

LANDSCAPE AND VISUAL IMPACT ASSESSMENT

LAND WEST OF PAGHAM ROAD, PAGHAM

ON BEHALF OF HALLAM LAND MANAGEMENT

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1. INTRODUCTION

1.1 This Landscape and Visual Impact Assessment (LVIA) has been prepared by Pegasus Group, on behalf of Hallam Land Management in support of a residential development on land west of Pagham Road, Pagham, Bognor Regis. The LVIA has been prepared by a Chartered Member of the Landscape Institute and considers the potential effects of the Proposed Development upon:

- Landscape character of the local area;
- Landscape elements and features associated with the Site, such as vegetation and topography; and
- Visual amenity associated with local receptors.

1.2 The Site is located adjacent to existing residential development and large farmstead at the northern end of Pagham, a large village located to the west of Bognor Regis, West Sussex. It is located within the administrative boundary of Arun District Council; see **Figure 1 Site Location Plan**.

1.3 The Site comprises a single agricultural field, enclosed by a mixture of residential garden boundaries to the south, and mature trees and hedgerows to its remaining sides. Pagham Road runs to the east and is consistent with the Site's eastern boundary, which is set back from the road by way of a grass verge.

1.4 An initial desk-top study was carried out to review a range of published information relating to the Site and its context including, landscape designations and published landscape character assessments with the accompanying guidance. A site visit was carried out in October 2021 and again in November 2021 to review the findings of the desk-top study and to determine the extent of the visual influence of the Site.

1.5 The main objectives of the LVIA are as follows:

- To identify, evaluate and describe the current landscape character of the Site and its surroundings, and also any notable individual landscape elements and features within the Site.
- To determine the sensitivity of the landscape to the type of development proposed.
- To identify potential visual receptors (i.e., people who would be able to see the development) and evaluate their sensitivity to the type of changes proposed.
- To identify and describe any effects of the development in so far as they affect the landscape and/or views of it and to evaluate the magnitude of change due to these effects.

2. METHODOLOGY

2.1 The LVIA has been undertaken with regard to the following best practice:

- Guidelines for Landscape and Visual Impact Assessment (3rd edition) – Landscape Institute/ Institute of Environmental Management and Assessment (2013),
- GLVIA3 Statement of Clarification 1/13, 2/13, 1/14, and 2/14 – Landscape Institute,
- An Approach to Landscape Character Assessment – Natural England, October 2014,
- An approach to landscape sensitivity assessment – to inform spatial planning and land management, June 2019,
- Visual Representation of Development Proposals Technical Guidance Note 06/19, September 2019

2.2 In accordance with the published guidance, landscape (resource and character) and visual impacts are assessed separately. The detailed methodology is outlined in **Appendix 1**.

2.3 A preliminary study area was initially defined as 3km radii from the Site's boundaries. Following the desktop studies and Site visit it transpired that a more focused approach was required, with the visual assessment concentrating on the immediate areas around the Site. This reflects the presence of vegetative screening, visual barriers such as housing and changes in landform. This is further explained in Section 8 of this LVIA.

Nature of Effect

2.4 The degree of landscape or visual effect is identified by means of a descriptive scale as per the GLVIA 3rd Edition guidance. However, it is also necessary to consider the nature of the landscape and visual effects. GLVIA 3 assists on this point noting paragraph 5.37 concerning landscape effects which states that:

“One of the more challenging issues is deciding whether the landscape effects should be categorised as positive or negative. It is also possible for effects to be neutral in their consequences for the landscape. An informed professional judgement should be made about this and the criteria used in reaching the judgement should be clearly stated. They might include, but should not be restricted to:

- ***The degree to which the proposal fits with existing character;***
- ***The contribution to the landscape that the development may make its own right, usually by***

virtue of good design, even if it is in contrast to existing character.

The importance of perceptions of landscape is emphasised by the European Landscape Convention, and others may of course hold different opinions on whether the effects are positive or negative, but this is not a reason to avoid making this judgement, which will ultimately be weighed against the opinions of others in the decision making process."

- 2.5 A precautionary approach is applied to this LVIA that assumes all landscape and visual effects are considered to be negative or adverse unless otherwise stated.

3. BASELINE CONDITIONS

Site Description

- 3.1 The Site measures approximately 4.91ha and comprises a single agricultural field, bounded by a mixture of well-defined tree and hedge planting and rear garden fencing. It is currently in use for arable crops and is accessed by way of an existing vehicular access off Pagham Road that also services Windmill Barn and Commonhead Barn to the north of the Site; see **Figure 2: Site Photos**.
- 3.2 Positioned at the northern end of the village, the Site lies adjacent to a large static caravan site, comprising single storey static caravans and other associated built form, the rear garden boundaries to which define the Site's southern boundary. The north and east boundaries are well defined by mature tree and hedge planting, while a small pocket of vegetation is located adjacent to the west and defines its western side. This pocket of vegetation incorporates a small waterbody that connects with ditch lines running the length of the Site's north and western boundaries. These then connect into Pagham Rife¹ watercourse further west.
- 3.3 A large farmstead is located to the northwest corner of the Site, referred to collectively as Rookery Farm and whose access road partly defines the Site's eastern boundary. A listed windmill structure is positioned adjacent to the Site's southeast corner, and forms part of a more modern residential development that is contiguous with the heritage asset; see **Figure 3: Aerial Context Plan**.

Environmental Designations

- 3.4 The Site is not subject to any statutory or local/non-statutory landscape designations at either the local or national level such as: National Parks or Special Landscape Areas (SLAs), although the south Downs National Park is located approximately 8.5km to the north; see **Figure 4: Environmental Designations Plan**.

Vegetation

- 3.5 With the exception of the trees and hedgerows that define the Site boundaries, the Site is devoid of any vegetation bar the crops being grown within it.

¹ The word 'rife' is a Sussex dialect word for a stream.

- 3.6 Trees and hedgerow that define the north and eastern boundaries of the Site are well maintained and established with larger scale trees, proliferating along the boundary with Windmill Barn and Commonhead Barn.
- 3.7 A mixture of both native and ornamental hedges and trees do feature along the Site's southern boundaries and delineate the boundaries with the adjacent properties. These have been surveyed along with all vegetation that lies adjacent to the Site, in accordance with BS5837: Trees in Relation to Design, Demolition and Construction, by FPCR. The subsequent tree survey plan and accompanying schedule (reference 9837-T-01 dated November 2021) accompanies this application.

Land Cover

- 3.8 The Site is an agricultural field currently in use for arable crops. An Agricultural Land Classification and Soil Resources assessment has been undertaken by Reading Agricultural Consultants Ltd and considered that agricultural value of land on the Site. The subsequent survey report (reference 9373 – Pagham dated November 2021) accompanies this application.

Topography

- 3.9 The topography of the study area is largely flat, being positioned on the coastal plain that extends up from the south coast between sea level and around 6m AOD. The land then rising sharply up further north when it reaches the South Downs National Park.
- 3.10 The topography of the Site is consistent with that of the coastal plain and is positioned at around 5m AOD, falling on a very gradual northwest facing slope towards its western boundary, away from Pagham Road; see **Figure 5: Topography**.

Settlement Pattern

- 3.11 The settlement of Pagham is one of a coastal village that merges with and forms the western extent of Bognor Regis further east. It extends south towards the coastline where Pagham Beach and the English Channel define its southern Site, while the western side lies open to the wider agricultural landscape further west and Pagham Harbour to the southwest.

- 3.12 Pagham has a wide variety of architectural styles combine with a broad mix of settlement patterns that combine to create a very varied vernacular in and around the village.
- 3.13 Historically forming as a series of wayside properties along Pagham Road (evident from the concentration of listed buildings within the area), built form within the village has developed with a mixture of relatively modern suburban development which has come to occupy the spaces between and adjacent to the area's heritage buildings. In addition to the prevailing mixture of traditional housing, two static caravan parks located on the north and southwestern edges of the edge of the settlement, and which present defining elements of the local vernacular that further dilute any single development pattern or style.

