

Land North of Summer Lane, Pagham Landscape & Visual Impact Assessment

May 2015

DLA/1552/LVIA/RPT/01/FINAL

NOTICE

This document has been produced on behalf of Hanbury Properties LTD by Davies Landscape Architects (DLA) for the sole purpose of planning for the project below:

Document Title: Landscape & Visual Impact Assessment, Land North of Summer Lane, Pagham

Document Reference: DLA/1552/LVIA/RPT/01

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DOCUMENT HISTORY

Rev.	Purpose	Author	Checked	Reviewed	Authorised	Date
-	Draft	AH	SH		-	July 2014
	Final Draft	AH	MD	ER	ER	May 2015
A	Final Draft	AH	MD	JG	JG	May 2015

Revision Description Of Changes

Revision	Description Of Changes



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1 INTRODUCTION

1.1 Purpose

- 1.1.1 This Landscape and Visual Impact Assessment (LVIA) has been prepared by Davies Landscape Architects Ltd (DLA) on behalf of Hanbury Properties Ltd in support of an outline planning application for 90 homes, associated infrastructure and open space on land north and south of Summer Lane, Pagham.
- 1.1.2 This document should be read in conjunction with the Planning Statement prepared by Neame Sutton and Design and Access Statement also prepared by DLA.
- 1.1.3 The assessment considers the effects of the proposed development upon the landscape character and visual resources of the site and surrounding area.

1.2 Site Location

- 1.2.1 The proposed development comprises 3 parcels lying north and south of Summer Lane, extending to 5.6ha. They lie on the western fringes of the large coastal village of Pagham (OS 100m grid Reference SZ 88940 98560). The centre of Bognor Regis is located approximately 4.5km east and northeast of the site.
- 1.2.2 Access is obtained from Pagham Road via Summer Lane, with a proposed additional link through the Orchard Homes scheme to the northeast (currently being considered for planning approval).
- 1.2.3 There is currently no public access to the site.



Fig 01 - Site Location

Land North of Summer Lane, Pagham

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- 1.2.4 The land considered for residential development lies to the north of Summer Lane and comprises a rough grazed paddock (1.49ha) dominated by scrub to the east and part of an arable field to the west (2.48ha).
- 1.2.5 The 1.63ha parcel of land to the south will be transferred to the Parish Council for informal and formal recreation as outlined in the Neighbourhood Plan and forms the eastern part of a large arable field adjoining the urban fringe and village hall.
- 1.2.6 The land to the north is dominated by the Mill Farm Park Homes Estate, that extends out into the existing countryside from Pagham Road beyond the sites northern boundary. The proposed Orchard Homes land lies immediately to the north and northeast.
- 1.2.7 The existing urban fringe lies further east accessed directly from Pagham Road.
- 1.2.8 The landscape to the south and west is predominantly arable farmland, with the southern development boundary being defined by Summer Lane.
- 1.2.9 The site lies outside the current defined Built-up Area Boundary¹ of Pagham which runs along the sites eastern boundary and is located within the jurisdiction of Arun District Council (ADC).
- 1.2.10 For policy, Public Rights of Way (PROWS), and services information reference has been made to <http://www.westsussex.gov.uk/>, <http://www.arun.gov.uk/> and <http://www.natureonthemap.naturalengland.org.uk/>.

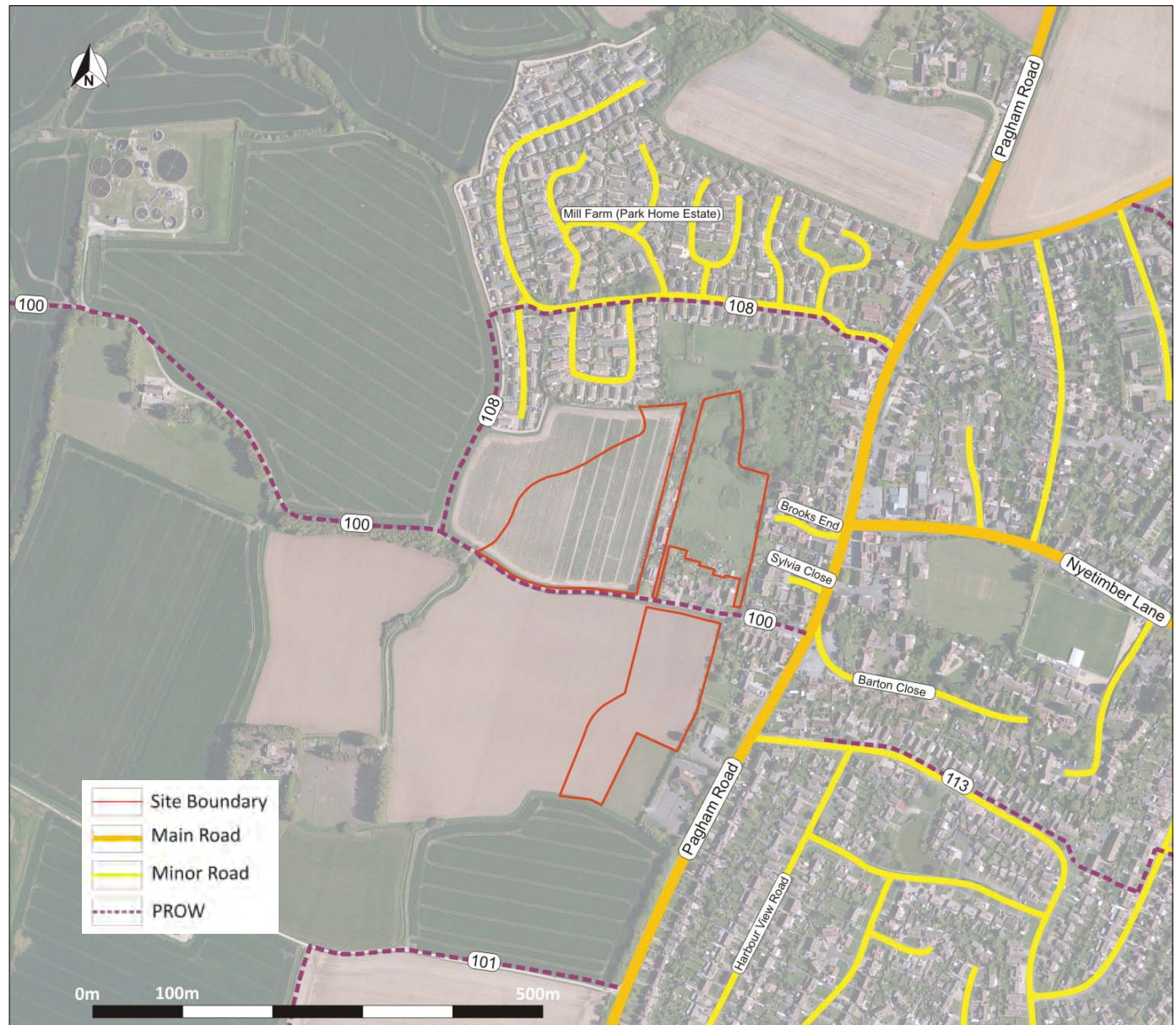


Fig 02 - Site Context

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1.3 Project Description

- 1.3.1 The primary objectives of this landscape and visual assessment are to evaluate the character of the existing landscape and assess how the proposals will affect its landscape character and visual amenity.
- 1.3.2 The project has been led by the initial findings of the landscape and visual baseline which have culminated in the development of the opportunities and constraints set out in Chapter 5.
- 1.3.3 The Landscape Masterplan, Figure 03, has derived from these findings and incorporates the landscape strategy and mitigation measures described in Section 5.2 and is based on the Site Layout produced by DLA.
- 1.3.4 The proposals will deliver:

Table 1 Development Schedule

House Type	Bed No's	No
Terraced	1	12
Terraces and Semi-detached	2	33
Terraces and Semi-detached	3	9
Detached and Semi-detached	3	26
Detached	4	10
		90

- 1.3.5 Building heights will be up to a maximum of two storey.
- 1.3.6 The land considered for residential development lies to the north of Summer Lane and comprises a rough grazed paddock (1.49ha) dominated by scrub to the east and part of an arable field to the west (2.48ha).



Fig 03 - Landscape Masterplan

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1.4 Study Area

- 1.4.1 The study area has been determined through a combination of desk study, contour maps, sectional analysis and subsequent field survey and identifies the extent upon which the proposals have the potential to affect, either directly or indirectly, the landscape character or visual amenity of the area.
- 1.4.2 Site visits were subsequently undertaken within the study area to determine the Visual Envelope (VE), and further assess the potential nature and magnitude of views within this area. The findings are included at paragraph 4.1 and on Fig 12 Visual Analysis.
- 1.4.3 Initial studies indicated that the VE was considerably limited due to the low level topography and built suburban boundaries. Development to the north and east of the site restricts views to the immediate boundaries with limited glimpses through gaps in housing along Pagham Road.
- 1.4.4 To the south and west there is the potential for slightly longer distance views due to the lack of boundary vegetation however intervening mature trees and hedgerows restrict these views to a 1km radius.

1.5 Key Issues

- 1.5.1 In terms of landscape and visual impacts the key

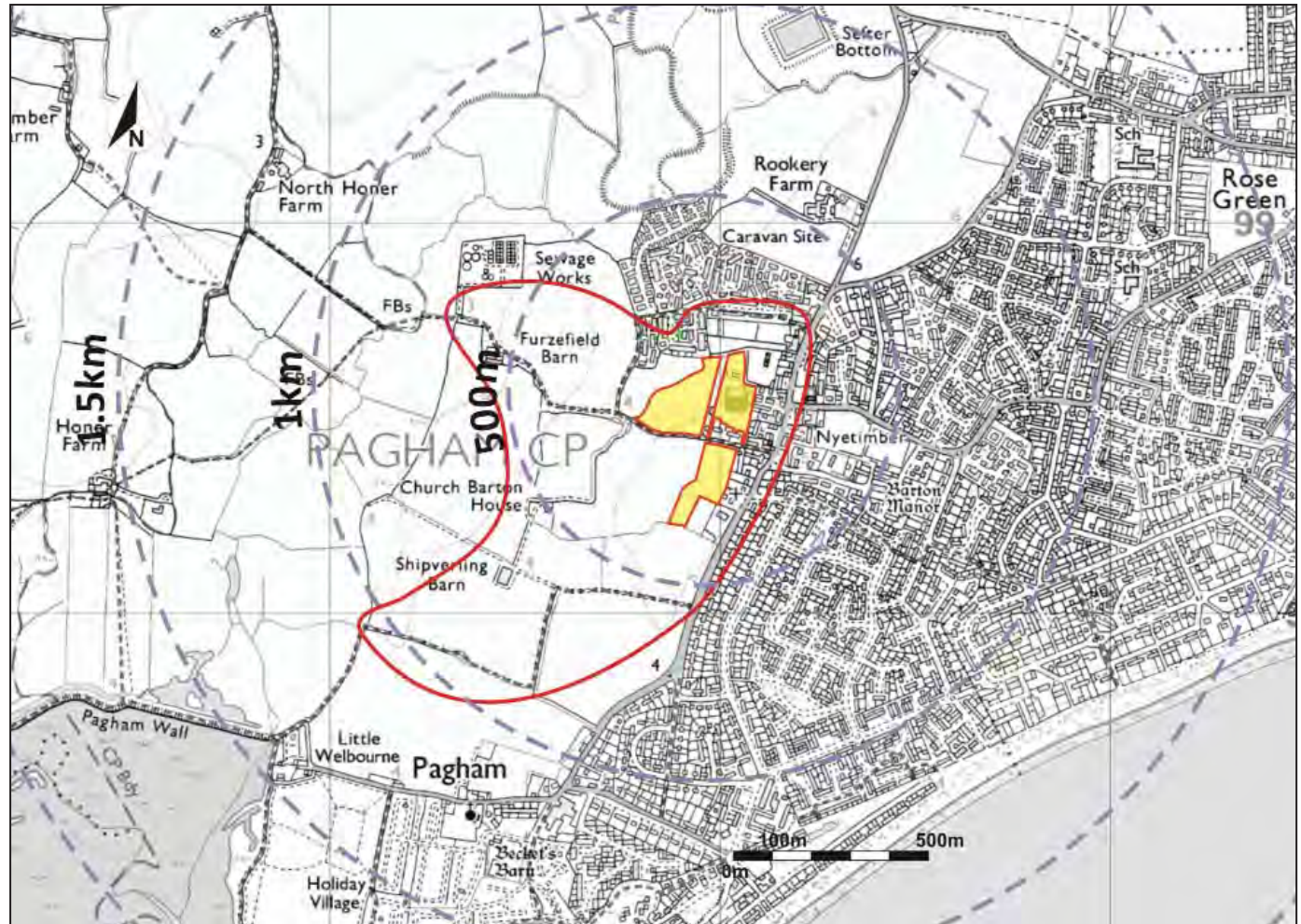


Fig 04 - Study Boundary

issues relate to:

- Potential impacts upon the visual amenity and character of the adjacent residential properties;
- Potential impacts upon the rural character of the existing village edge; and
- Potential impacts on the experience of people using the local PROW.

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1.6 Scope

1.6.1 The assessment is set out as follows:

Guidance & Policy

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

Baseline

- An assessment of the existing baseline through desk top analysis and site visits identifying significant landscape elements within the wider area including context, character and views into and out of the site from key vantage points;
- An assessment of key features within the site, including their quality and influence upon the sites character; and
- Identification of the extent and range of potential receptors and views.

Predicted Effects

- Description of the likely effects of the proposals on landscape elements/features; character; and views into and out of the site from the principal viewpoints.

- Mitigation measures that should be employed to: avoid, reduce or remove significant adverse impacts; the residual effects that will remain; and measures that are being provided in compensation for effects that cannot be effectively removed or that will enhance the application site beyond its existing condition.

