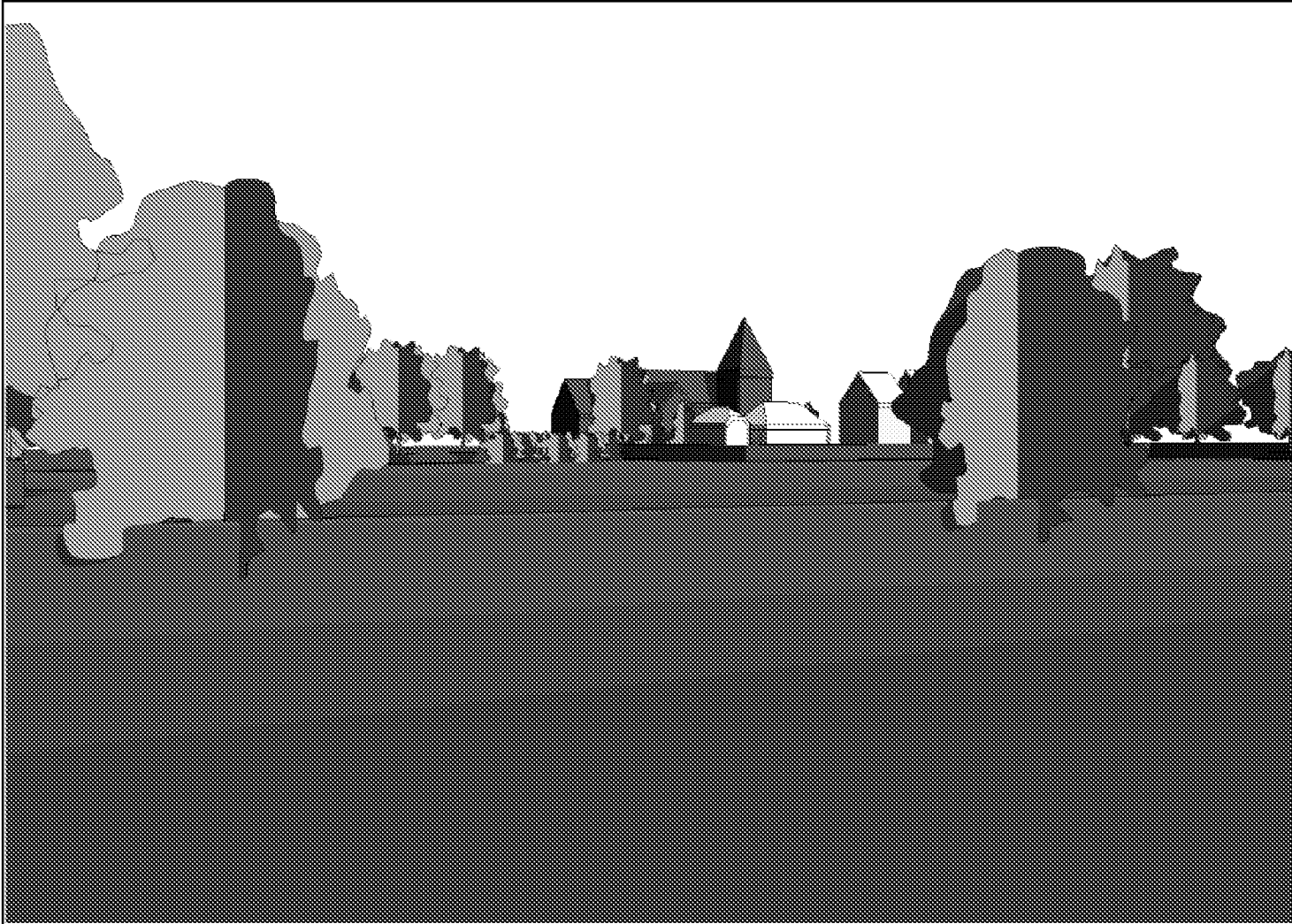
Viewpoint C - from boundary Right of Way



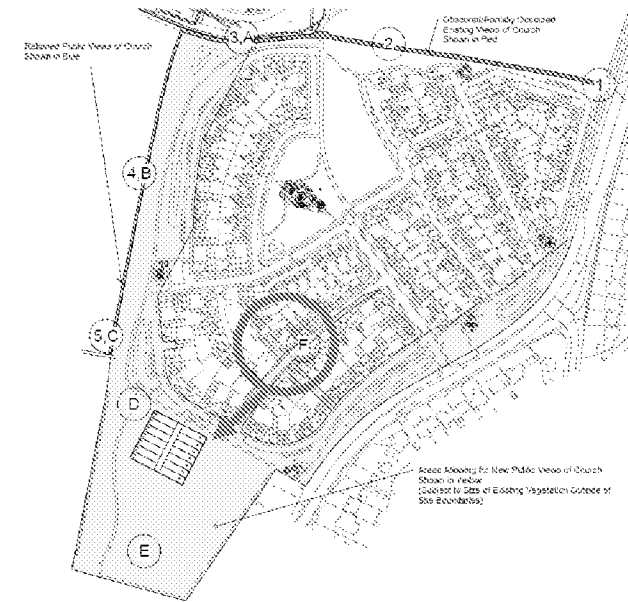
Viewpoint D – from new Public Open Space



Viewpoint E - from new Public Open Space



Viewpoint F – from within the development



Response from Conservation Officer to this RM application

The northern boundary of the churchyard is approximately 330m to the south/south-west of the nearest part of the boundary for the development site, and the church itself is set back further from the lane. It will not impact on the close setting of the church (including the views along Church Lane). There are no views to the proposed development from the church because of the new properties and their grounds on the opposite side of Church Lane, as well as The Old Cottage.

There will also be a slight reduction in the full extent of the longer distance views of the church tower from Summer Lane to the development. Whilst such views of the church is approximately 1km away and visible only in the far distance, the proposed development would impact on the ability to view the tower as a landmark in the wider setting.

The development will lead to the alteration or loss of some of the views of the church, which is currently experienced as a local landmark, set within a semi-rural setting from within the site. It will also reduce a small part of the wider rural setting of the listed building. The result being that it will slightly reduce the ability to appreciate its architectural interest and landmark qualities from one part of the church's setting, with a very minor impact to the significance of the building as a result.

Any harm to significance is harmful, no matter how minor it is. As the wider setting of the church could be impacted on, it could be that this is identified as causing some harm, with this being on the lower end of less than substantial harm.

Historic England – comment on outline P/140/16/OUT

Historic England therefore agrees with the heritage statement that direct views of the development site from the church and churchyard are largely contained by the modern bungalows opposite. However, I also walked across footpath 101 that crosses the application site, and where there are views to the church tower, providing a local landmark within the open farmland.

The Local authority should ensure that any potential harm is avoided or minimised, such as through the implementation of measures to provide effective landscape screening of the proposed development and landscaped buffer areas to maintain a sufficient setting around Pagham's historic core.