Built Heritage

- 3.14 In terms of built heritage, there are no listed buildings associated with the Site, although there are a number of listed properties within the area and in particular along Pagham Road. Two listed properties lie directly adjacent to the Site and are as follows:
- Grade II listed building at Nyetimber Windmill – 30m south of the Site (listing no. 1027577)
 - Grade II listed building at Rookery Farmhouse – 90m north of the Site (listing no. 1027578)
- 3.15 Located adjacent to the Site's southeast corner close to Pagham Road, the windmill has a visual relationship with the Site by virtue of its proximity. Whilst the setting to this heritage asset has been diminished by the modern-day extensions that occupy and surround the lower levels of the structure, the upper levels are well maintained and create a notable and positive feature within the streetscape. Care should be taken to set back development from this heritage asset to promote views towards it and planting utilised to ensure that the lower level 'modern' extensions can be screened within these views.
- 3.16 Due to the degree of visual enclosure afforded to Rookery Farmhouse by surrounding built form within the associated farmstead and the vegetation within its grounds, the heritage asset at Rookery Farm is visually and physically separate from the Site.

- 3.17 A detailed assessment of the heritage assets in the area relative to the Site and the proposed development has been undertaken by Mr Rob Bourne, Pegasus Group and which accompanies this application.

Transport Infrastructure

- 3.18 Transport infrastructure forms a small but notable element in the landscape around the Site, with Pagham Road creating the main link between Pagham in the south and Runcton further north. Hook Lane and Nyetimber Road are smaller but relatively busy roads that radiate out eastwards from Pagham Road and provide connections with the Bognor Regis and the associated areas of suburban development associated with Rose Green that lies in between.
- 3.19 A number of Public Rights of Way (PRoW's) connect the residential areas of Pagham, as well as providing access to the surrounding rural landscape; see **Figure 6: Public Rights of Way and Viewpoint Location Plan.**
- 3.20 Within the immediate context of the Site there are a number of PRoW's that are relevant to this assessment and which are all well used. These are as follows:
- PRoW footpath 100 located to the south of the Site is partly aligned along Summer Lane and moves east to west connecting Pagham Road the open countryside further west;
 - PRoW footpath 101 located to the south of the Site moves east to west, connecting Pagham Road with the north side of Pagham Harbour further west;
 - PRoW footpaths 104 & 106 run north to south to the west of the Site and connect with footpath 100 to create a link between the reservoir and South Mundham further north;
 - PRoW footpath 108 located to the south of the Site runs through the static caravan park connecting Pagham Road with footpath 100 and the open countryside further west; and
 - PRoW bridleway 129 is located to the north of the Site on an east west orientation and connects the village of South Mundham with Pagham Road.

Future Baseline

- 3.21 In addition to the current baseline condition against which the Site is being assessed, it is also necessary to consider the future development within the area that has planning permission in place or is currently being built out. These developments are as follows:

SD1 Pagham South

3.22 Part of a strategic allocation within the Arun District Council Local Plan, this development is located on Land West of Pagham Road, to the south of Summer Lane and comprises the following developments:

- Outline Planning permission for 400 houses including a school and local centre; and
- Outline planning permission for 65 houses.

SD2 Pagham North

3.23 Part of a strategic allocation within the Arun District Council Local Plan, this development is comprised of two parts located on either side of Sefter Road on the eastern side of Pagham Road. These are as follows:

- The site to the north of Sefter Road, had reserved matters approved in October for 250 homes (P/49/21/RES); and
- The site referred to as Hook Lane is located on the south side of Sefter Road has both outline and reserved matters permission and comprises 300 houses.

3.24 In addition to the above developments, an additional development to the north of Summer Lane (referred to as Land at Summer Lane), has full planning permission for 90 houses and is currently being built out.

Arun District Council Adoption Arun Local Plan 2011-2031 (July 2018)

3.25 Policy SD SP3 Gaps Between Settlements states that:

"The generally open and undeveloped nature of the following gaps between settlements, as identified on the Policies Maps will be protected to prevent coalescence and retain their separate identity:

- **Bognor Regis and Chichester"**

3.26 Whilst this is a spatial policy and not directly related to landscape matters, the policy identifies that development will only be permitted within the gaps if:

- **"It would not undermine the physical and/or visual separation of settlements; and**
- **It would not compromise the integrity of the gap, either individually or cumulatively with other existing or proposed development"**

3.27 The gap identified on Map 3 of the Arun Local Plan: see **Appendix 5**, is located between the north-western edge of Bognor Regis and the southern extent of

Chichester. Relative to this, the settlement boundary that defines the northern extent of the Static Caravan Park at Mill Farm, already extends further north than that of the proposed development and would not materially diminish the separation between Bognor Regis and Chichester. Furthermore, given the visual separation that the Site experiences from the north, by virtue of mature vegetation and existing built form; located adjacent to the north and west boundaries of the Site, there would be no perceived loss of separation between Bognor Regis and Chichester with the proposed development in place; see **Section 8** of this report that details visibility of the Site and the proposals from land to the north of Pagham, within the Bognor Regis to Chichester Gap.

- 3.28 It is therefore clear from the findings within this report that the development of this Site, would not undermine the physical and/or visual separation between these settlements, nor would it compromise the integrity of the gap, either individually or cumulatively.

4. PUBLISHED LANDSCAPE CHARACTER ASSESSMENTS

- 4.1 The landscape character assessment approach is a descriptive approach that seeks to identify and define the distinct character of landscapes that make up the countryside. This approach recognises the intrinsic value of all landscapes, not just 'special' landscapes, as contributing factors in people's quality of life, in accordance with the European Landscape Convention. It also ensures that account is taken of the different roles and character of different areas, in accordance with the NPPF Core Principles.
- 4.2 The description of each landscape is used as a basis for evaluation, in order to make judgements to guide, for example, development or landscape management.
- 4.3 The landscape within the area has been subject to number of separate landscape assessments, undertaken at a range of differing scales, these are:
- **At the National Level:** National Character Assessment (NCA) by Natural England – **126 South Coast Plains**
 - **At the County Level:** Central Bedfordshire Landscape Character Assessment – Lower Ivel Clay Valley (4B)

National Landscape Character

- 4.4 At a national level, the Site is located within **NCA 126 South Coast Plain**. The key characteristics of NCA 126 that are of relevance to this Landscape and Visual Impact Assessment include:
- **The plain slopes gently southwards towards the coast. From the coastal plain edge there are long views towards the sea and the Isle of Wight beyond;**
 - **In places, streams and rivers flow south from the higher land of the Downs to the sea;**
 - **There are stretches of farmed land between developed areas, often with large arable fields defined by low hedges or ditches;**
 - **Along the exposed, open coastal plain and shoreline, tree cover is limited to isolated wind-sculpted woodlands and shelterbelts; and**
 - **The area has significant urban development, with settlements along the coastline dominated by the Portsmouth conurbation, suburban villages and seaside towns including Bognor Regis, Littlehampton and Worthing linked by major road and rail systems.**
- 4.5 In addition to identifying key characteristics of the landscape character, the NCA also provides 'Statements of Environmental Opportunity' that identify potential interventions to repair or improve the existing landscape. Those that apply to this area are summarised as follows:

- **"SEO 2: Plan for the creation of a strong landscape framework within and around major settlements and identified growth areas, while managing and enhancing existing greenspace and access, and balancing the needs of agriculture, communities and the natural environment."**

4.6 Recent changes and trends relating to landscape change in relation to settlement and development are identified as follows:

"The area has a high rate of change to urban, with most of the larger settlements showing evidence of extension of urban and fringe into periurban. However, extent of new development beyond the peri-urban is limited and so overall character has probably been maintained."