2 OVERVIEW

2.1 Methodology

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

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

- 'Guidelines for Landscape and Visual Impact Assessment' - Landscape Institute & the Institute of Environmental Management and Assessment, 2013 (Third edition);
- Landscape Character Assessment Guidance, (2002), Countryside Agency in conjunction with Scottish

Natural Heritage;

- Photography and photomontage in landscape and visual impact assessment – Landscape Institute Advice Note 01/11; and
- An Approach to Landscape Character Assessment - Natural England October 2014.



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

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

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

Representative Viewpoints (RVP)

- 2.1.6 Chosen to provide a representation of the potential views from different types of receptors where significant effects are likely to differ;

Specific Viewpoints (SVP)

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

Illustrative Viewpoints (IVP)

- 2.1.8 Chosen to illustrate a particular effect or issue.
- 2.1.9 The assessment identified that there are no Specific Viewpoints associated with the site.

Sources

- 2.1.10 In preparing this assessment, reference has been made to the following key consultants documents:
- Arbortech - BS5837:2012 Tree Survey
 - Aluco Ecology - Ecological Assessment, Land at Summer Lane, Pagham (April 2015)

- MJA Consulting - Flood Risk Assessment, Proposed Residential Development Land off Summer Lane, Pagham (March 2015)
- Ecology Solutions - Information To Enable a Habitats Regulations Assessment.
- Vectos - Transport Statement.

2.2 Policy Context

2.2.1

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

2.2.2

The table below sets out all landscape policies (Fig 04 & 05 Local Plan) which are specifically relevant to the redevelopment of the site. Relevant extracts from the regional and local policies are available in **Appendix B** appended to the rear of this document.

2.2.3

A brief summary of the current policy context is outlined after the table.

Table 2 - Relevant Landscape Policy

Level	Policy
National Planning Policy Framework March 2012	Section 7 – Requiring Good Design
	Section 11 – Conserving And Enhancing The Natural Environment Natural Environment NPPG:
	• Landscape Para 001 • Biodiversity, Ecosystems and Green Infrastructure paras 009, 015 and 019
	Section 12 - Conserving and Enhancing the Historic Environment
Local Policy Arun District Local Plan 2003 - Saved Policies	GEN7 The Form of New Development
	GEN9 Foul and Surface Water Drainage
	GEN18 Crime Prevention
	GEN20 Provision of Public Open Space within New Development
	GEN28 Trees and Woodlands
Arun Local Plan Publication Version October 2014 (LPPV)	C SP1 Countryside
	GI SP1 - Green Infrastructure and development
	LAN DM1 - Protection of landscape character
	D SP1 - Design
	D DM1 - Aspects of form and design quality
	ECC SP1 - Adapting to climate change
	OSR DM1 - Open space, sport & recreation
	ENV SP1 - Natural environment
	ENV DM3 - Non designated sites
	ENV DM4 - Protection of trees
	ENV DM5 - Development and biodiversity
	W DM3 - Sustainable Urban Drainage Systems
	QE SP1 - Quality of the environment
	QE DM2 - Light pollution
	HWB SP1 - Health & wellbeing

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National

National Planning Policy Framework – March 2012

- 2.2.5 The National Planning Policy Framework (NPPF) provides the overall framework for planning policy in England and is inherent in the preparation of local and neighbourhood plans.
- 2.2.6 The NPPF has been developed to follow the approach of the 'presumption in favor of sustainable development' and sets out a series of policies that provide the underlying principles of the Government's view of sustainable development, based on three factors:
- An economic role – contributing to building a strong, responsive and competitive economy;
 - A social role – supporting strong, vibrant and healthy communities;
 - An environmental role – contributing to protecting and enhancing our natural, built and historic environment.
- 2.2.7 The NPPF does not change the statutory status of the Development Plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved however policies and strategies of the NPPF should be a material consideration when determining applications.

2.2.8

Regional

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

Local

The Arun District Local Plan 2003 (LP)

2.2.9

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

Arun Local Plan Publication Version October 2014 (LPPV)

2.2.10

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

2.2.11

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

2.3

Policy in Relation to the site

2.3.1

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

2.3.2

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

Section 7 - Requiring Good Design

2.3.3

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

2.3.4

The Application Site will be assessed in accordance with the requirements of paragraph 001 of the NE NPPG to 'inform, plan and manage change'. This assessment will be carried out using the latest guidance set out by Natural England².

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

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

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

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

DM1 and 25 Health, Recreation & Leisure Technical Appendix)

2.3.8 The provision of high standards in both the landscaping, layout and quality of these spaces and facilities will be further developed as part of the Landscape Strategy, Landscape Masterplan and Design and Access Statement.

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

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

Section 11 – Conserving and Enhancing the Natural Environment

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

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

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

2.3.13 Paragraph 009 of the NE NPPG provides clarification of what is defined as an ecological network and many of which are also considered key to the definition of the local character. Of particular relevance is identification of main landscape features that provide potential habitat corridors, the potential for enhancement or restoration and an audit of green space where new development is proposed. Para 019 outlines that to make a proposal sustainable sufficient green infrastructure³ should be

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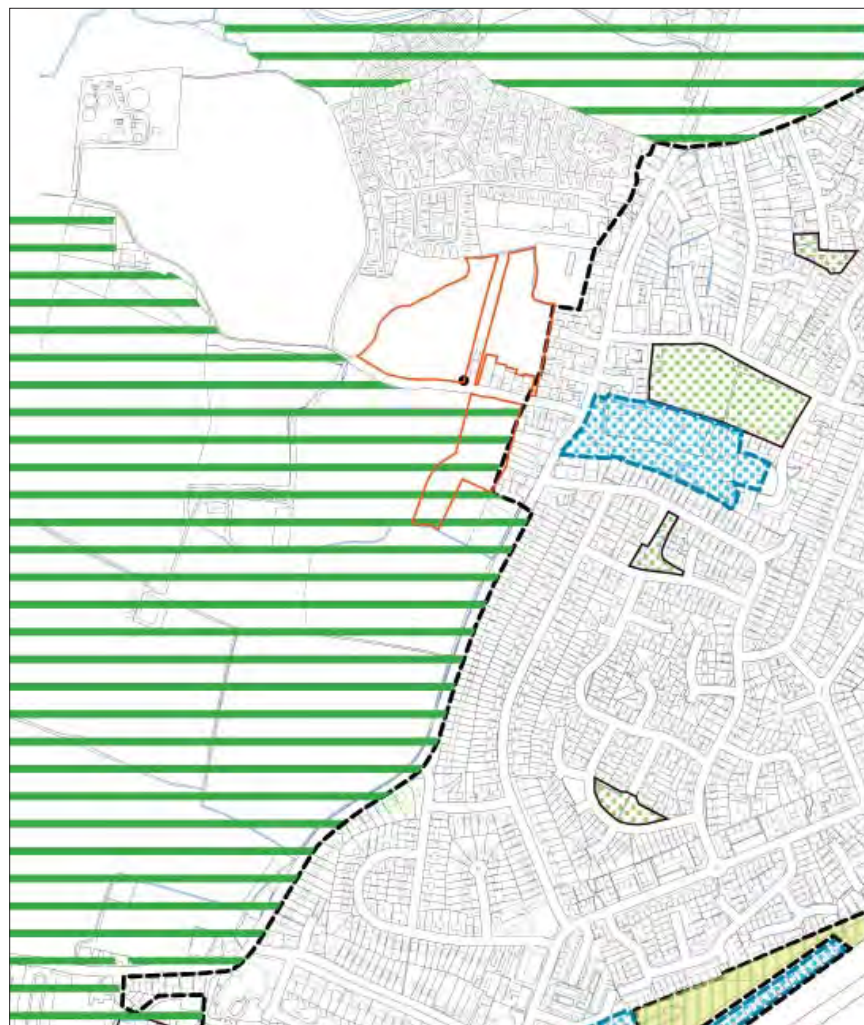


Fig 04 - Local Plan Adopted 2003

- | | |
|--|--|
|  Application Site Area |  Existing Open Spaces and allotments |
|  Strategic and Local policy areas |  SNCI - Sites of Nature Conservation Importance |
|  Areas of Special Character (ASC) |  SNINC - Sites of National Importance for Nature Conservation |

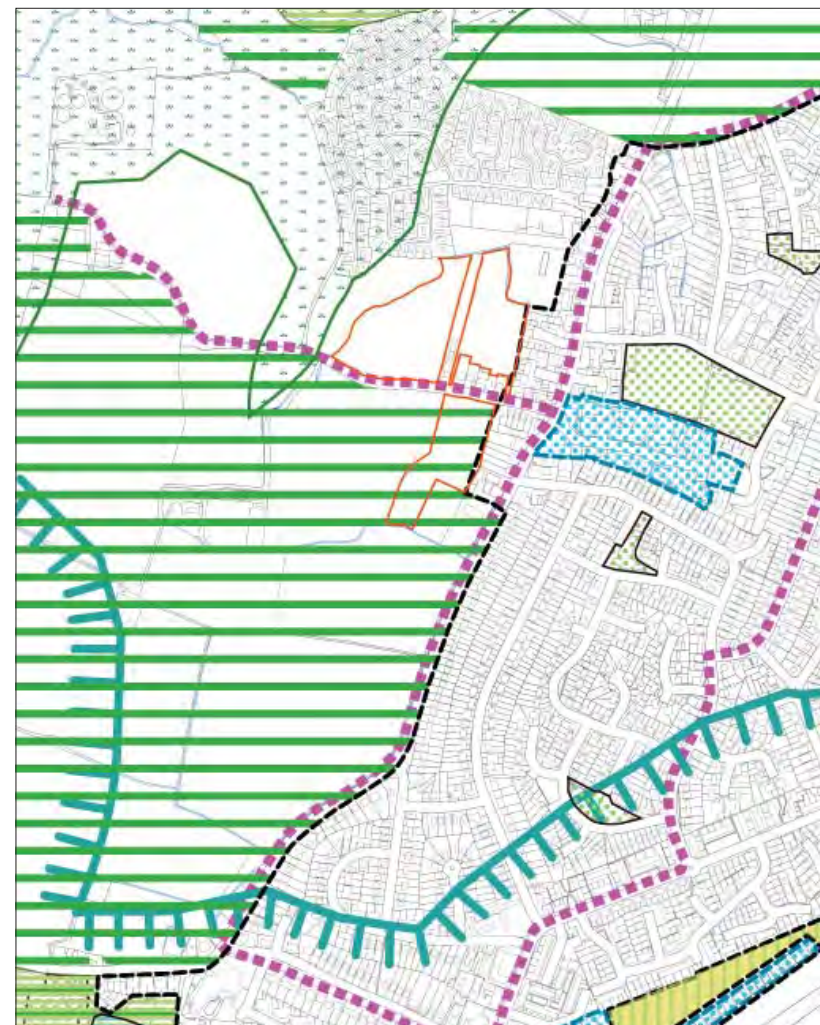


Fig 05 - Emerging Local Plan 2011-31 Proposals Map

- | | |
|--|--|
|  Built up Area boundary |  Aspirational Cycle Route |
|  Application Site Area |  Settlement boundary |
|  Biodiversity Opportunity Area (BOA) |  Pagham Harbour Buffer Zone A (400 metre buffer) |
|  Area of Special Character (ASC) |  SNINC - Sites of National Importance for Nature Conservation |
|  Existing Open Space |  Gaps Between Settlements |
|  SNCI - Sites of Nature Conservation Importance | |

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incorporated into the design as also identified in the LPPV Technical Appendix (attached to Appendix B), and LPPV Policies G1 SP1 and ENV DM3.

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

2.4 Supplementary Planning Guidance

- 2.4.1 The following document has been considered relevant to the landscape development and assessment of the site:
- Open Space And Recreation Standards Adopted: October 2000.

2.5 Other documentation

- 2.5.1 In addition to the adopted policy and site assessment the following documents have also been used in preparation of a suitable landscape and development strategy:
- Arun District Council Playing Pitch Strategy (January 2009)

- Arun District Council Open Space, Sport and Recreation Study (March 2009)
- Green Infrastructure Study (April 2012)
- Arun District Council Play Strategy 2011-16
- BS 5837:2012 - Trees in relation to design, demolition and construction. Recommendations, BSI, Published 30 April 2012;
- New Homes 2010 - Secured by Design, ACPO; and
- 'Safer Places - The Planning System and Crime Prevention' – this has subsequently been archived and replaced by Planning Practice guidance – Design Reference ID: 26-006-20140306 but is referenced within LPPV Policy D DM1 - Aspects of form and design quality.

3 BASELINE ASSESSMENT

3.1 Statutory Designations

Landscape

- 3.1.1 There are no national designations within the study area.

Ecology

- 3.1.2 The Pagham Harbour Special Protection Area (SPA) lies approximately 650m southwest of the study area. It is therefore outside the 400m Exclusion Zone but within the 5km Zone of Influence. Advice from Natural England states that *'Developers wishing to promote additional housing in the 400m to 5km zone will be required to demonstrate that their proposals can avoid any likely significant adverse effect on the SPA. Cultural and Historical.'* Ecology Solutions has undertaken an HRA and have agreed the principles for offsetting impacts through the provision of additional Core Open Space and circular walks.
- 3.1.3 There are no listed buildings within the site, however three Grade II listed buildings can be found along Pagham Road, approximately 100m east. These are separated both visually and contextually from the site by intervening residential development.
- 3.1.4 There are no further physical, visual, historical or cultural links with any protected Landscapes, Scheduled Ancient Monuments, Conservation Areas, Historic Parks and Gardens.

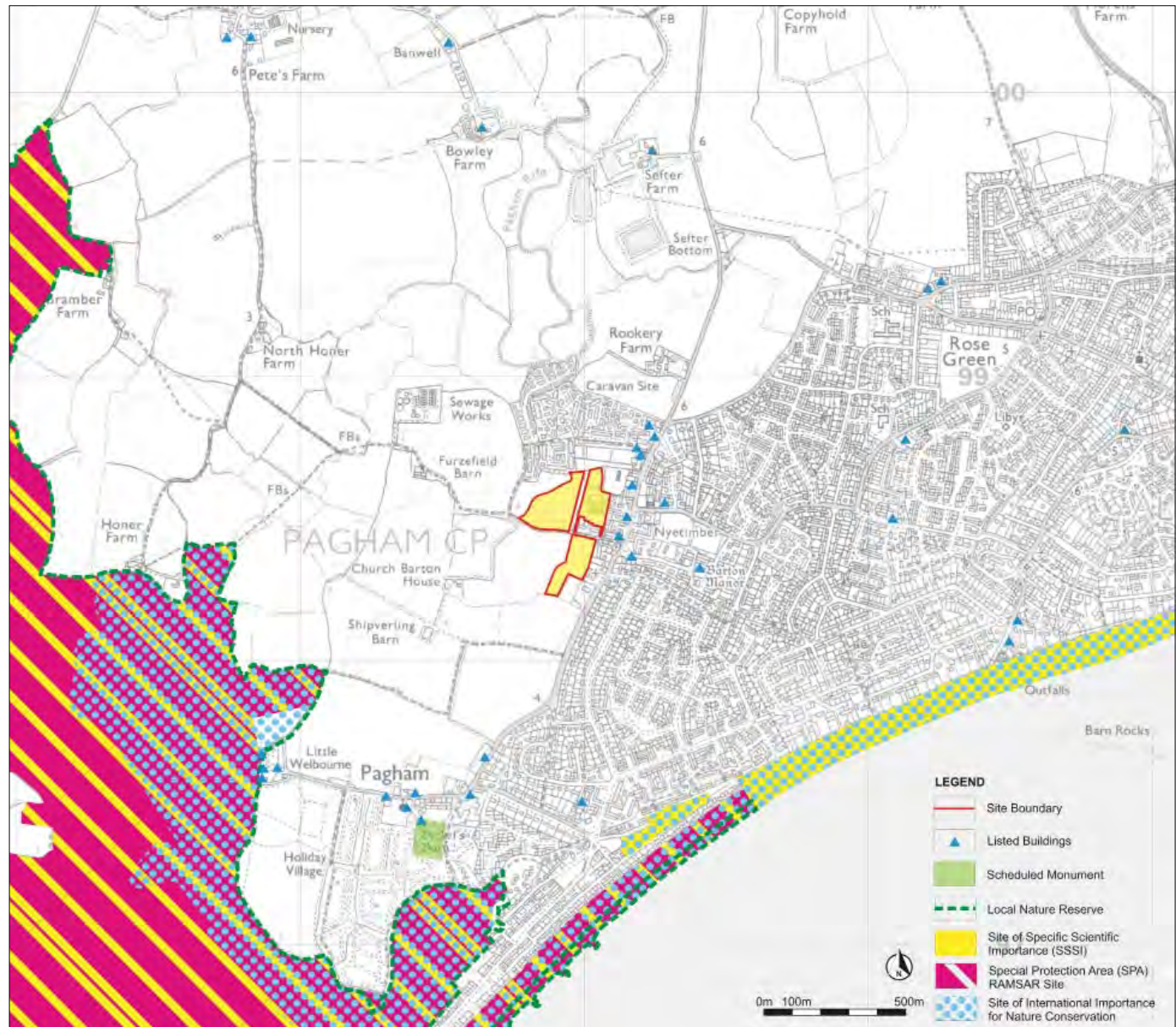


Fig 06 - Designations

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3.2 Site Context

3.2.1 The site is located on the edge of Pagham and provides a transitional area between the suburban paddocks and gardens to the north and east and the predominantly agricultural landscape to the west.

3.2.2 The local village centre is located 230m east of the site.

Geology and Topography

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

3.2.4 The site is located on the low coastal plateau which generally undulates between 2m AOD and 4m AOD, with various rifes and streams piercing the landscape.

3.2.5 The Environment Agency Agricultural Land Classification Study⁴ identifies the site as Grade 3 (Fig 08).

3.2.6 The soilscape (England) classification given on Defra magic map⁵ identifies the site as Type 22 - Loamy soils with naturally high groundwater and low fertility.

Hydrology

3.2.7 A small section of the site is shown to be within Tidal Flood Zones 2 & 3. The Environment Agency has

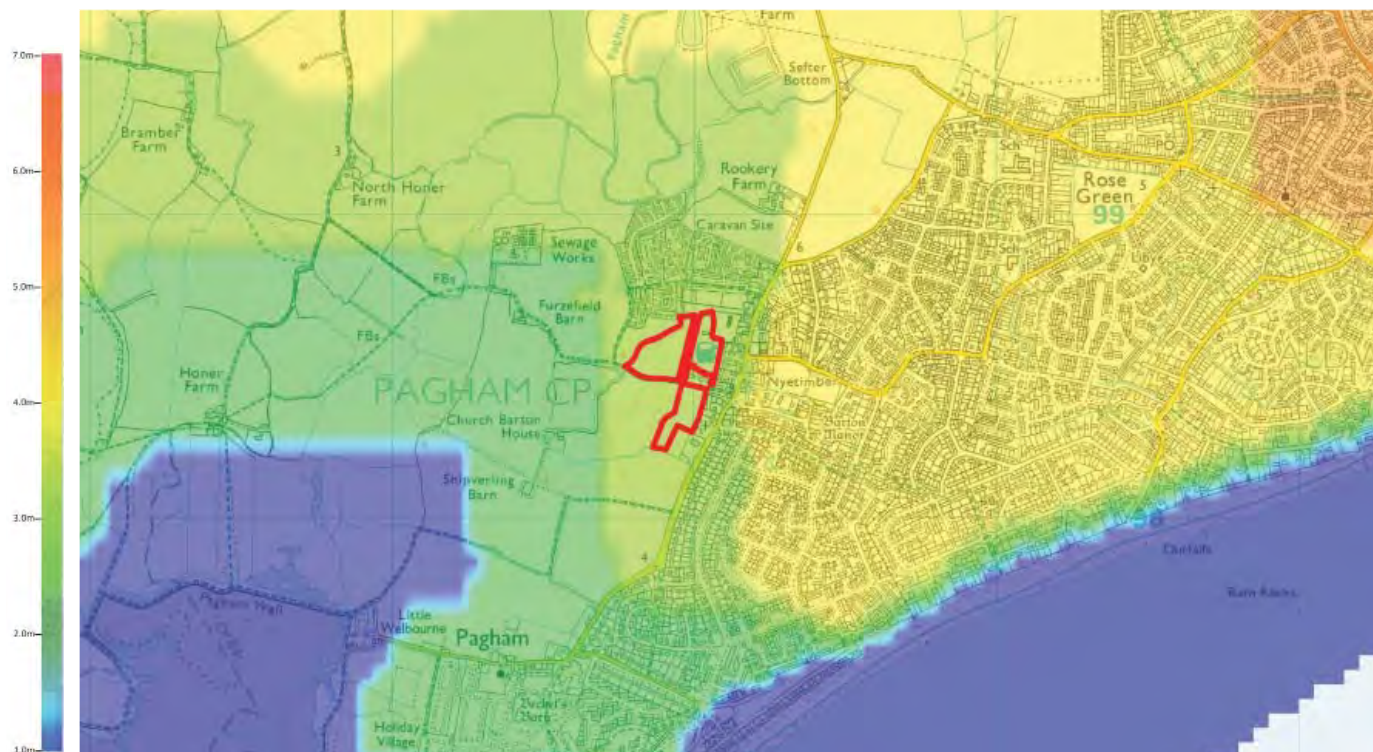


Fig 07 - Topography

confirmed that the site is not affected by the Pagham Rife Fluvial floodplain.

3.2.8 The Flood Risk Assessment carried out by MJA (March 2015) concludes that the tidal flood risk to the site is low due to well maintained sea defenses and its overall distance from the sea.

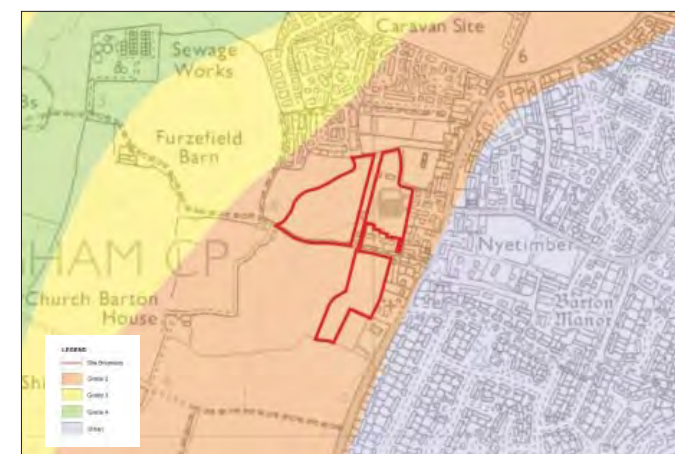


Fig 08 - Agricultural Land Classification

⁴ <http://www.geostore.com/environment-agency/WebStore?xml=environment-agency/xml/ogcDataDownload.xml>

⁵ <http://magic.defra.gov.uk/MagicMap.aspx>

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Access

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

3.2.10 Summer Lane, which dissects the development area and the proposed public open space to the south, provides access to the properties along the lane only and terminates at the southwest corner of the development area.

Public Rights of Way

3.2.11 For the purposes of this assessment only the Public Rights of Way (PROW) which have been identified within the Visual Envelope (VE) have been assessed.

North

3.2.12 The most northerly section of footpath 108 runs eastwards through the Mill Farm (Park Home Estate) until it meets Pagham Road. The development borders each side of this section of the footpath containing any views to within the Caravan Site.

East

3.2.13 Public Footpath 100 runs east from the southeastern corner of the site along Summer Lane. The existing residential properties along the lane keep the views enclosed, affording framed views west along Summer Lane. The footpath runs along the extent of Summer Lane, ending where it meets Pagham Road.

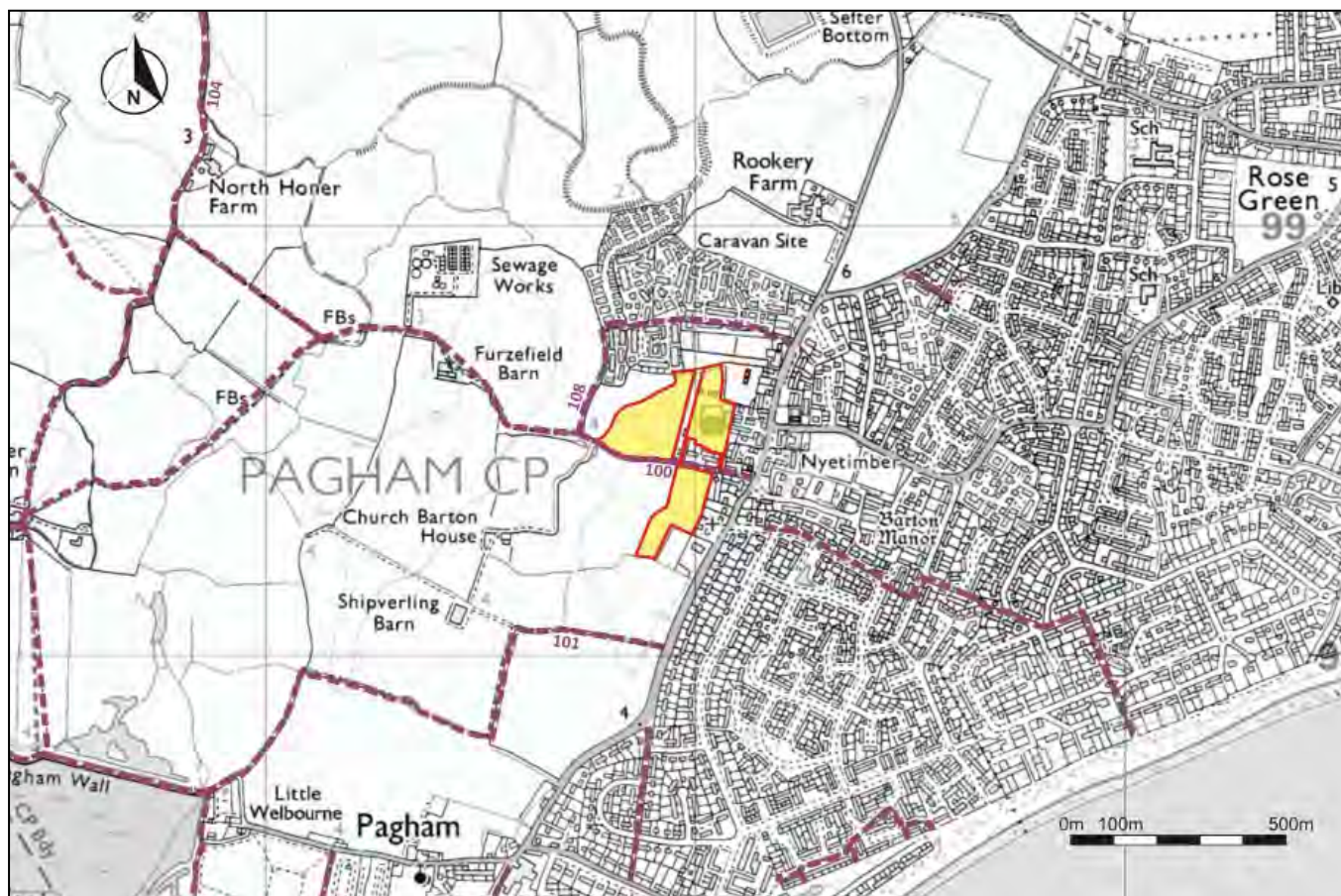


Fig 09 - Public Rights of Way

South

3.2.14 Footpath 100 runs along the southern boundary, approximately 1m below the level of the fields. Due to its sunken position, the views are restricted to the immediate context both north and south of the footpath.