County Landscape Character

4.7 At a County level the Site is described within the **Landscape Character Assessment of West Sussex 2003**, with the landscape character area (LCA) identified as the **Chichester to Yapton Coastal Plain (SC9)**. Its location and boundaries are described as follows:

"This Character Area extends from Chichester in the west to the edge of the Arun Valley in the east, and around Bognor Regis to the south. Over time a large part of this area has been reclaimed from the sea, and remains below the current high spring tide level. It comprises a mainly flat, open landscape crossed by meandering rifes. Dominated by highly productive arable fields and modern farm buildings, it has a fragmented hedgerow and hedgerow tree pattern. The spire of Chichester Cathedral is a widely visible feature. Rows of large light reflecting glasshouses, equestrian facilities, horse paddocks and industrial buildings, for instance in the Ford and Tangmere areas, are strong suburban elements. Where these occur, they create visual confusion and poor definition between town and countryside and erode distinctive landscape character. Major suburban settlements in the area are Tangmere, Barnham, Yapton, and Westergate. In contrast, there are areas of a smaller scale, more varied rural landscape with quiet hamlets and traditional villages enclosed by small pastures." (my emphasis)

4.8 The key characteristics of the **Chichester to Yapton Coastal Plain**, that are of relevance to this assessment include:

- **Low lying flat open landscape;**
- **Meandering rifes and straight drainage ditch systems, with associated unimproved grassland and edged by reed beds;**

- **Large-scale arable farming and market gardening. Extensive farms with both traditional and modern farm buildings and silos; and**
- **The urban fringes associated with Bognor are particularly obvious...”**

4.9 In addition to identifying key characteristics of the landscape character, the LCA also identifies ‘Change – Key Issues’, which (relative to the Site), are as follows:

- **Urban development pressures, especially in the gaps between settlements and on the edge of Chichester.**
- **Loss of mature elm trees in the 1970's and 1980's due to Dutch Elm disease.**
- **Loss of floodplain and wet woodland due to changes in agricultural drainage practices.**
- **Loss of tree and hedgerow cover from agricultural intensification since World War II.**
- **Climate change may increase the risk of storm surges associated with flooding. This will have consequences for 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.**

4.10 In addition to identifying key characteristics of the landscape character, the LCA also identifies ‘Landscape and Visual Sensitivities’, which (relative to the Site), are as follows:

- **Fragmentation and loss of hedgerows and connections between hedgerow and woodland;**
- **Replacement of mature treescape;**
- **Changes in drainage patterns;**
- **Industry in the countryside associated with horticulture and light industry, resulting in large clusters of glasshouses and industrial buildings;**
- **Development on settlement edges of Bognor and suburban settlements of Tangmere, Barnham, Yapton and Westergate; and**
- **Loss of distinction between different settlements due to urban expansion.**

4.11 As the Site is located on the edge of this character area, it borders onto the adjacent Manhood Peninsula (AC2) Landscape Character. While this character area does share a number of traits with the Chichester to Yapton Coastal Plain, due to the enclosure created by the static caravan park to the south and west, the Site is considered to be largely separate from this adjacent character area and as such has not been considered further within this assessment.

Local Landscape and Settlement Character

- 4.12 The published landscape character assessments provide a useful overview of the landscape character at a national and county scale. However due to the nature of the proposals and the localised effects that they may have, it is useful to assess the landscape character around the Site in more detail. This helps to identify any relevant features or characteristics that may be different or more localised.
- 4.13 The local landscape character is typical of that identified within the county LCA, being an agricultural field located on the edge of the urban fringe associated with Bognor Regis, namely Pagham.
- 4.14 The Site itself is a small agricultural field on relatively flat ground, positioned close to a large static caravan site, whose mixed suburban boundaries diminish its rural qualities, and which influence that of the surrounding landscape. This rural quality and association with the wider open landscape to the north and west is also interrupted by the large farmstead to the north and the well vegetated rife to the west which creates a level of containment, giving the Site a stronger association with the periurban fringe, and which fragments its association with the open rural landscape beyond.
- 4.15 As a result of this fragmentation, and poor boundaries presented by the residential development on this edge of the village, the distinction between the urban and rural landscape is diminished. This is further exacerbated by a number of features in and around the surrounding landscape, which create distinctive features that contribute strongly towards the character of the landscape that surrounds the Site. These are as follows:
- Sewage Works
 - Reservoir
 - Barfoots of Botley

Sewage Works

- 4.16 Located to the west of the Site, this is a modest sized sewage works and accessed along a formal gravel track that partly forms Summer Lane. Its boundaries are defined by a concrete post and chain link fence, that is supplemented with fragmented boundary vegetation that does little to conceal the built structures within it.

Reservoir

- 4.17 Located to the west beyond the sewage works, the reservoir is positioned southwest of North Honer Farm. It's rectangular layout and engineered banked sides topped with security fencing result in it appearing as an atypical landscape feature within the surrounding open countryside.

Barfoots of Botley

- 4.18 This is a large commercial farmstead located to the north of Pagham and accessed off of Pagham Road. It comprises a series of large industrial type farm barns lying adjacent to several more traditional farm stead buildings as well as reservoirs, storage yards, car parking, silos and animal sheds. By virtue of its scale, it is a dominant feature within the landscape and has a strong industrial quality to it that diminishes the rural character of the landscape that surrounds it.

Arun Landscape Study

- 4.19 In addition to the above published character assessments, Arun District Council also produced the Arun Landscape Study (August 2006).
- 4.20 This landscape study was intended to consider residential development within the district centre at a strategic level. It was intended to provide an evidence base on which to identify strategic allocations within the Arun District Council Local Plan and considers each of the identified LCA's (in their entirety), for accommodating development. It does not assess suitability of sites for housing, that only constitute a portion of the LCA on a site by site or field by field basis and as such does not consider smaller sites such as that being assessed as part of this LVIA.
- 4.21 The study categorised the Site as being within the (2) Pagham Rife landscape character area. Its landscape character type is defined as L2 Medium/small scale arable. This study concluded that the Site has '**Low**' capacity for development. Only a small portion of this LCA, actually relates to the suburban edge of Pagham, with the majority of the area encompassing the open countryside further west.
- 4.22 It can therefore be considered that the Site, relative to its position at the interface between the suburban edge of Pagham and the surrounding countryside, has a reduced landscape and visual sensitivity due to the degree of enclosure that the Site experiences and its close proximity to the suburban edge of Pagham.

"Landscape Capacity – Low

- ***Pagham Rife (LCA 2). Tranquil, rural landscape within floodplain with ecological value, detached from settlement."*²**

- 4.23 The Site therefore has greater capacity to accommodate residential development when considered at a more detailed level, given that it has a greater affinity with the settlement edge of Pagham, which is in contrast to the majority of the Pagham Rife LCA.
- 4.24 When considered in the context of the detailed sensitivity and value profiles that have been identified for the Rose Green Coastal Plain (LCA 6), namely "*Open arable landscape on coastal plateau adjacent to existing settlement, hard edge, no intervisibility with Chichester.*"³, the Site is largely consistent with these profiles and as such should be considered to have a higher capacity for development; the Rose Green Coastal Plain being identified within the study as having a 'High Capacity' to accommodate residential development.

² Arun Landscape Study (August 2006), page 12

³ Arun Landscape Study (August 2006), page 14

5. PROPOSED DEVELOPMENT

Description of the Development

- 5.1 The construction of up to 106 new homes, the formation of new means of access onto Pagham Road, new pedestrian and cycle links, the laying out of open space, new strategic landscaping, habitat creation, drainage features and associated ground works and infrastructure.
- 5.2 The proposals provide approximately 3.12 ha of residential development area, which can accommodate up to 106 dwellings at an average density of 34 dwellings per hectare (dph). This makes efficient use of the Site, helps to address the overall affordable housing need, and is appropriate to the local area as part of creating mixed and balanced sustainable community for the future.

Access

- 5.3 The Illustrative Masterplan shows the disposition of land uses and the proposed structure for movement within the development. A well-connected movement network, accessible by all users, is proposed which helps ensure that all areas of the development are easy to navigate, safe and secure. The movement hierarchy clearly defines the main routes and helps achieve a permeable layout.

Public Open Space and Green Infrastructure

- 5.4 1.55 ha of accessible public open space has been provided within the proposals, which is above the minimum requirements set by the Open Space and Recreation Standards 2020 SPD and associated Open Space & Play Calculator.
- 5.5 The open space has been designed to retain the existing individual trees, groups and hedgerows that make a positive contribution to the landscape character of the Site, provide a view corridor to the Nyetimber Windmill, integrate SUDS, improve biodiversity and cater for the recreational needs of the new community. The public open space provision equates to 1.79ha, or 36% of the total site area.

Strategy for Development

- 5.6 The strategy for the development, has adopted a landscape led approach that seeks to ensure the proposals can be successfully integrated into the surrounding environment. They will work towards strengthening key characteristics of the surrounding landscape and create a more robust and considered transition

between the suburban edge of Pagham (at this end), and the surrounding countryside.

5.7 In addition to creating a development that will assimilate into and accord with the surrounding environment, the proposals incorporate structured landscape measures that provide opportunity for biodiversity within the Site, as well as integrate it with, and strengthen the wider green infrastructure network.