3.2.15 Further south, Public Footpath 101 follows the access

track to Shipverling Barn and Church Barton House which is afforded long distance views north towards the South Downs National Park (9km). Views south are restricted by the holiday park surrounding St. Thomas A Becket Church (1.1km SSW) and Pagham Wall (1.2km SW) which forms the boundary to Pagham Harbour.

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West

- 3.2.16 Providing a link to the caravan site, Public Footpath 108 runs north along the western boundary, however due to surrounding vegetation and flat topography views are limited to the adjacent fields before the footpath heads east into the caravan site.
- 3.2.17 Running from the southwestern corner of the site, Public Footpath 100 runs along the private access track to Furze field Barn and the Sewage Works before following field boundaries and watercourses until it reaches Honer Farm (1.3km WSW).

Settlement Patterns/Landcover

- 3.2.18 Pagham village is typical of the linear urban form found within the local village settlements and the surrounding area.
- 3.2.19 The site is located on the village edge towards arable farmlands on the coastal plateau, which is made up of medium sized irregular shaped fields.
- 3.2.20 Boundaries to the fields within the locality are predominantly enclosed by a combination of watercourses and semi mature native hedgerows.

North

- 3.2.21 Mill Farm (Park Home Estate) comprises approximately 270 homes and is located immediately north of the application site. It is accessed to the east from Pagham Road.
- 3.2.22 A small paddock abutting the northeastern boundary forms part of the grounds of the Inglenook Hotel &

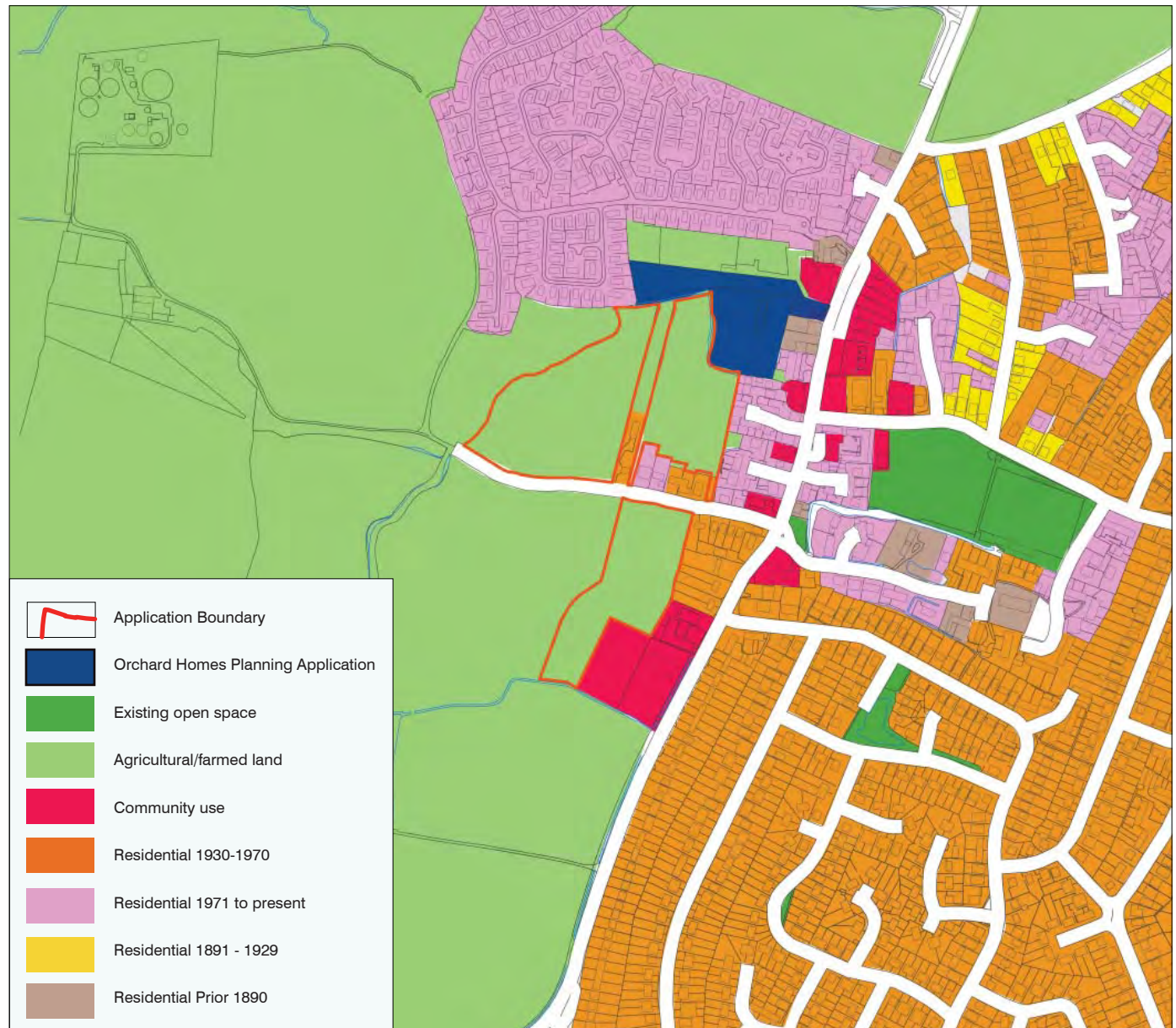


Fig 10 - Land Use

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Restaurant. An application to develop this site for up to 43 homes has recently been submitted by Orchard Homes (REF:P/125/14/PL).

East

3.2.23 Rear gardens of residential properties on Brooks End and Sylvia Close abut the eastern boundary of the eastern parcel. These properties are accessed via Cul-de-Sacs off Pagham Road.

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

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

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

South

3.2.27 Summer Lane runs along the southern perimeter of the development site and lies approximately 0.5m below land to the north and south as a shared surface lane without footways.

3.2.28 The land immediately south of Summer Lane is predominantly open arable farmland, occasionally punctuated by boundary hedgerows, small copses and trees. With the exception of Church Barton House, there is no development south of the application site

until the village of Pagham spills west to meet Pagham Harbour, 1km south. The area is protected by gap designation in the emerging local plan.

3.2.29 A single lane access track runs west from Pagham Road towards Shipverling Barn and Church Barton House

West

3.2.30 The land immediately west of the boundary comprises further large arable land with a private access track running west past Furze field Barn towards the Waste Water Treatment Works (380m northwest).

3.2.31 The landscape to the west continues as coastal plateau and arable farmland, occasionally broken by farm developments. The landscape is defined by the numerous rife that meander south towards Pagham Harbour, often lined by tall reeds and individual mature trees.

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

3.3 Landscape Character

3.3.1 Landscape character is the distinct pattern or combination of elements that occur consistently in a particular landscape and makes it different and unique from one place to another. It is how we perceive the interaction of a number of aspects recognised as

the earth sciences, historical and cultural influences, biodiversity, visual and sensory qualities, which all combine to create local distinctiveness and a sense of place. Landscape Character Assessment (LCA) can be undertaken at a number of scales from national level through to local or site level.

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

Table 3 - Landscape Character Assessments

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

3.3.3 Relevant extracts of the following are contained within **Appendix C**.

NCA: 126 South Coast Plain

3.3.4 The NCA 126 is a flat landscape between the dip slope

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	of the South Downs, South Hampshire Lowlands and the waters of the English Channel, Solent and part of Southampton Water.				
	West Sussex NCA: SC2 - Manhood Peninsula				
3.3.5	The West Sussex Landscape Character Assessment carried out in 2003 identified 42 unique landscape character areas. The site is identified as lying on the edge of SC2 - Manhood Peninsula, which covers the wider landscape to the south and west and is defined to the east by the village of Pagham.	3.3.7	Key landscape and visual sensitivities are identified in the Landscape Character Assessment as: - The expansion and development on urban and village edges; and - Changes in drainage patterns due to climate change.	3.3.11	The fields to the south of Summer Lane and the western boundary of the site are classified as L1b- Large Scale open arable which in comparison are considered to have weak/remnant hedgerow structure in places with few mature trees and provide opportunities for long views to downs to north.
3.3.6	Key Characteristics of this area that are relevant to the site are: - Mainly low-lying flat landform; - Pockets of small enclosed pasture fields and horse paddocks, as to the northeast of the site; - Linear villages; - Few trees or hedgerows, partly as a result of Dutch Elm Disease from the 1970s and the Great Storm in 1987; - Large scale arable farming with large fields, often absent of hedgerows; - Scattered vernacular in villages with mixed building materials, often flint, brick, half timber and stone, often with sprawling modern fringes; and - Rife and ditch systems with associated low lying species rich unimproved grassland and edged by reed beds.	3.3.8	The recommended guidelines have been used to inform the Illustrative Masterplan.	3.3.12	Using the LCTs, Landscape Character Areas (LCAs) were identified, describing further unique areas related to a specific place. These were then assessed for sensitivity and value to indicate potential capacity.
			Arun Landscape Study - Landscape and Visual Amenity Aspects of Development Choices in Arun District 2006-2026	3.3.13	The assessment identifies the site as lying within the Pagham Lower Coastal Plain (LCA 3 - Pagham Lower Coastal Plain). In addition to the LCT relevant characteristic identified were: - Scattered farm buildings and dwellings with associated paddocks; and - Minor roads at the perimeter, tracks within.
		3.3.9	This was produced to help inform the Local Development Framework process, and provides an assessment of the physical and environmental constraints on open countryside and in identifying its capacity to accommodate future development.		
		3.3.10	Only the western section of the site is included within the study area and is identified as Zone 1 - Landscape Character Type (LCT) L2 - Medium/small-scale arable. The site assessment concurs with the following description of the LCT: - Intensive arable farmland; - Medium-small fields across relatively flat or gently undulating landform; - Field boundaries include ditches, fencing, hedges; and - Greater sense of enclosure as compared with large-scale arable farmland (L1).	3.3.14	The sensitivity and value of the LCA was considered moderate equating to a medium capacity <i>'Large scale arable landscape, some containment along settlement edge, ecological and heritage interest, adjacent to Pagham Harbour and floodplain.'</i>
				3.3.15	Pagham Village Design Statement: Pagham Road The Pagham Village Design Statement (Nov 2007), sets out to provide a series of planning and development guidelines as a framework within which to protect parish assets and serve the best interest of the community. It also includes the Parish Council's policies on

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conservation and the environment.

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

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

3.4 Site Character

Topography

The site itself is largely flat, sloping gently from 5m AOD in the northern extent to 5.7m AOD in the south-eastern corner.

Land use

- 3.4.1 The proposed development area is sub divided by a narrow strip of land north of Meadow Sweet.

Eastern Parcel

- 3.4.2 The eastern parcel is an enclosed paddock that has been degraded by self regenerated scrub, the erection of fences and ad-hoc vegetable patches with fly tipping.

Boundaries

- 3.4.3 The northern site boundary is by a ditch and scrub bordering the Orchard Homes site. Further northwest, a 2m wide flood defence, made up of railway sleepers and infilled with gravel and 1.1 - 1.4m in height. has been erected to help protect the Mill Farm estate against flooding.

- 3.4.4 The northeastern boundary is lined by scrub, Mature Cypress and a single oak tree.

- 3.4.5 The eastern extent of the site, abutting the rear gardens of Brooks End and Sylvia Close is formed by a 1.6 - 2m gappy hedgerow which runs north towards a small copse.

- 3.4.6 The southeast boundary is defined by the residential curtilage of properties along Summer Lane, largely formed by post and rail fencing, hedgerows with occasional single trees and an assemblage of Fly Tipping and chicken wire fences bordering small allotments. The southwest boundary is defined by Summer Lane and a grass verge.

Western Parcel

- 3.4.7 The western parcel of land forms part of an open arable field with few defining boundary features.

- 3.4.8 It adjoins a young hedge and scrub bordering Meadow

Sweet to the east and ditches to the north and south.

- 3.4.9 A ditch marks the extreme western boundary of the field.

- 3.4.10 The parcel of land to the south to be given to the Parish is open on its western and southern boundaries with the northern boundary defined by Summer Lane. The eastern boundary adjoins the Village Hall open space play area and garden boundaries of existing houses. with a mix of boundary treatments including fencing and hedges.

Key Landscape Features

- 3.4.11 An ecological assessment carried out in April 2015 identified the western parcel as an arable field with hedge boundaries and watercourses along Summer Lane.

- 3.4.12 The development parcel to the east comprises agriculturally improved farmland currently grazed by horses with a small area of amenity grassland to the south of the parcel adjacent to Summer Lane.

- 3.4.13 The parcel of land to the east is dominated by scrub with occasional self seeded saplings.

- 3.4.14 A single 10m high oak tree lies adjacent to a ditch on the northeast boundary and is in fair condition classified as Category C in the arboricultural survey. It has a root protection area of 12m and will be retained in the proposals.

- 3.4.15 Other conifers lie near the same location on the opposite side of the ditch within the Orchard Homes

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land and are due to be removed.

- 3.4.16 A young hawthorn, elder and field maple hedge lies on the southeast corner of the western parcel giving way to hawthorn and bramble scrub further north.
- 3.4.17 The survey also identified a series of seasonally wet ditches along the north, northeast and south boundaries. These ditches are assessed as low intrinsic value but have value at a local level and should be retained and enhanced along with the arable field margins to provide wider habitat corridors along the boundaries.
- 3.4.18 Avoidance should be considered first with appropriate new ditches provided at a minimum of like for like replacement in compensation for any losses.
- 3.4.19 There is evidence that the site is used by foraging bats and recommendations within the survey include the provision of green corridors within the scheme to compensate any loss of habitat. Any new planting along the boundaries and within green corridors should be native species and based on the local situation.
- 3.4.20 Overall, the assessment concluded that the site has a low nature conservation value with low species diversity.

Visual and Sensory Perceptions

- 3.4.21 Views are restricted to local views only with no potential for elevated longer distance views. There is no visual association with the coastal area to the south and east.
- 3.4.22 The eastern parcel of land is degraded and unmanaged, reverting to scrub and overall low landscape quality.

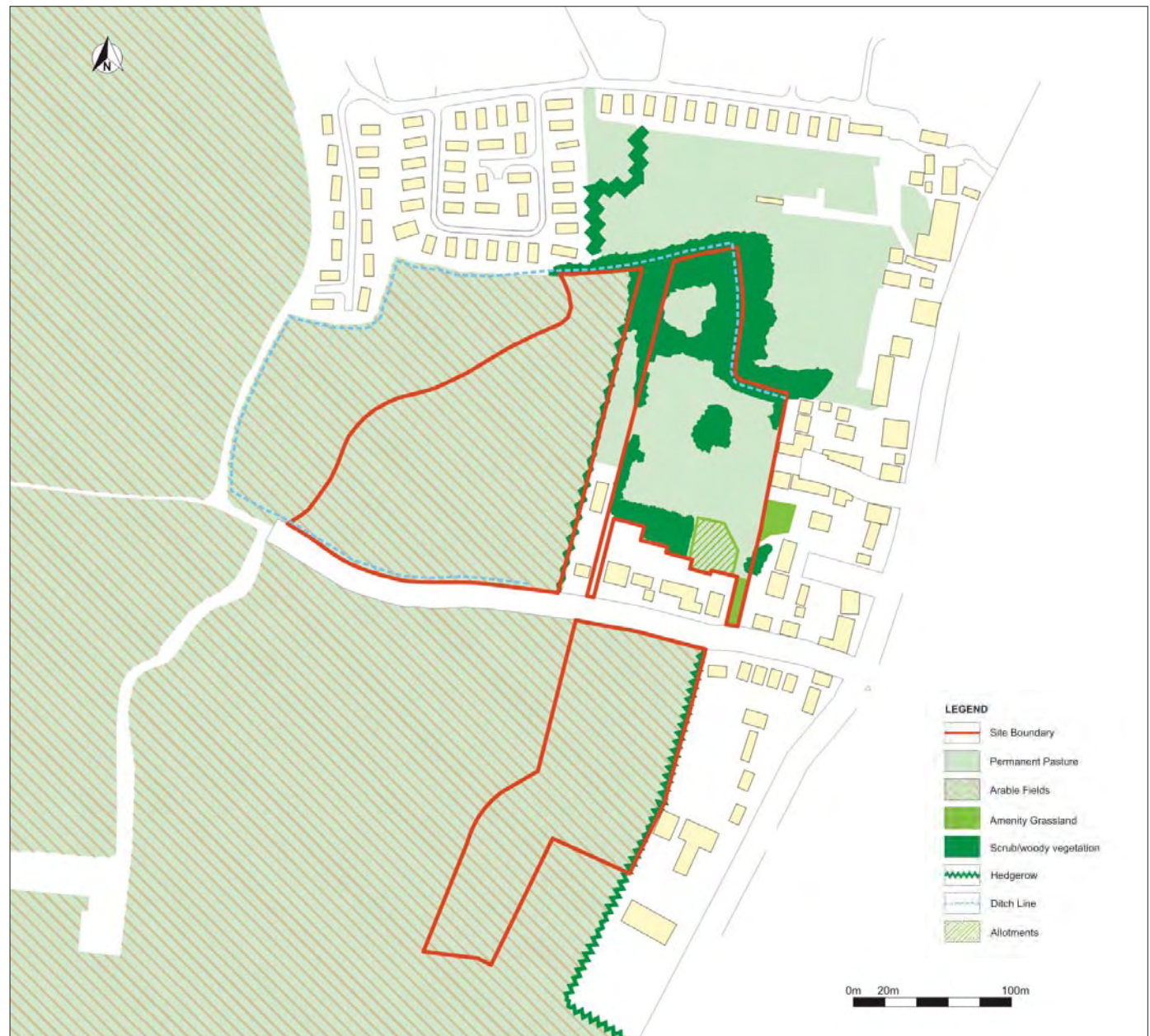


Fig 11 - Site Features

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	Existing development is visible on all of its boundaries.	3.4.30	Summer Lane is identified as a strategic cycle route in the emerging Local Plan.		associations (Negligible Value).
3.4.23	The western parcel is more open but is not deeply rural with existing development on two of its boundaries.			3.4.38	There is no recreational use or access across either of the parcels (Negligible Value).
3.4.24	The eastern parcel of land is enclosed by existing development on its boundaries and is not deeply rural and feels abandoned.	3.4.31	Overall the quality and condition of the site is assessed as moderate , with the eastern parcel as Low .	3.4.39	In summary, the site is assessed as having a low/moderate landscape value.
3.4.25	The western parcel of land, whilst more open and tranquil is not deeply rural as urban influences are present around it and always seen in views when looking towards it.	3.4.32	The following criterion have been assessed against Table 3 of Appendix A.	3.4.40	The capacity of the site to accept change depends on how new elements will be perceived and their relationship to its existing context and character and the expectations of the various receptors in this locality.
3.4.26	The rural landscape is simplistic and muted. The open views across to the west contain minimal features reducing the opportunity to provide contrast, pattern or texture.	3.4.33	The site does not lie within or influence a designated landscape.	3.4.41	The proposals will form a new a recognisable feature in the landscape but in context of the existing urban fringe where there is already and expectation of seeing buildings and will not be significantly out of character as to obtrude. The site is assessed as overall Moderate sensitivity.
3.4.27	Where garden boundary treatments are visible they form linear features and detract from the rural outlook.	3.4.34	The quality/condition of the site is considered moderate/low and lacks key landscape features associated with the deeper more rural countryside. The degradation of the eastern parcel has occurred, influenced by the adjacent residential properties. (Low Value)		
3.4.28	Noticeable movement within the area is limited to Summer Lane and does not detract from the experience of the site and local area.	3.4.35	The eastern parcel is hidden from view and does not form part of a notable feature (Low Value). The western parcel forms part of the approach to the village from Public Footpaths (Moderate Value) albeit seen in the context of existing residential dwellings.		
	Access				
3.4.29	There is currently no public access, however the public footpath along Summer Lane and the western boundary of the site have open views and experiences of the site due to the lack of intervening boundaries.	3.4.36	Human influences are predominantly from the intervening boundary treatments with some evidence of fly tipping. Traffic movement is restricted to occasional use of the lane but does not detract from the overall experience (Moderate Value).		
		3.4.37	The site does not have any known cultural or historical		

4 THE VISUAL BASELINE

4.1 Visual Envelope

- 4.1.1 The visual envelope was used to inform a 'Study Area' in which potential receptors, such as a Public Rights of Way (PRoW), and potential impacts upon the setting of cultural and heritage elements could be further identified.
- 4.1.2 Further site visits and analysis of features that might screen views such as local hedgerows, tree belts, buildings, orientation of the receptor and woodlands were used to further refine the visual envelope which is shown on the visual analysis plan opposite.
- 4.1.3 The following photographs (RVP's) have been taken to show a record of views that are considered representative of potential receptors and a detailed description of the view.
- 4.1.4 Some additional illustrative viewpoints (IVP's) have been included to provide further information; for example, to indicate how topography or vegetation screen sensitive receptors.

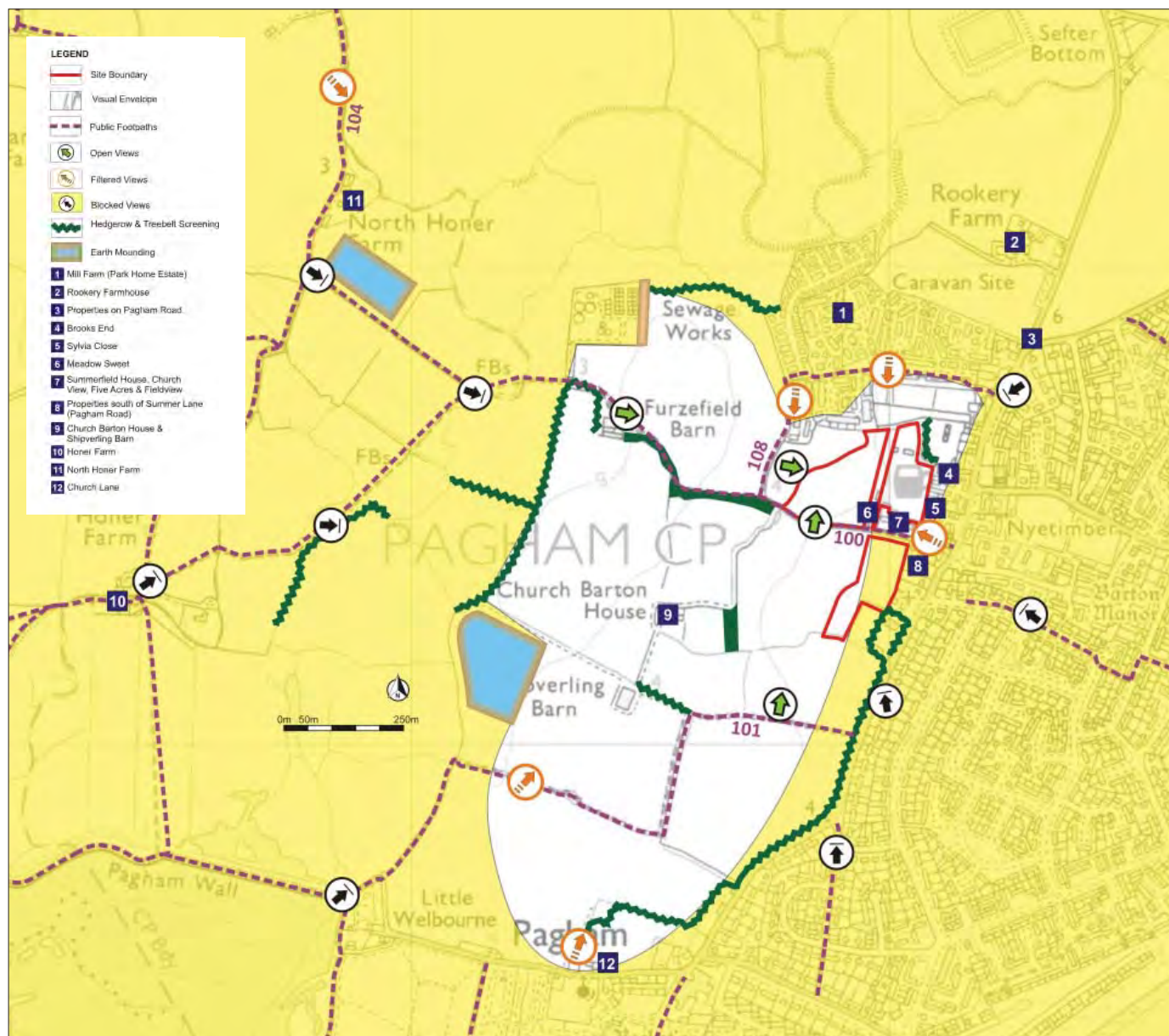
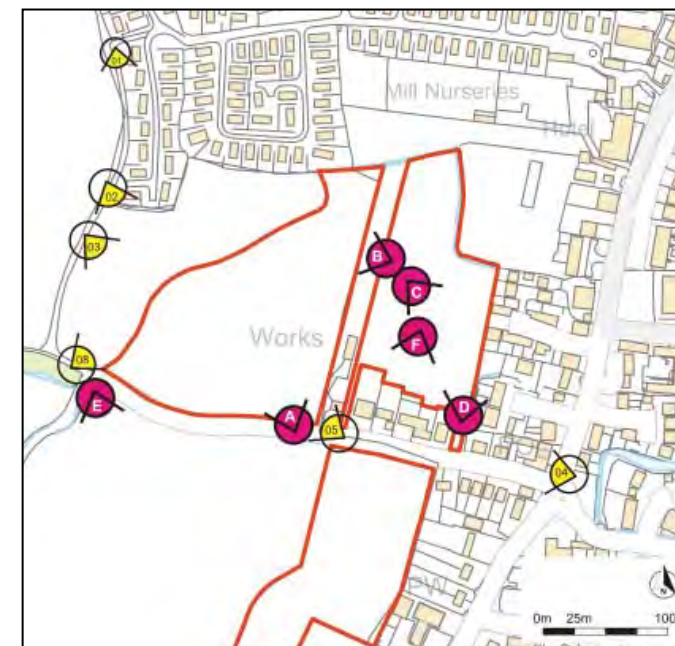
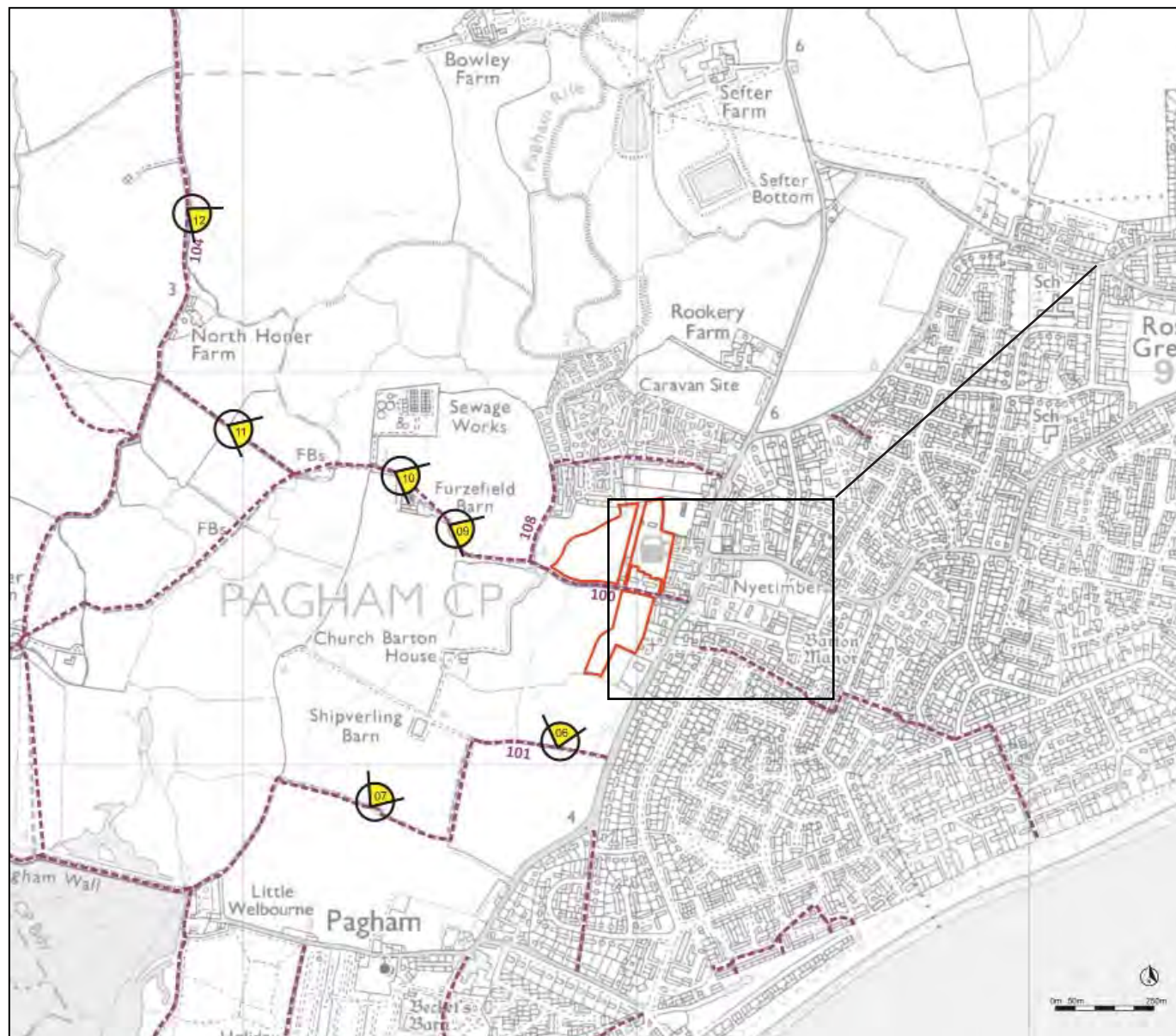