5.8 This will be achieved through the following measures:

- Built form has been set back from the northern boundary so that a native tree belt can be incorporated into the Site layout, providing a locally typical backdrop to the development, positively define the transition to the wider landscape further north and strengthen the existing vegetated boundary with the Rookery Farm farmstead;
- Set development back from the Site's eastern boundary to reduce the visual impact and physical presence of the built form along Pagham Road. This will create sufficient space to accommodate an area of public open space in southwest portion of Site that promotes pedestrian and cycle linkages with Pagham and preserve setting to the adjacent Nyetimber Windmill;
- Caravan Park to the south presents a poor boundary to the Site and diminishes the quality of the transition from suburban edge to surrounding countryside. Built form has been set back from the southern boundary, an edge street incorporated and planted with suitable native tree and hedge planting on its southern side. This provides a defined edge to the layout at this end and softens the existing suburban edge along this boundary, creating a better relationship between the two areas of built form;
- Creation of a wooded copse within the western corner of the Site to help filter views of built form when viewed from the west and soften transition with adjacent caravan park;
- Tree belt running north to south through the centre of the will help to break up the massing of built form and aid orientation. This will work alongside other street tree planting within the Site, integrating tree planting within the housing layout and reinforce green infrastructure networks;

- Creation of a circular footpath/cycleway around the Site will promote circulation and move through a variety of landscape spaces to enhance user experience;
- A species rich grassland mix will be incorporated around the majority of the development area, providing contrast and variety with tree and shrub planting. This will be managed appropriately to form a natural grassland structure, with informal mown pathways throughout for amenity purposes; and
- Existing hedgerows will be enhanced through additional native tree and shrub planting and creation of grassland buffers. Future appropriate management to ensure hedgerow development in diversity and structure.

5.9 The Site constraints, layout and landscape proposals have been illustrated on the following drawings and can be found within the appendices that form part of this report.

- Appendix 2: Opportunities and Constraints
- Appendix 3: Proposed Site Plan
- Appendix 4: Illustrative Masterplan

6. EFFECTS ON LANDSCAPE RESOURCE

- 6.1 The Proposed Development, as part of its landscape proposals, provides opportunities for hedgerow shrub and tree planting. This would have beneficial effects upon the visual amenity and most importantly would enhance the character of the local landscape and indeed that of the Site.
- 6.2 A landscape led approach has been adopted from the start and forms the basis of the iterative design process that has been coordinated with the client and the design team. The below assessment therefore represents the best environmental fit for the Site.

Topography

- 6.3 The Site is positioned on relatively flat ground, gradually falling in a northwest direction from around 6m AOD in its southwest corner to around 3m AOD along its northwest boundary. The overall perception of the landform of the Site is that it is low lying and largely flat, typical of the coastal plain in which it is located.
- 6.4 The value of the Site's landform is considered to be **Low**, given that the landform of the Site is consistent with that of the surrounding area and is relatively abundant. Landform is identified as a key characteristic within the LCA, however given the scale and nature of the proposals, the smooth and simple contours of the Site would have a low Susceptibility to the Proposed Development. On this basis, the Sensitivity of the Site's landform being considered for development is assessed as **Low** overall.
- 6.5 Development of the Site would only require minor ground modelling to provide pedestrian and vehicular access and create building platforms. There would be no need for substantial ground modelling or retention features to accommodate the proposals. On that basis, the proposals would bring about a **low magnitude of change** to the Site. This change would be permanent.
- 6.6 This in turn would result in **Negligible Effects** upon the topography of the Site.

Trees and Hedgerows

- 6.7 Trees and hedgerows associated with the Site, largely lie out with the Site and within the demise of neighbouring properties. The tree and hedge resource is therefore considered to be of **Low** value due to its limited extent and is of

Medium Susceptibility, reflecting the time needed for these landscape elements to mature and their current condition which is largely category C hedges and trees with a single Category B tree along its northern boundary. Overall, the Sensitivity of the hedge resource is considered to be **Medium**.

- 6.8 In order to accommodate the proposals, the new access road off of Pagham Road, will necessitate the removal of a section of hedgerow H6 (category C) off its northern end, and length of brambles that completes the Site's eastern boundary north of H6. This change is therefore considered to be negligible. Change would be brought about by opportunities to plant new native vegetation as part of the proposals. As this development is in outline, detailed proposals have not yet been developed that would allow this gain to be quantified. However, a biodiversity calculation has been carried out by FPCR as part of the ecological assessment that accompanies this application, and which identifies that there will be a net gain in biodiversity of approximately 10% based on the currently proposed scheme.
- 6.9 The proposed planting would result in a net gain to the tree and hedgerow resource. These proposals would bring about a **Medium Magnitude of Change**. This would translate to **Moderate (Beneficial) Effects** upon the tree and hedgerow vegetation within the Site.

Land Cover

- 6.10 The Site comprises a single agricultural field, notably smaller than those within the surrounding Site context. The field boundaries are a mixture of rear garden boundary treatments, farm buildings and post and rail fencing. Internal to the Site is agricultural land that is a mixture of Subgrade 3a – Good Quality and Subgrade 3b – Moderate Quality.
- 6.11 It has been assessed as **Low** value as a landscape element, given that it is abundant within the area and is ultimately replaceable. The Susceptibility is also considered to be **Low** due to the degree of enclosure created by the surrounding built form and the resultant fragmentation with the surrounding landscape. This translates into a **Low Sensitivity**.
- 6.12 The Proposed Development would inevitably change the character of the Site, with the residential properties, roads and attenuation areas being the most evident features. Whilst the physical change would be localised and contained

within the boundaries of the Site. The proposed areas of hardstanding and built form, would convert an area of agricultural land to residential development, this change would be permanent. On balance, this would bring about a **high** Magnitude of change as the development will bring about a total loss of this landscape element. This would result in **Moderate (adverse) Effects**.

Watercourses and Waterbodies

- 6.13 Beyond the ditches that run the length of the Site's north and northwest boundaries and which run into the Pagham Rife to the northwest of the Site. There are no watercourses or waterbodies within the Site. These ditches would be retained in their entirety and in landscape terms there would therefore be no direct effects on either of these landscape features. The waterbody resource is considered to be of High Value with a High Susceptibility to change. Overall, the Sensitivity of the footpath resource is of **High Sensitivity**
- 6.14 The proposals look to create a single waterbody in the form of a surface water attenuation feature located in the northwest portion of the Site. The banks to these features will be planted and be formed of smooth and varied contours to give them a natural appearance and promote opportunity for biodiversity.
- 6.15 New surface water attenuation features will be introduced as part of the proposals which would bring about a net beneficial effect to this resource.
- 6.16 These proposals would bring about **minor** Magnitude of Change. This would translate to **moderate (beneficial) Effects** upon the waterbody resource of the Site.

Ecology

- 6.17 The ecological appraisal that accompanies this application concluded that:

"The proposals are expected to result in the loss of the arable field, a small area of poor semi improved grassland and a small section of hedgerow H6 to provide access. However, the more ecologically valuable habitats concentrated along the boundaries, including the ditches, hedgerows, boundary trees and scrub, are expected to be retained. Proposals also include the creation of an

attenuation basin, species-rich grassland and other new habitat creation.”⁴

6.18 In terms of net gain relating to biodiversity, the report identified the following:

“Taking the above into consideration, the proposals have been assessed using the Defra 3.0 Biodiversity Metric. This has indicated that the proposals will lead to a habitat net gain score of +10.93%, a hedgerow net gain score of +53.28% and a river net gain score of +25%...”⁵

Conclusion

6.19 It is considered that on balance, the proposals would result in **Moderate (Beneficial) Effects** on the landscape resources of the Site. This considers the adverse effects on the land use of the Site, against the beneficial effects of the proposals, created by the improved boundary hedgerow planting, surface water drainage features and tree planting.

⁴ FPCR Pagham Ecological Appraisal Ref: 9831 Page 13

⁵ PCR Pagham Ecological Appraisal Ref: 9831 Page 17

7. EFFECTS ON LANDSCAPE CHARACTER

7.1 The effects on landscape character consider how the introduction of new elements may change the attributes of the landscape such as its scale and sense of enclosure but also the landscape pattern, and perceptual attributes or how visibility of the proposals changes the way in which landscape character is perceived. Landscape character is defined as the:

“Distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse.”