Fig 12 - Visual Analysis

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- 4.1.5 Illustrative Viewpoints (IVP's) looking out of the site towards the north, east, south and west have been included to show potential receptors and any influences on their view. These are highlighted in pink on the photograph location plan.

Figure 13 - Photograph Location Plan

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Views From the North (IVPA, IVPB, RVP01, RVP02 & RVP03)

- 4.1.6 Views from the north are restricted to private ground floor views from the residential homes abutting the northern site boundary of Mill Farm (Park Home Estate - see RVP01 and RVP02) and are considered High sensitivity receptors.
- 4.1.7 Views from Conifer Way and Laurel Drive are directed over the adjacent open field towards Summer Lane with views to the south truncated by the low lying landscape

4.1.8

and intervening hedgerows (IVP A).

In views from the Mill Farm Estate Road, the eastern section of the site becomes heavily filtered by intervening vegetation cover (IVP B).

4.1.9

Views from the southern extent of Public Footpath 108 are open and directed across the arable field towards the western parcel. There are glimpsed views of housing along Summer Lane, Brooks End and Sylvia Way above the intervening vegetation. These views are also influenced by the southern fringe of

4.1.10

the neighbouring residential park and are considered Moderate sensitivity (RVP03).

Views further north are predominantly screened by the residential park and the generally flat topography of the area. There is potential for a limited upper storey view from Rookery Farm 400m NE which may afford heavily filtered upper storey winter views over the intervening residential park and is considered Moderate sensitivity.

4.1.11

The existing suburban edge to the east is visible in the views.



IVP A - view looking north towards the southern boundary of Mill Farm from the western site parcel



IVP B - view looking out of the eastern section of the site towards the southern boundary of Mill Farm

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RVP 01 - View looking south from Public Footpath 108 as it enters Mill Farm Caravan Site

Approx Distance From Site Boundary:	200m NNW	Horizontal Field Of View:	N/A	Predicted Effects - The development will be screened from view by existing properties at Mill Farm.
OS Grid Reference:	SZ 88789 98761	Bearing at Image Center:	175°	
Camera Focal Length:	Equiv. 50mm	Camera Height:	1.6m	
Date & Time:	15.07.14 AM	Weather Conditions:	Good Clear Visibility	

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RVP 02 - View looking east towards western parcel from Public Footpath 108

Approx Distance From Site Boundary:	86m NNW	Horizontal Field Of View:	N/A	Predicted Effects - Views of houses within the western parcel will come into view heading south on the footpath. These will diminish and be partially filtered as the buffer planting on the western boundary matures further strengthened by the proposed hedgebank, hedgerow and ditch feature on the west boundary. Houses on the west boundary will be low density to create a broken and open edge and will include some single storey buildings to vary the roof line.
OS Grid Reference:	SZ 88780 98643	Bearing at Image Center:	135°	
Camera Focal Length:	Equiv. 50mm	Camera Height:	1.6m	
Date & Time:	15.07.14 AM	Weather Conditions:	Good Clear Visibility	

Representative Viewpoint - RVP

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RVP 03 - View from Public Footpath 108 looking east towards the western parcel

Approx Distance From Site Boundary:	66m NW	Horizontal Field Of View:	N/A	Predicted Effects - Views of houses within the western parcel will be in view. These will diminish and be partially filtered as the buffer planting on the western boundary matures further strengthened by the proposed hedgebank, hedgerow and ditch feature on the west boundary. Houses on the west boundary will be low density to create a broken and open edge and will include some single storey buildings to vary the roof line.
OS Grid Reference:	SZ 87867 99379	Bearing at Image Center:	130°	
Camera Focal Length:	Equiv. 50mm	Camera Height:	1.6m	
Date & Time:	15.07.14 AM	Weather Conditions:	Good Clear Visibility	

Representative Viewpoint - RVP

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Views from the East (IVPC, IVPD & RVP 04)

- 4.1.12 Views from the east are limited to residential development adjacent to the site boundary, most notably those along Brooks End and Sylvia Close. The majority of the boundaries are screened by tall timber fences or conifer hedging with limited opportunities for open views into the adjoining paddock (IVPC).
- 4.1.13 Where views are available they are degraded by the low quality scrubby paddock with some evidence of fly

4.1.14

tipping and disused sheds (IVP C and D). Overall the sensitivity of the receptors is considered High where there are potential views from gardens, otherwise they are considered Moderate sensitivity.

Further east along Pagham Road and beyond, views are predominantly screened by intervening development (RVP 04). A single framed view of the eastern parcel is available through a gap in the housing between Fieldview and Moonrakers (IVP D).

4.1.15

Views from properties south of Summer Lane along Pagham Road afford open views of the ANOGS to the south of the development area. There are potential filtered oblique upper storey views towards the northern section of the site (north of Summer Lane). These receptors are considered Moderate sensitivity.



IVP C - view looking out of the site towards Brooks End, Sylvia Close and Summer Lane



IVP D - view from proposed Summer Lane entrance towards eastern boundary (Brooks End & Sylvia Close)

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RVP 04 - View from Pagham Road towards Summer Lane

Approx Distance From Site Boundary:	80m E	Horizontal Field Of View:	N/A
OS Grid Reference:	SZ 89151 98415	Bearing at Image Center:	280°
Camera Focal Length:	Equiv. 50mm	Camera Height:	1.6m
Date & Time:	15.07.14 AM	Weather Conditions:	Good Clear Visibility

Predicted Effects - No predicted views of houses with minor changes to the road layout.

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Views from the South (IVPE, IVPF, RVP05, RVP06, RVP07 & RVP08)

- 4.1.16 Open views from the south are restricted to sections of PRoW along Summer Lane and the access track to Shipverling Barn.
- 4.1.17 Public Footpath 100 forms the southern boundary to the site along Summer Lane and has open views across the western section of the site with the residential park as a backdrop. The eastern section is generally well screened by the boundary vegetation at Meadow Sweet which divides the site into two (RVP05 & RVP08).
- 4.1.18 Views from the housing along the southern boundary (Meadow Sweet, Summerfield House, Church View,

Five Acres and Fieldview) are generally restricted to upper storey views by boundary treatments or intervening scrub (IVPF).

- 4.1.19 The views from the footpath and housing are considered Moderate sensitivity as they are influenced and directed towards the western suburban edge of the village, in comparison to the open views of the wider countryside that are afforded further west.

- 4.1.20 Further south, a section of Public Footpath 101 (425m S) that runs along the access track to Shipverling Barn (505m SW) has open views across arable farmland towards the southern ANOGS with the village edge as

a backdrop. The horizon is punctuated by several small pylons (IVPE).

- 4.1.21 There are potential heavily filtered upper storey views from Church Barton House (310m s) and limited properties along Church Road (1km sw).

- 4.1.22 The views from these receptors are all viewed against the backdrop of the residential park with the housing along Summer Lane in the foreground reducing the sensitivity to Moderate (RVP06).

- 4.1.23 Views further south are screened by intervening vegetation, development at Shipverling Barn and the reservoir (560m SW) (RVP07).



IVP E - View looking out of the western section of the site towards the southern boundary with Summer Lane



IVP F - View looking south/southwest within the eastern parcel towards Summer Lane

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RVP 05 - View along Summer Lane/Public Footpath 100 towards western section of site

Approx Distance From Site Boundary:	N/A	Horizontal Field Of View:	N/A	Predicted Effects - Road will be upgraded to a 4.8m wide lane with footpath to the north. Open Views of houses fronting onto Summer Lane.
OS Grid Reference:	SZ 88986 98446	Bearing at Image Center:	280°	
Camera Focal Length:	Equiv. 50mm	Camera Height:	1.6m	
Date & Time:	15.07.14 AM	Weather Conditions:	Good Clear Visibility	

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RVP 06 - View from access track to Shipverling Barn/Public Footpath 101				
Approx Distance From Site Boundary:	208m S	Horizontal Field Of View:	N/A	Predicted Effects - Open Views of houses on southern boundary of the western parcel, seen as an extension of existing houses on Summer lane. Houses within the eastern parcel will be obscured by foreground development within the western parcel. Houses on the south boundary will be low density to create a broken and open edge in keeping with existing properties on Summer Lane.
OS Grid Reference:	SZ 88794 98047	Bearing at Image Center:	13°	
Camera Focal Length:	Equiv. 50mm	Camera Height:	1.6m	
Date & Time:	15.07.14 AM	Weather Conditions:	Good Clear Visibility	

Representative Viewpoint - RVP

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RVP 07 - View towards site from Public Footpath 101

Approx Distance From Site Boundary:	610m SW	Horizontal Field Of View:	N/A	Predicted Effects - Filtered, more glimpsed views of houses on the southern boundary of the western parcel seen as an extension of existing houses on Summer lane, becoming more open and similar to RVP 06 further east but screened further west . Houses within the eastern parcel will be obscured by foreground development within the western parcel. Houses on the south boundary will be low density to create a broken and open edge in keeping with existing properties on Summer Lane.
OS Grid Reference:	SZ 88354 97882	Bearing at Image Center:	35°	
Camera Focal Length:	Equiv. 50mm	Camera Height:	1.6m	
Date & Time:	15.07.14 AM	Weather Conditions:	Good Clear Visibility	

Representative Viewpoint - RVP

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RVP 08 - View from Summer Lane/Public Footpath 100 towards western parcel

Approx Distance From Site Boundary:	30m SW	Horizontal Field Of View:	N/A	Predicted Effects - Open, near Views of houses within the western parcel focused towards the west and south boundaries. These will diminish and be partially filtered as the buffer planting on the western boundary matures, further strengthened by the proposed hedgebank, hedgerow and ditch feature on the west boundary. Houses on the west boundary will be low density to create a broken and open edge and will include some single storey buildings to vary the roof line.
OS Grid Reference:	SZ 88749 98508	Bearing at Image Center:	65°	
Camera Focal Length:	Equiv. 50mm	Camera Height:	1.6m	
Date & Time:	15.07.14 AM	Weather Conditions:	Good Clear Visibility	

Representative Viewpoint - RVP

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Views from the West (RVP03, RVP09, RVP10, RVP11, RVP12)

- 4.1.24 Close views from the west are predominantly restricted to the section of Public Footpath 108 that runs north from Summer Lane towards Mill Farm (RVP 03). Open views are available towards the western section of the site, whereas the eastern paddocks are partially screened by intervening vegetation at Meadow Sweet.
- 4.1.25 Open views of the western section are also available along a stretch of Public Footpath 100 as it heads along the access track to the Sewage Works

(360m NW); the paddock area is partially screened by intervening vegetation (RVP 09 and 10). The suburban village edge provides a backdrop to views from both footpaths reducing the quality of the views to Moderate sensitivity.

- 4.1.26 Further on past the Sewage Works, views become blocked by intervening vegetation along field boundaries (RVP 11).
- 4.1.27 There are limited opportunities for glimpsed views towards the site from the slightly elevated Public Footpath 104 as it follows the access track to North Honer Farm (1km NW). Earth mounding at the

Sewage Works truncates views towards the site itself, however development may be seen over the top (RVP 12). The residential park is notable in the view due to its contrast with the otherwise muted horizon, which along with the mounding detracts slightly from the overall quality of the view resulting in a Moderate sensitivity.

- 4.1.28 Views further west from Honer Farm, Marsh Farm (2.1km W), Public Footpath 106 (640m W), Public Footpath 105 (1km W) and sections of Public Footpath 104 are all screened by intervening boundary hedgerow and treebelts.