7.2 The Proposed Development may give rise to effects within the landscape by virtue of a number of attributes specific to both its individual form and to the location, and mass of the built form. These attributes include:

- strong geometric form, particularly visible in the form of rooftops and repetitive arrangement of built form;
- layout of access roads and their influence over the layout of the development;
- lighting associated with the built form and street/footway lighting; and
- relationship to the scale and nature of the existing landscape / townscape.

7.3 In addition, there are a number of elements of the proposals which would need to be considered and these are as follows:

- Site clearance, removal of non-retained vegetation;
- limited ground modelling to establish development platforms;
- provision of access infrastructure, drainage, services and other ancillary works; and
- construction of new buildings.

National Landscape Character

7.4 At a National level, the Site is located within **NCA 126: South Coast Plain** which has been assigned a Medium Value. The Susceptibility is considered to be Medium as the landscape is considered to have a Medium capacity to accommodate the type of development proposed, owing to interactions between topography, vegetation cover and built form. A Medium Value and Medium Susceptibility results in a **Medium Sensitivity**.

7.5 The Proposed Development would result in the loss of an area of land which is contained by built form, associated boundary treatments of residential and farm properties, a short length of hedgerow along the Site's boundary with Pagham

Road and a body of vegetation associated with Pagham Rife. It is therefore assessed as giving rise to a High Magnitude of Change to the character of the Site itself. Comparing the scale of the Proposed Development to the NCA as a whole, it is considered that the Proposed Development would have a Negligible degree of Effect on the NCA. The character of the wider landscape beyond the Site would remain unchanged and the key characteristics of the NCA would remain and prevail. The landscape proposals across the Site such as the inclusion of new tree and hedgerow planting, are in accordance with the landscape opportunities for the NCA which would give rise to Negligible Magnitude of Change. The Medium Sensitivity of the NCA combined with a Negligible Magnitude of Change results in a **Negligible Scale of Effect** upon the character of the **NCA 126: South Coast Plain** as a host landscape character area.

Cumulative Effects

- 7.6 Whilst a number of approved developments lie in close proximity to the Site, given the scale of development proposed relative to the extent of the NCA and that of the other approved developments within the area would result in a negligible Magnitude of Change on the NCA. This considers that the western extent of Pagham as a suburban edge that defines the transition between to Bognor Regis and the surrounding countryside would largely remain intact.
- 7.7 The Medium Sensitivity of the NCA combined with a Negligible Magnitude of Change results in a **Negligible Scale of Effect** upon the character of the **NCA 126: South Coast Plain** as a host landscape character area.

County Landscape Character

- 7.8 At a county level the Site is identified as being within the **Chichester to Yapton Coastal Plain (SC9)**. The value of the LCA as a whole is considered to be **Medium**. The condition of this undesignated landscape, which borders a large suburban area in the form of Bognor Regis, is located within an area where detractors (sewage works and Barfoots of Botley) diminish the quality of the rural character.
- 7.9 The Site benefits from a strong degree of physical enclosure created by the existing built form associated with Pagham, Rookery Farm and Pagham Road. At present the residential development in these locations creates a poor transition

with the surrounding landscape, a result of the harsh urban boundaries that define the current edge to the settlement.

7.10 The Susceptibility of the LCA as whole to the proposed development is considered to be Low, due to the degree of existing enclosure created by the surrounding built form and vegetation. This results in the Site having good capacity to accommodate this type of development.

7.11 A **Medium Value** and **Medium Susceptibility** translates into a **Medium Sensitivity**.

7.12 The proposed built form would be largely located on ground similar in elevation to the existing development in Pagham, with the landscape treatment comprising native hedge and tree planting proposed along the Site's boundaries, as well as native tree and shrub planting within the Site. This would contribute towards the broad principles of the land management guidelines for the LCA, which states that:

- **Maintain and strengthen field boundaries such as hedgerows and shelterbelts.**
- **Link up existing remnant hedgerows and tree lines to re-establish coherent field boundaries and wildlife corridors.**
- **Encourage a full tree survey of the area with a view to conserving and managing existing feature tree groups and individuals.**
- **Encourage and promote land management schemes to increase species rich grassland areas.**
- **Establish landscape management plans for urban edges, notably Bognor Regis, to enhance the distinction between the urban and rural landscape.**
- **Restore and strengthen the landscape of the gaps between settlements.**
- **Establish new vegetation features by the planting of hedgerows and tree clumps in field corners and along roadsides, especially those approaching settlements.**
- **Encourage the planting of shelter belts around horse paddocks, using native species, to give visual and wildlife benefits.**
- **Encourage bold tree planting associated with large agricultural buildings, glasshouses and industrial buildings to attempt to assimilate them into the landscape more satisfactorily.**
- **Maintain and enhance the landscape and biodiversity of rifes and other existing habitats. Reprofile banks and encourage more diverse flora by lengthening clearance cycles.**
- **Enhance the visual prominence of rifes through the establishment of waterside vegetation features.**

- **Maintain, restore and enhance floodplain woodland and associated species, including native black poplar, where appropriate.**

- 7.13 Given the degree of physical enclosure, the proposed development would create a considered and logical addition to the existing settlement and present a more defined transition with the adjacent landscape, in a manner that is consistent with the land management guidelines for the Chichester to Yapton Coastal Plain (SC9) LCA as identified above.
- 7.14 Overall, the Magnitude of Change is considered to be **Low to Negligible**, in landscape character terms. With regards to the whether this change would be beneficial or adverse, the benefits to the broad principles of the LCA need to be balanced against the loss of the agricultural land of the Site and the introduction of suburban elements to within the agricultural landscape.
- 7.15 The potential effects of the development should therefore consider the potential (beneficial) reinforcement of particular landscape characteristics, in the form of a more considered edge to the village and transition with the wider open landscape beyond and balance them against the potential (adverse) changes to the loss of pasture and intensification of built form.
- 7.16 As a worst-case scenario, the development would result in a **Minor (Adverse) Effects** on the character of the LCA. However, given that the proposals would be confined to the Site itself these adverse effects would not be felt beyond the limits of the Site, while the landscape enhancements proposed as part of the development would help to strengthen the characteristics of the LCA, creating a well-considered transition with the wider rural landscape and by providing biodiversity enhancements that both preserve and enhance the existing natural features within the LCA. Given the benefits that this would bring in terms of landscape repair, it is considered that the proposed development would have **Negligible to Neutral (Beneficial) Effects** upon the LCA.

Cumulative Effects

- 7.17 Whilst a number of approved developments lie in close proximity to the Site, given the scale of development proposed, relative to the extent of the LCA and that of the other approved developments within the area would result in a negligible Magnitude of Change on the LCA. This considers that the northwestern edge of Pagham will continue to not only define but enhance the transition between the suburban edge of the village and the surrounding countryside.

- 7.18 The Medium Sensitivity of the LCA combined with a Low to Negligible Magnitude of Change results in a **Negligible Scale of Effect** upon the character of the **Chichester to Yapton Coastal Plain (SC9)** as a host landscape character area.

District Character Assessment

- 7.19 At a district level the Site is identified as being within the **Pagham Rife (LCA2)**. The value of the LCA as a whole is considered to be **Medium**. The condition of this undesignated landscape, which borders a large suburban area in the form of Bognor Regis, is located within an area where detractors (sewage works and Barfoots of Botley), diminish the quality of the rural character. The harsh urban edge presented by the static caravan park on the edge of Pagham, further diminishes this quality. This reduces the value of the LCA in these locations.
- 7.20 The Arun Landscape Study considers the LCA 'as a whole' to have a low capacity to accommodate residential development, which would translate to a high susceptibility. However, the study does not consider smaller scale residential development close to the edges of Pagham that would only affect a limited part of the LCA.
- 7.21 Specifically related to the areas of the LCA that border onto the suburban edge of Pagham, the assessment makes the following statement:
- "Areas of slight or moderate landscape and visual sensitivity are located adjacent to existing settlement, of generally low inherent landscape quality and make little contribution to the setting of existing settlement, or the rurality of the surrounding countryside."**⁶
- 7.22 The capacity of the Site to accommodate residential development of the type proposed and in the context of the Arun Landscape Study is therefore considered to be **High**, with a corresponding **Low** susceptibility to the type and scale of development being proposed, given that the Site borders the caravan park at the edge of Pagham and is well contained both physically and visually.
- 7.23 A **Medium Value** and **Low Susceptibility** results in a **Medium Sensitivity**.
- 7.24 The Proposed Development would result in the loss of an area of land which is contained by built form, associated boundary treatments of residential and farm properties, a short length of hedgerow along the Site's boundary with Pagham

⁶ Arun Landscape Study (August 2006), page 45

Road and a body of vegetation associated with Pagham Rife. It is therefore assessed as giving rise to a High Magnitude of Change to the character of the Site itself. However due to the physical and visual enclosure that the Site experiences by virtue of the physical elements that define its boundaries, these changes will not be experienced beyond the boundaries of the Site and the key characteristics that define it will remain and prevail with the development in place. The LCA 'as a whole', would remain largely unaffected with the development in place.

- 7.25 This consideration is further reinforced by its potential to accommodate suitable landscape measures that seek to create a more defined transition between built form and countryside and strengthen the remaining character of the surrounding countryside within the LCA.
- 7.26 Comparing the scale of the Proposed Development to the LCA as a whole, overall, the Magnitude of Change is considered to be **Low to Negligible**, in landscape character terms. With regards to the whether this change would be beneficial or adverse, the benefits to the broad principles of the LCA need to be balanced against the loss of the agricultural land of the Site and the introduction of suburban elements to within the agricultural landscape.
- 7.27 As a worst-case scenario, the development would result in a **Minor (Adverse) Effects** on the character of the LCA. However, given that the proposals would be confined to the Site itself, these adverse effects would not be felt beyond the limits of the Site. The landscape enhancements proposed as part of the development would help to strengthen the characteristics of the LCA, creating a well-considered transition with the wider rural landscape and by providing biodiversity enhancements that both preserve and enhance the existing natural features within the LCA. Given the benefits that this would bring in terms of landscape repair, it is considered that the proposed development would have **Negligible to Neutral (Beneficial) Effects** upon the **Pagham Rife LCA** as a host landscape character area.

Cumulative Effects

- 7.28 Whilst a number of approved developments lie in close proximity to the Site, given the scale of development proposed, relative to the extent of the LCA and that of the other approved developments within the area would result in a negligible Magnitude of Change on the LCA. This considers that the northwestern

edge of Pagham will continue to not only define but enhance the transition between the suburban edge of the village and the surrounding countryside.

- 7.29 The Medium Sensitivity of the LCA combined with a Low to Negligible Magnitude of Change results in a **Negligible Scale of Effect** upon the character of the **Pagham Rife LCA** as a host landscape character area.

Local Landscape and Settlement Character

- 7.30 The value of the local landscape and settlement character in relation to the Site is considered to be **Low**. The condition of this agricultural field that makes up the Site, sits at a poorly defined juncture between the existing urban edge of Pagham and the wider open countryside beyond. It is well set within and physically contained by existing built form of varying types and strongly associated with the urban edge of Pagham. Given this degree of enclosure and close association with the village, the Susceptibility of the local landscape character to the proposed development, is considered to be **Low**. This results in the Site having good capacity to accommodate this type of development in a way that is characteristic of the existing settlement pattern. A **Low Value** and **Low Susceptibility** translates into a **Low Sensitivity**.
- 7.31 As with the LCA and given the degree of physical enclosure, the proposed development would create a considered and logical addition to the existing settlement. It would present a more defined transition with the adjacent landscape in a manner that is consistent with the strategy for the LCA as identified above.
- 7.32 Overall, the Magnitude of Change is considered to be **Low** to **Negligible**, in landscape character terms. With regards to whether this change would be beneficial or adverse, the improvements to the current condition of the transition between village and surrounding landscape need to be balanced against the loss of the agricultural land of the Site and the introduction of suburban elements to within the agricultural landscape.
- 7.33 The potential effects of the development should therefore consider the potential (beneficial) reinforcement of particular landscape characteristics, in the form of a more considered and characteristic edge to the village and balance them against the potential (adverse) changes to the loss of agricultural land and intensification of built form.

- 7.34 As a worst-case scenario, the development would result in a **Minor (Adverse) Effects** on the character of the local landscape and settlement. However, in the context of the potential benefit that a more defined and well considered boundary with the adjacent static caravan park and the benefits that this would bring in terms of landscape repair, it is considered that the proposed development would have **Negligible to Neural Effects** upon the local landscape and settlement character.

Cumulative Effects

- 7.35 Whilst a number of approved developments lie in close proximity to the Site, given the scale of development proposed, relative to the extent of the LCA and that of the other approved developments within the area would result in a negligible Magnitude of Change on the LCA. This considers that the north-western edge of Pagham will continue to not only define but enhance the transition between the suburban edge of the village and the surrounding countryside.
- 7.36 The Low Sensitivity of the LCA combined with a Low to Negligible Magnitude of Change results in a **Negligible Scale of Effect** upon the character of the local landscape and settlement character.

Conclusion

- 7.37 The Site is well contained by existing built form that forms part of the village of Pagham and as such has capacity to accommodate a residential development of the type proposed. The existing development edge of the village is currently poorly defined and as identified within the LCA, presents a harsh urban edge to the village and which diminishes the quality of the setting to the village and the transition with the wider landscape.
- 7.38 The proposed development would result in the loss of agricultural land in place of residential development, however this needs to be balanced against the beneficial effects on the landscape that will be brought about by the development, namely improvements to the Site's boundaries to create a more defined transition between the village and the surrounding landscape, as well as incorporating tree and shrub planting within the fabric of the development itself in a manner that is characteristic of the LCA and which will bring with it a number of biodiversity enhancements where currently there is poor provision in this regard. These

benefits are all in line with the landscape strategy outlined for the Chichester to Yapton Coastal Plain Landscape Character Area.

8. EFFECTS ON VISUAL AMENITY

Representative Viewpoints

- 8.1 For the purposes of this LVIA, a series of representative publicly accessible views from the area surrounding the Site have been identified through desktop and field studies. These Viewpoints are not intended to cover every possible view of the Proposed Development, but rather they are representative of a range of receptor types at varying distances and orientations to the Site.
- 8.2 The effect on visual amenity considers the changes in views arising from the proposals in relation to visual receptors including residential properties, highways, PRoW, and recreational areas, and the effect on representative viewpoints.
- 8.3 The representative viewpoint locations are shown on the Public Rights of Way and Viewpoint Location Plan. The construction stage would be of short duration and although relevant, any potential effects would be similar or lower to those identified during the long-term operational phase of the Proposed Development. Therefore, this assessment focuses on the long-term operational stage of the proposals and considers these effects after both 1 year and 15 years, to fully consider the proposals in respect of any landscape mitigation.

General Visibility

- 8.4 The study area exhibits a largely flat landform. This lack of vertical relief, results in a great deal of visual screening by intervening built form and vegetation that largely restricts views to the near and middle distance; see **Figure 7: Context Baseline Views**.
- 8.5 The Site is located on a flat area of ground at the north-western edge of Pagham village, a peri urban village that forms the western edge of the urban area of Bognor Regis and which also occupies a largely flat area of ground at a similar elevation to that of the Site. Visually the Site is well contained by the existing built form and vegetation that lie adjacent to and which define its boundaries.
- 8.6 Due to the degree of visual enclosure created by the built form and associated vegetation that surround it, clear views towards the Site are limited to those locations that lie directly adjacent to it along Pagham Road and from the open countryside to the southwest.

- 8.7 Views of the landform within the Site itself, are limited to the short stretch of Pagham Road that lies directly adjacent to it and where a lowering in height of the boundary hedge allows views over and into it.
- 8.8 It should also be noted that while the Site is contained by the static caravan park to the south and west, these are predominantly single storey buildings and whilst these

Views from Public Highways

- 8.9 The Susceptibility of road receptors would be Medium as the surrounding landscape is perceived in transition with the variety of landscape types perceived. The Value of the views is considered to be Medium, which when combined within the Medium Susceptibility results in a Medium Sensitivity for road receptors.
- 8.10 From the surrounding road network, views of the Site are confined to those that lie adjacent to it along Pagham Road as it passes directly adjacent to the Site's eastern boundary with the road (Viewpoints 1 & 2).