RVP 09 - View east from Public Footpath 100 as it heads towards Furze field Barn

Approx Distance From Site Boundary:	300m SW	Horizontal Field Of View:	N/A	Predicted Effects - Open views of houses within the western parcel focused towards the west and part of the south boundaries. These will diminish and be partially filtered as the buffer planting on the western boundary matures, further strengthened by the proposed hedgebank, hedgerow and ditch feature on the west boundary. Houses on the west boundary will be low density to create a broken and open edge and will include some single storey buildings to vary the roof line.
OS Grid Reference:	SZ 88537 98597	Bearing at Image Center:	95°	
Camera Focal Length:	Equiv. 50mm	Camera Height:	1.6m	
Date & Time:	15.07.14 AM	Weather Conditions:	Good Clear Visibility	

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RVP 10 - View east from Public Footpath 100 as it heads towards the Sewage works				
Approx Distance From Site Boundary:	415m WNW	Horizontal Field Of View:	N/A	Predicted Effects - Open views of houses within the western parcel focused towards the west and part of the south boundaries. These will diminish and be partially filtered as the buffer planting on the western boundary matures, further strengthened by the proposed hedgebank, hedgerow and ditch feature on the west boundary. Houses on the west boundary will be low density to create a broken and open edge and will include some single storey buildings to vary the roof line.
OS Grid Reference:	SZ 88406 98730	Bearing at Image Center:	105°	
Camera Focal Length:	Equiv. 50mm	Camera Height:	1.6m	
Date & Time:	15.07.14 AM	Weather Conditions:	Good Clear Visibility	

Representative Viewpoint - RVP

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RVP 11 - View east from Public Footpath 106 adjacent to North Honer Farm reservoir

Approx Distance From Site Boundary:	900m WNW	Horizontal Field Of View:	N/A
OS Grid Reference:	SZ 87970 98868	Bearing at Image Center:	110°
Camera Focal Length:	Equiv. 50mm	Camera Height:	1.6m
Date & Time:	15.07.14 AM	Weather Conditions:	Good Clear Visibility

Predicted Effects - Views of the site blocked by intervening trees.

Representative Viewpoint - RVP

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RVP 12 - View east towards site from Honer Lane/ Public Footpath 104				
Approx Distance From Site Boundary:	1.2m NW	Horizontal Field Of View:	N/A	Predicted Effects - Longer view of houses within the western parcel focused towards the west and part of the south boundaries. These will diminish and be partially filtered as the buffer planting on the western boundary matures, further strengthened by the proposed hedgebank, hedgerow and ditch feature on the west boundary. Houses on the west boundary will be low density to create a broken and open edge and will include some single storey buildings to vary the roof line.
OS Grid Reference:	SZ 87867 99379	Bearing at Image Center:	130°	
Camera Focal Length:	Equiv. 50mm	Camera Height:	1.6m	
Date & Time:	15.07.14 AM	Weather Conditions:	Good Clear Visibility	

Representative Viewpoint - RVP

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Table 4 - Potential Visual Receptors - Residential

Ref No	Location	PRV	Receptor	Description	Potential View	Sensitivity
Residential						
1	Abutting northern boundary	RVP 01 & 02	Mill Farm (Park Home Estate)	The properties immediately adjacent to the northern boundary are afforded views towards the site over intervening boundary features, all views further into the caravan site are blocked by intervening development.	✓	High
2	400m NE	-	Rookery Farmhouse	View from farmhouse screened by intervening vegetation and development at Mill Farm. Potential for limited filtered upper storey winter views.	✓	Moderate
3	332m NE	-	Properties on Pagham Road	Views from the core village along Pagham Road are screened by intervening vegetation and residential development	x	Low
4	Abutting eastern boundary	-	Brooks End	A number of properties backing on to the eastern boundary of the site allowing partially filtered views through intervening boundary features with open views afforded from upper storeys. Properties set back from the boundary largely screened by intervening development, with potential views from upper storeys.	✓	High
5		-	Sylvia Close		✓	High
6	Southern Boundary	RVP 03	Meadow Sweet	Ground floor views partially screened by boundary vegetation, upper storey open panoramic views of the site to the west, north and east.	✓	High
7	Southern Boundary	-	Summerfield House, Church View, Five Acres & Fieldview	Ground floor views partially screened by boundary vegetation, upper storey open panoramic views of the site to the north and east, with potential for oblique views from the gables to the west.	✓	High
8	60m S	-	Properties South of Summer Lane (along Pagham Road)	Properties south of Summer Lane (along Pagham Road) are afforded open upper storey views towards the southern section of the site with ground floor views partially filtered by garden vegetation. There is potential for filtered oblique views towards the northern site parcels (north of Summer Lane) through intervening boundary vegetation.	✓	Moderate
9	310m SW	RVP 06	Church Barton House	Views contained to the residential curtilage by mature boundary vegetation. Potential for glimpsed upper storey views towards the site during winter months, viewed against the residential backdrop of Pagham and Nyetimber.	✓	Moderate
10	1.2km WSW	-	Honer Farm	Views screened by intervening vegetation.	x	Moderate
11	1km NW	RVP 10	North Honer Farm	Views screened by intervening vegetation and development and earthmounding at the Sewage works	x	Moderate
12	1km SW	-	Church Lane	Potential heavily filtered upper storey views from limited properties.	✓	Moderate

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Table 4 - Potential Visual Receptors - PROW & Roads

Ref No	Location	PRV	Receptor	Description	Potential View	Sensitivity
PROW						
	Southern Boundary	RVP 04, 08, 09	PF 100	Open views afforded into site from large sections of footpath.	√	Moderate
	450m S & 750m SW	RVP 06 & 07	PF 101	Part of a panoramic view against the development at Mill Farm and occasional tree copses. Open views towards the southern and western sections of the site and adjacent residential development along Summer Lane.	√	Moderate
	Between 1.5km SW & 1.7km NW	RVP 12	PF 104	Views from footpath generally well screened by intervening vegetation and the flat topography. Glimpsed long distance view available north of North Honer Farm as the footpath rises slightly along the access track from South Mundham.	√	Moderate
	80m W	RVP 01, 02 & 11	PF 108	Open views afforded into site from large sections of footpath as it heads north towards Mill Farm. As it heads east into the Caravan Site, views are screened by intervening development.	√	Moderate
ROADS						
	90m E	RVP 04	Pagham Road	Views from the road are screened by intervening vegetation and residential development. Further south of the Village Hall, glimpsed views may be available through intervening vegetation.	√	Low
	95m E, 150m SE 170m SSE	-	Nyetimber Lane Barton Close Church Way	Views screened by intervening development along Pagham Road.	x	Moderate
	Adjacent	RVP 04 & 05	Summer Lane	Views along the eastern section of the lane are predominantly screened by residential development. A single framed view of the eastern parcel is available through a gap in the housing between Fieldview and Moonrakers. Views to the west are limited to a single framed view at the end of the lane before it becomes a private access track	√	Moderate
	1km SSW	-	Church Lane	Views screened by intervening vegetation. Potential for glimpsed winter views.	√	Low
	1km W	RVP 10	Honer Lane	Views from lane generally well screened by intervening vegetation and the flat topography. Glimpsed long distance view available as the road rises slightly towards South Mundham.	√	Moderate

5 OPPORTUNITIES & CONSTRAINTS

- 5.1.1 In summary, the assessment has identified the following opportunities and constraints that should be carefully considered to minimise any landscape harm to its key characteristics, character and visual amenity. The opportunities have been developed to utilise the assets of the site in a positive way as well as to incorporate comments made during consultation with the community.

5.1 Constraints

- Open rural edge to the west;
- Location of tidal Flood Zones 2 and 3 to the west;
- Existing visual amenity of adjacent residential properties, overlooking or overshadowing of their gardens and properties (LP GEN7);
- Open ditches (LP W DM3);
- Landscape character, including all of its natural features, existing green corridors and field boundaries including significant trees and hedgerows (LP Policy GEN28 and LPPV policies LAN DM1, ENV DM4);
- Location on the urban-rural fringe (LPPV Policy CSP1);
- Existing footpaths with some open views into the site;
- Loss of habitat for reptiles, insects and mammals and
- Substandard junction at Summer Lane with poor visibility onto Pagham Rd.

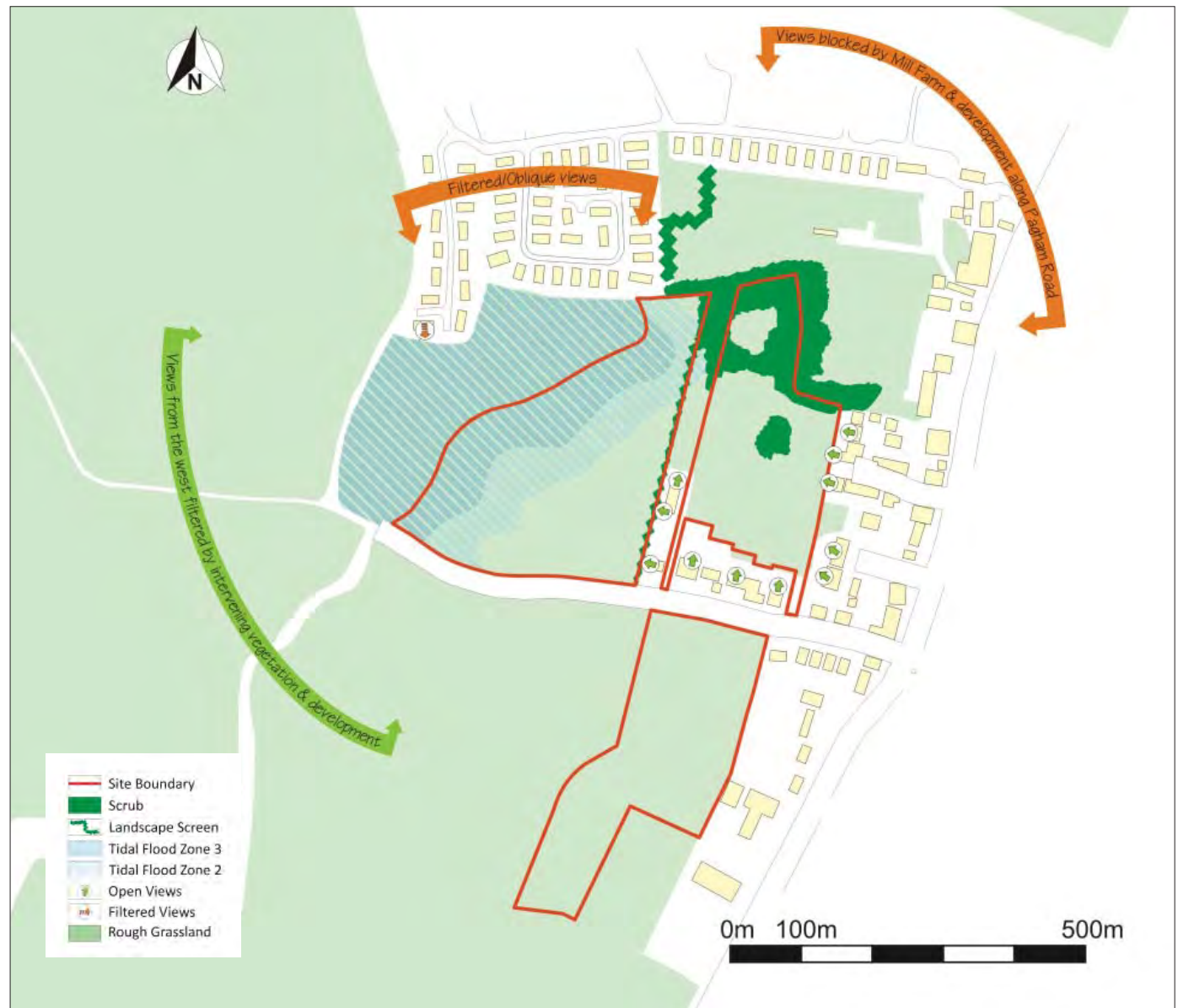


Fig 13 - Site Constraints

5.2 Landscape Strategy

- 5.2.1 The strategy has derived from the identified constraints, potential impacts and desire to provide a high quality development on this edge of the settlement.
- 5.2.2 Mitigation is the process or the measures that are either designed in or recommended to be incorporated into the proposals that are necessary in order to avoid, remove or reduce significant adverse effects that might occur.
- 5.2.3 Avoidance mitigation for any significant effects should be the pre-requisite to any scheme design. In this instance the initial appraisal and consultation with the Pagham community identified a series of opportunities and constraints that were used to develop a landscape strategy that informed the development layout.
- 5.2.4 Most development proposals will inevitably result in some landscape or visual impacts which cannot be avoided and it is how these effects are dealt with in the design response that normally determines the acceptability or not of the proposals. These will be identified through the assessment of predicted effects and additional measures will be recommended.
- 5.2.5 Compensatory mitigation are the measures to be undertaken to compensate for effects that cannot be satisfactorily mitigated by design alone.