Pagham Road south of the Site

- 8.11 Views from along Pagham Road when travelling north away from the village and at the junction with Hook Lane, views look west towards the Site. From this location clear views of the well-maintained hedge that defines the Site's eastern boundary are possible, but which preclude views of the Site itself and beyond; see **Viewpoint 1**.
- 8.12 The Sensitivity of road users who at this location could be travelling by foot or by vehicle are assessed as Medium.
- 8.13 Built form will be positioned within the Site, albeit set back from the road approximately 30m from the Site's eastern boundary, with the subsequent space used for public open space and planted accordingly with tree, hedge and shrub planting incorporated in a largely informal arrangement. A new road access will be created at the entrance to the Site, necessitating the removal of a section of hedgerow H6 (category C). In addition, the section of brambles that currently completes the remainder of the boundary on the northern end of H6 will also be removed. That lost will be replaced with new native hedgerow set behind the access road visibility splay.

- 8.14 Clear views of the proposed access road will be possible from this location and appear contiguous with the other vehicular access points that feed off Pagham Road. Removal of a section of H6 and replacement of the brambles, will result in views into the Site being opened up, with clear, partial and filtered views of the housing units on the eastern end of the Site being visible above and through the boundary vegetation, where they will in turn preclude views further into the Site. Due to the angle of view and the position of the built form being set back from the road the built form will not create a prominent feature along the road and although they will partially define the horizon, this redefined skyline will be consistent with the scale and massing of the built form already present along the road, on either side of the Site.
- 8.15 The Magnitude of Change for Year 1 is assessed as **medium**, with the loss of vegetation and creation of new vehicular access being evident within the view. This in turn will open out views into the Site and that of the proposed built form. By Year 15 the proposed boundary hedge and vegetation associated with the public open space within this portion of the Site at is expected to mature, helping to soften views of the built form and assimilating the access road into the street scene, resulting in a **Low** Magnitude of Change. A medium Magnitude of Change would result in a **Moderate (adverse) Scale of Effect** at Year 1, with a Low Magnitude of Change resulting in a **Minor (adverse) Scale of Effect** at year 15.

Cumulative Effects

- 8.16 Owing to the narrow angle of view and the positioning of the Pagham I development being on the opposite side of the road and set back from the existing boundary vegetation of the Site (retained), it will not be possible to garner views of both developments within the view. This will result in a negligible scale of effect at Year 1 and year 15 with both schemes in place.

Pagham Road north of the Site

- 8.17 Views from along Pagham Road when travelling south towards the village, views look southwest towards the Site. From this part of the road, clear views of the Site are not possible owing to the screening effect of the intervening built form and vegetation associated with Rookery Farm. A narrow part of the Site's eastern boundary vegetation, including tree T9 (retained) is visible but not readily identifiable within the view; see **Viewpoint 2**.

- 8.18 The Sensitivity of road users who at this location can only travel by vehicle and are assessed as Medium.
- 8.19 Built form will be positioned within the Site, albeit set back from the road approximately 30m from the Site's eastern boundary, with the subsequent space used for public open space and planted accordingly with tree, hedge and shrub planting incorporated in a largely informal arrangement. A new road access will be created at the entrance to the Site, necessitating the removal of a short 5m section of hedgerow H6 (category C). In addition, the section of brambles that currently completes the remainder of the boundary on the northern end of H6 will be removed and replaced with native hedgerow.
- 8.20 Partial views of the proposed access road will be possible from this location and appear contiguous with the other vehicular access points that feed off Pagham Road. Removal of part of H6 and replacement of the brambles, will not be readily visible and due to the angle of view will not open up views into the Site to any great extent. The position of existing built form and the angle of view, combined with the built form being set back from the road, will result in limited opportunity to view the proposed built form, where it will only be partially visible around the roof line of Farm Gate Cottage and present only a very minor addition to the view.
- 8.21 The Magnitude of Change for Year 1 is assessed as **low**, with the loss of the vegetation and creation of new vehicular access being evident within the view. By Year 15 the proposed boundary hedge and vegetation associated with the public open space within this portion of the Site at is expected to mature, helping to soften any views of the built form and assimilating the access road into the street scene, resulting in a **negligible** Magnitude of Change. A medium Magnitude of Change would result in a **Minor (adverse) Scale of Effect** at Year 1, with a Low Magnitude of Change resulting in a **Negligible Scale of Effect** at year 15.

Cumulative Effects

- 8.22 Owing to the narrow angle of view and the positioning of the Hook Lane development being on the opposite side of the road and set back from the existing boundary vegetation of the Site (retained), it will not be possible to garner views of both developments within the view. This will result in a negligible scale of effect at Year 1 and year 15 with both schemes in place.

Views from Public Rights of Way

- 8.23 As part of the desktop research and Site assessment the nearby public rights of way (PRoW), have been visited and investigated to confirm whether views of the Proposed Development could be experienced. These include Footpaths 100, 101, 104, 106 and 108 as well as Bridleway 129.
- 8.24 Generally, views from public rights of way towards the Site, fall into the following categories:
- Views from the Caravan Site to the south (Viewpoint 3);
 - Views from the open fields to the west (Viewpoints 4 & 5)
 - Views from the open fields to the south (Viewpoint 6); and
 - Views from the open fields to the north (Viewpoint 7).

Views from the Caravan Site to the south

- 8.25 From along footpath 108 as it passes through the static caravan site along Millfarm Estate (private road), views back towards the Site are precluded by the intervening built form and associated vegetation. While mostly single storey in nature, due to the density of the built form within the park there is insufficient visual relief to view the Site, the mature tree planting along its northern boundary or the built form associated with Rookery Farm; see **Viewpoint 3**.
- 8.26 The Sensitivity of footpath users who at this location can travel by vehicle or foot and are assessed as High.
- 8.27 Due to the density of built form and subsequent lack of visual relief, views of the proposed built form will not be possible.
- 8.28 The proposed development would result in a neutral effect on the view at either year 1 or year 15.

Cumulative Effects

- 8.29 Owing to the position of the proposed development within the view, relative to the approved Hook Lane development, views of both developments would be precluded by existing built form. This will result in a neutral effect on the view at both year 1 and year 15.

Views from the open fields to the west

- 8.30 From along footpath 100 as it passes close to Furze field Barn and the sewage works (through the open agricultural field on the western edge of Pagham), views back towards the Site are possible but views of the landform within it are not, due to the screening effect of the built form within the intervening static caravan park. The static caravan park forms a notable element within the view and presents a harsh suburban edge to the village but does not define the horizon owing to a backdrop of mature tree planting and built form associated with the village. Specific to the Site, the canopies of the tree planting along and adjacent to its boundaries is visible above the rooflines of the static caravans, as is a chimney stack associated with Rookery farmstead and the upper parts of the windmill. In addition to these elements within the view, the large agricultural buildings and silos associated with Barfoots of Botley are also a prominent feature within the view. Whilst they present a detractor within the view they appear contiguous with the built form of the village and are well set within the tree line; see **Viewpoint 4**.
- 8.31 The Sensitivity of footpath users who at this location can travel by foot and are assessed as High.
- 8.32 Clear but partial views of the built form within the proposed development will be possible but seen at a distance and only form part of a much wider panorama and seen within the context of the existing static caravans in the foreground and against the wooded back drop beyond.
- 8.33 Planting positioned on the Site's western edge and that running through the Site, will help to soften and break up the massing of the built form from this view. In addition, tree planting both existing and proposed along the Site's northern boundary will create a backdrop to and help to compose the built form within the view. The planting proposed will also have a beneficial effect of enhancing the tree cover within the village and creating a more composed setting to the built form within it.
- 8.34 The Magnitude of Change for Year 1 is assessed as **medium** with the proposed built form being visible above the rooflines of the intervening static caravans but composed against the existing tree planting beyond. By Year 15 the proposed tree planting within the Site will have matured, helping to soften views of the built form and assimilating it as a considered addition to the village, resulting in a Low Magnitude of Change. A medium Magnitude of Change would result in a

Moderate (adverse) Scale of Effect at Year 1, with a Low Magnitude of Change resulting in a **Minor (beneficial) Scale of Effect** at year 15.

- 8.35 Moving further west, views towards the Site quickly fall away due to the screening effect of intervening field boundary vegetation combining with the largely flat topography of the landscape. While views of the large agricultural buildings and silos associated with Barfoots of Botley and the sewage works create notable detracting elements within the view that due to the screening effect of the trees screening views of the built form within the village, appear isolated within the landscape; see **Viewpoint 5**.
- 8.36 The Sensitivity of footpath users who at this location can travel by foot and are assessed as High.
- 8.37 Due to the lack of visual relief resulting from boundary hedgerow vegetation and flat topography, views of the proposed built form will not be possible.
- 8.38 The proposed development would result in a neutral effect on the view at either year 1 or year 15.

Cumulative Effects

- 8.39 Owing to the position of the proposed development within the view, relative to the approved Hook Lane development, views of the built form within the Site would be precluded by built form and vegetation proposed as part of this development. This will result in a neutral effect on the view at both year 1 and year 15.

Views from the open fields to the south

- 8.40 From along footpath 101 as it moves west away from Pagham to the south of the Site, views back towards the Site are possible but views of the landform within it are not, due to the screening effect of the built form within the intervening static caravan park, other built form associated with Pagham and housing currently under construction. The static caravan park forms a notable element within the view and presents a harsh suburban edge to the village but does not define the horizon owing to a backdrop of mature tree planting and the rising ground of the South Downs National Park in the far distance. Also present within the view is the large agricultural sheds associated with Barfoots of Botley. Specific to the Site, the canopies of the tree planting along and adjacent to its boundaries are not

readily visible within the view due to the screening effect larger scale residential development and mature tree planting in the foreground; see **Viewpoint 6**.

- 8.41 The Sensitivity of footpath users who at this location can travel by foot are assessed as High.
- 8.42 Due to the screening effect of the intervening built form and associated vegetation within the village, views of the proposed built form will not be possible.
- 8.43 The proposed development would result in a neutral effect on the view at either year 1 or year 15.

Cumulative Effects

- 8.44 The proposed development of Land West of Pagham Road will result in development of the whole field in the foreground of the view. This in turn will result in a total loss of the view further north including the proposed development. This will result in a neutral effect on the view at both year 1 and year 15.

Views from the open fields to the north

- 8.45 From Bridleway 129 to the northwest of the Site close to the hamlet of South Mundham, views towards the Site are not possible due to the screening effect of intervening field boundary vegetation combining with the largely flat topography of the landscape. While views of the large agricultural buildings and silos associated with Barfoots of Botley create notable detracting elements within the view they are well set within the surrounding tree line and do not create prominent features along the skyline; see **Viewpoint 7**.
- 8.46 The Sensitivity of footpath users who at this location can travel by foot are assessed as High.
- 8.47 Due to the lack of visual relief resulting from boundary hedgerow vegetation and flat topography, views of the proposed built form will not be possible.
- 8.48 The proposed development would result in a neutral effect on the view at either year 1 or year 15.

Cumulative Effects

- 8.49 Owing to the position of the view, built form associated with Barfoots of Botley would preclude views towards the Site, while intervening vegetation would preclude views of the proposed development. Neither development would be visible from this location. This will result in a neutral effect on the view at both year 1 and year 15.

Conclusion

- 8.50 Due to the screening effect of the surrounding built form and associated vegetation, views towards the Site are largely limited to locations directly adjacent to it along a short section of Pagham Road and from the fields in close proximity to it so the south and west.
- 8.51 As a result of the low-lying nature of the Site, when viewed from along Pagham Road it is seen as a flat piece of land, set against the existing built edge of the caravan park and which presents a poor boundary to the village and transition between the settlement edge and the surrounding landscape.
- 8.52 From the fields to the west views of the landform within the Site is not readily visible, while the mature tree planting within it forms the back-drop to the built form associated with the adjacent static caravan park.
- 8.53 The proposed built form, whilst visible within views from the west and along a short section of Pagham Road will replace a view in which built form already features but which will have a more defined edge in the form of a new boundary hedgerow, helping to both screen/filter views of the proposed development, providing an enhanced backdrop to the existing built form within the village and creating a more considered and better transition between the settlement edge and the surrounding landscape. In addition, ample space provided within the Site for medium and large-scale tree planting, will soften views of the proposed development, breaking up the massing of built form and assimilating it within the view.
- 8.54 Adverse effects will result as a consequence of the proposed development, but these will be localised and limited to a short section of Pagham Road and to the field located adjacent to the north-western edge of the village. Where visible the development will appear contiguous with the existing built form within the village and over time as planting proposed as part of the development will begin to mature, helping to assimilate the development within the view and creating a

better vegetated setting to the suburban edge of the village. Any adverse effects recorded at Year 1 will become sufficiently reduced at Year 15, to ensure only negligible effects will result to the visual environment with the scheme in place.

- 8.55 In respect of cumulative effects, where views of the proposed development could potentially be seen in conjunction with surrounding proposed development. Due to the nature and positioning of that proposed, no additional adverse effect will accumulate with the proposed schemes in place.

9. SUMMARY AND CONCLUSIONS

- 9.1 This Landscape and Visual Impact Assessment (LVIA) has been prepared by Pegasus Group, on behalf of Hallam Land Management and assesses the Proposed Residential Development based upon the landscape proposals illustrated on the Site Masterplan. This seeks to successfully accommodate the Proposed Development onto the Site and assimilate it with the surrounding landscape. The Site lies outside of any statutory landscape designations.
- 9.2 The Site is comprised of a single field located at the northern end of Pagham a coastal village that forms part. It benefits from a degree of both physical and visual containment provided by the built form associated with Pagham village and Rookery Farm, as well as the vegetation that both defines and lies adjacent to its boundaries with the surrounding countryside.
- 9.3 With regards to any change that can be brought about by new development, the overriding aim should be to either maintain or reinforce the key characteristics of the recognised landscape character for the area and maintain or improve the current visual environment in which it is located. This is key to ensuring that the development can be successfully integrated into the existing landscape of the Site and assimilated with the wider landscape characteristics of the surrounding area. Provided that the landscape character of the area and in particular the recognised landscape character (as detailed within the relevant published character area assessments), can be retained then the existing character of the rural landscape will prevail.
- 9.4 The landscape character of the Site itself would inevitably change from an arable field to residential development. The Proposed Development would appear in the local landscape set within the context of the existing residential development of Pagham. The Site Masterplan for the proposals illustrates the broad landscape principles which would strengthen the local landscape character objectives set out in published landscape guidance and planning policy.
- 9.5 The landscape strategy for the Site is simple and robust, working with the current landscape structure of the Site to ensure that:
- Development is set back from the Site boundaries to maintain the existing boundary vegetation and create space for additional planting;

- Maintain open space in close proximity to Nyetimber Windmill, promoting views towards this heritage asset and helping to maintain its current setting;
- Reinforce the larger scale planting along the Site's western edge to soften views of the built form from the areas of surrounding countryside; and
- Incorporate a meaningful tree belt north to south through the Site and forming an integral part of the layout, to help break up the massing of the built form and to soften views of the built form.

9.6 In summary, the Proposed Development would have a very limited effect on the surrounding landscape character as described in the published landscape character assessments. Proposed native shrub and tree planting within proposed public open spaces and property curtilages would repair the poor-quality edge that the village currently exhibits on its northern side, creating an improved and more defined transition between the built form of the village with the surrounding landscape, assimilating it within its landscape context.

9.7 The landscape elements associated with the Site (with the exception of the current land use), would remain largely unchanged, particularly the boundary vegetation. The proposed built form has been set back from the existing Site boundary vegetation to allow for the retention and enhancement of this vegetation and will provide robust defensible physical boundaries to the Site.

9.8 The proposed scheme would materially change the existing land use of the Site from an undeveloped area of ground to one of residential development. However, this change would be confined to the Site itself and the surrounding areas would remain unaffected, the character of the surrounding landscape would continue to remain and prevail with the proposed scheme in place.

9.9 Where the proposals are visible, the proposed built form would be seen in the context of existing built form within Pagham, which along with the surrounding vegetation would screens views of the Site from all but the open arable fields that lie to the west. Enhancements to the Site western boundary in the form of planting would, over time create a defined and well considered edge to this part of the village and along with proposed tree planting within the Site would help to assimilate the built form within the view and create a positive addition to the village from this end.

9.10 In summary, the Proposed Development would protect and enhance the landscape features of the Site and would be in keeping with the form and character of Pagham. It would also provide the opportunity to repair the visual intrusion created by the harsh built edge of the existing residential properties of the static caravan park and better celebrate the Nyetimber Windmill heritage asset through an improved more considered layout to its setting.