Designed in measures to avoid/prevent impacts:

- Evaluation of the Visual Analysis to identify sensitive receptors and design appropriately (LP GEN7);

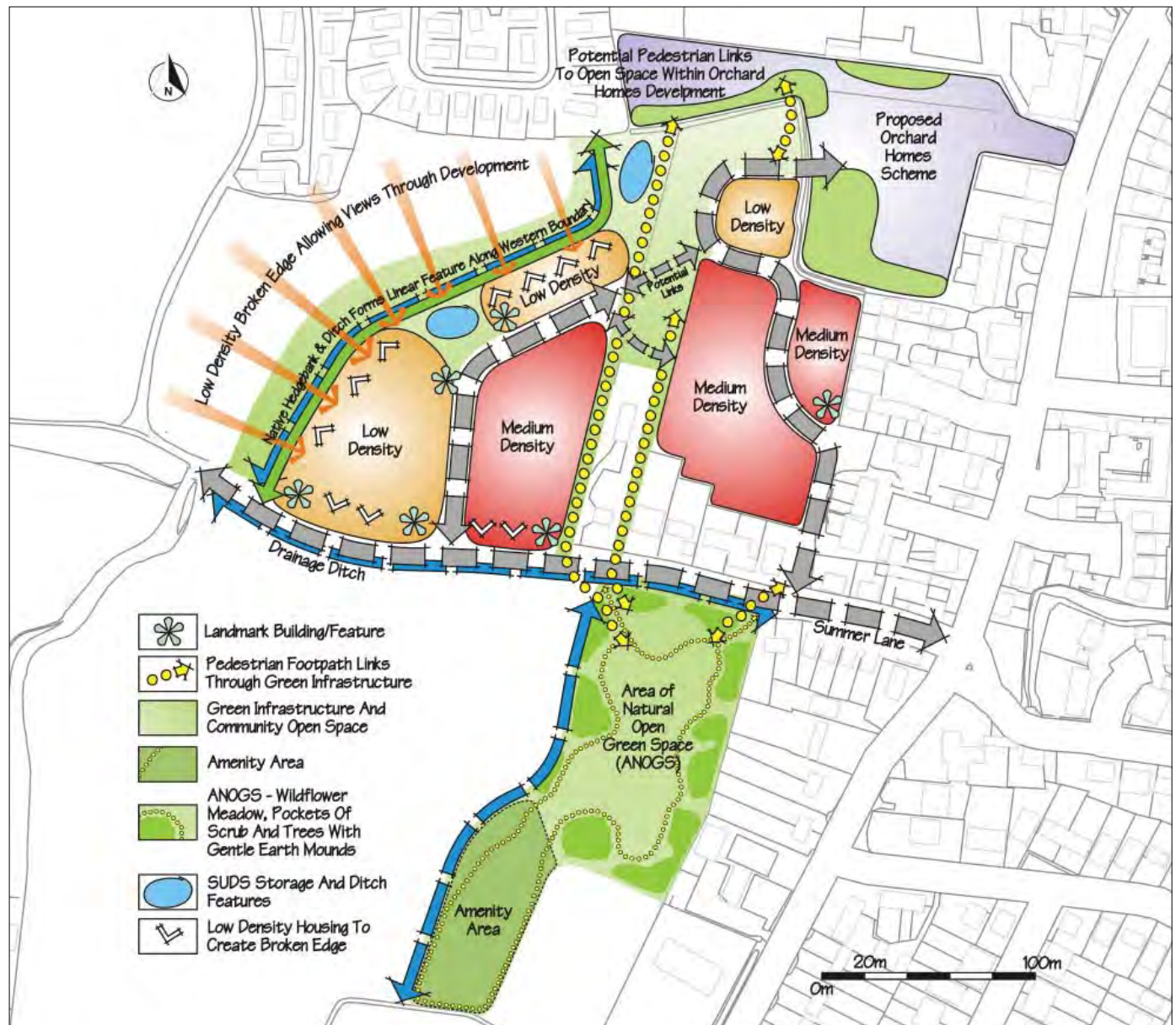


Fig 14 - Landscape Strategy

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- Provide a significant usable informal open space with footpaths and dogwalking routes in accordance with the relevant SPG and Policy;
- Locate POS along the western boundary to provide opportunities to strengthen the urban-rural edge and keep development out of the BOA area (LPPV policy CSP1);
- Locate lower density development and broken edge along the rural boundary (LPPV policy CSP1);
- Retain the existing quality features and habitats (LP Policy GEN 28); and
- Employ tree protection measures throughout the constructions period to protect sensitive features and Root Protection Areas (RPA's).

Designed in measures to reduce impacts:

- Use of broad-leaved native hedgerow planting and trees to integrate the development into the surrounding setting,
- Use of Barton Close Area of Special Character as reference for construction details and materials to enhance and reflect the surrounding village character; (PVDS⁶)
- Layout to reflect the settlement patterns and densities along the rural edge of the village and characteristics;
- Create attractive and characteristic public areas and frontages which are easily way marked with open

surveillance. Provide natural surveillance to all open spaces, access routes and promote connectivity;

- Provide parking spaces on Summer Lane for existing residents; and
- Ensure attractive and appropriate landscape setting, including enhancement and reintroduction of key character landscape features.

Enhancement Measures

- Buffer planting and wildlife area along the western boundary to provide SUDS and habitat potential;
- Provide biodiversity opportunities within the site and improve ecological connectivity around the perimeter through additional hedgerows and trees (ENV SP1);
- Provide areas of community open space including proposed Core Open Green Space (COS) on land adjoining the Village Hall. This will be a 1ha semi-natural landscape that enhances biodiversity and has attractive routes for dog-walkers. An additional 0.62ha land adjoining the COS will be used for more formal recreation;
- Improve safety and the junction from Summer Lane onto Pagham Road;
- Create additional footpath links and cycle route with the Orchard Homes site to the north;
- Strengthen the village heart through close links to existing retail provision; and
- Capitalise on attractive views over countryside.

5.3 Public Open Space Requirements

- 5.3.1 The open space requirements provided by Saved Local Plan Policy GEN20 and the adopted Open Space Recreation Standards SPG is based on 2.4 persons per dwelling. For the purposes of this assessment and in accordance with Local Plan Publication Version Policy OSR DM1 and Technical Appendix 25 - Health, Recreation and Leisure, the provision is based on 2.5 persons per dwelling and equates to the following open space requirement:

Table 5 - Open Space Requirements

Requirement of Public Open Space (POS) (Based on Arun Local Plan 2011-2031 - Technical Appendix 25)	90 Dwellings x 2.5 persons per dwelling = POS requirement m ² /Ha
Natural & Semi Natural Green Space	2250m ² (0.23ha)
Amenity Green Space	832.5m ² (0.08ha)
Provision For Children (LAP, LEAP, LLAP)	1800m ² Based on FIT Standards (0.18ha)
Outdoor Sport Excluding Playing Fields	3645m ² (0.36ha)
TOTAL =	8527.5m² (0.85ha)

- 5.3.2 A detailed account of the open space calculations can be found in **Appendix E** to the rear of the document.

6 PREDICTED EFFECTS

6.1 Introduction

6.1.1 The following impacts should be read in conjunction with the Assessment Tables in **Appendix E** of this document. The assessment is based on the mitigation measures being implemented as part of the construction period.

6.1.2 Impacts are described as being beneficial or adverse and occur either directly or indirectly and may be permanent or temporary in duration. Adverse effects on landscape character normally arise through characteristic features being directly lost as a result of the proposals (**landscape**), or by affecting the way in which we perceive the landscape with our senses (**visual and sensory**).

6.2 Predicted Landscape Effects

6.2.1 Most adverse landscape impacts normally occur during the construction period and any potential beneficial aspects occur during the management of the proposals as new planting matures.

6.2.2 For the purposes of landscape impact evaluation the following definitions have been used to describe the significance:

Table 6 - Landscape Impact Significance Definitions

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

Impacts on Landscape Character

6.2.3 An assessment of the village identified that the site is located within NCA 126 South Coast Plain and further defined by the West Sussex LCA as Character Area 2 - Manhood Peninsula.

6.2.4 Experiences of the site are limited to a very localised area negating significant impacts upon the wider character area.

6.2.5 Localised impacts are restricted to the west of the village where close and middle distance views towards the site are afforded. The LCA recognises expansion

and development on village edges as a key landscape and visual sensitivity. This section of the character area is heavily influenced by the current suburban edge which is open in some places and screened by urban elements in others lowering the quality of the existing village edge.

6.2.6 The proposals will provide a new landscape buffer to the western edge of the village creating a sensitive transition between the built environment and open countryside. Whilst the development will incur an expansion into the adjoining countryside it will not extend beyond the development line at Mill Farm and will replace existing views of the current suburban village boundary.

6.2.7 The landscape buffer and COS will provide a high quality and attractive natural space that will improve the current experience of the western approach resulting in low beneficial significance.

6.2.8 In terms of character the site can be separated into two distinct types that consist of the western and southern arable fields and eastern paddock.

6.2.9 The western field area contains a boundary hedgerow (moderate quality) to the east along Meadow Sweet. The remaining boundaries are open and considered a key characteristic of the local area with moderate local significance. The influence of existing built form within the immediate vicinity maintains the quality at **moderate**.

6.2.10 In terms of sensitivity, the site has been assessed as **moderate** within the field area, reducing to **low** within

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the paddock. The moderate sensitivity of the field areas relates to the openness of the field within its context and its value as a key characteristic of the local landscape. The overgrown scrub and degraded nature within the paddock area contribute to the low sensitivity and are not valuable local features.

6.2.11 The landscape strategy has been developed to improve the green infrastructure network by creating new hedgerows within the site complementing the open intensively farmed landscape whilst maintaining significant views. The proposals also seek to enhance the northwestern extent and the southern parcel of the site with the provision of accessible public open space. These proposals will provide a **minor benefit** to the quantity and quality of the key characteristic features which in turn will result in **positive benefits** to the value of the site.

6.2.12 The proposals will result in a new character to the site but will be consistent with the scale, form and density of the surrounding built form and not be out of context with the existing landscape fabric. Significant impacts upon the perceived change in character will be restricted to the Summer Lane boundary.

6.2.13 Predicted Visual Effects

6.2.14 The visual impact significance is assessed using the methodology set out within Appendix A and is defined by the following criteria.

Table 7 - Visual Impact Significance Definitions

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

6.2.15 The following descriptions should be read in conjunction with the RVP's' in Section 4 and the assessment tables in Appendix E. They have been chosen to provide a comprehensive narrative and representation of the full range of potential impacts.

6.2.16 Within the following descriptions all of the construction effects described are temporary. The full assessment tables, including the sensitivity and magnitude can be found in Appendix E.

6.2.17 The magnitude of the effects have been considered against the agricultural outlook.

6.2.18 Views of the site, in particular from close receptors (Summer Lane, Brooks End and Sylvia Close) have historically been the subject of ongoing agricultural practices over a number of years which have removed all key characteristic features and qualities. The area is now used for equestrian purposes and contains several areas of equestrian paraphernalia and areas of land grab and fly tipping further reducing the overall quality of view.

6.2.19 Open views towards the site from public footpaths to the west are viewed against the residential backdrop of Pagham and Nyetimber resulting in a general, moderate/low quality. The attractive views from the footpaths are to the south and west and will not be impacted on by the proposals.

6.2.20 The construction of the site will present a major temporary change in use, however this is can be mitigated against.

6.2.21 Following completion, views towards the housing from the south will provide a new backdrop and setting.

6.2.22 The development will continue the linear form of properties along Summer Lane, reflecting the existing character, providing an attractive frontage to the footpath and continuing the low density village edge to the south.

6.2.23 The nature of the view will not change considerably and the features, landscaping and materials will be reflective of the adjoining village character reducing the perceived scale and mass of the site.

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6.2.24 The predicted impacts have been described in two stages, Construction and Operation.

6.2.25 The following timescales have been used for the purposes of this assessment and are considered an accurate representation of the key stages incurred in the development of a site of this size and complexity.

6.2.26 The construction period is not currently known, however the estimated construction period is estimated at taking approximately 24 months to completion.

Construction

6.2.27 Prior to all construction works, hoarding will be erected around north, east and southern perimeter of the site to provide security and to screen close views from ground floor living spaces and users of Brooks End and Sylvia Close. Views from upperstoreys will remain.

6.2.28 Hoarding along the eastern boundary and Summer Lane will restrict views of the vehicular movements and material storage within the site.

6.2.29 Views of the construction stage can be further defined into two phases - clearance and build-out. Careful sequencing of these phases will reduce the duration and significance of the impacts, with the existing and proposed built form considered to screen ongoing activities.

6.2.30 There will be an indirect impact upon the close views from construction traffic, these have been considered in the determination of the impacts overall significance.

Views from the North

Mill Farm (Park Home Estate) - High Sensitivity

6.2.31 Impacts are restricted to the properties adjoining the northern boundary.

6.2.32 There will be open views towards the construction of the housing to the north of Summer Lane and potential views of construction vehicles accessing the eastern section providing a temporary major adverse impact.

6.2.33 Whilst the development will extend the current residential backdrop along Summer Lane, the landscape buffer will provide an attractive setting retaining a degree of open space and privacy to the existing properties.

6.2.34 The intervening landscape will mature to filter views and reduce the potential adverse Major impacts to Moderate significance after five years and will continue to reduce as the trees mature. Whilst the views of the housing are considered adverse, the intervening landscape in the foreground is considered to be of a minor benefit and provide an attractive setting.

Public Footpath 108 - Moderate Sensitivity

6.2.35 Views from the footpath are restricted by the caravan site with no views of the construction or proposals until the footpath travels south to meet Summer Lane and passes the western site boundary. These have therefore been described in views from the west.

Rookery Farmhouse - Moderate Sensitivity

6.2.36 Views into the site from the farmhouse are limited

to a glimpsed upper storey gable end view. It is not considered that either the construction or operation will form a notable detractor in the available views and therefore impacts will be negligible.

Views from the East

Brooks End and Sylvia Close - High Sensitivity

6.2.37 Impacts are restricted to the properties directly abutting the site.

6.2.38 During the construction period hoarding along the eastern site boundary will screen ground level views towards the site. There will be open views from the upper storeys resulting in a major magnitude and major adverse significance.

6.2.39 The eastern section of the site will be amongst the first to be constructed to allow the new entrance to be completed. Once completed the housing will screen the majority of views of the ongoing development.

6.2.40 The proposals will represent a major alteration to the existing view and will remain a major adverse impact. The current view however is not considered a high quality view and is subject to some degrading urbanised elements and fly tipping. The development has been set back from the boundaries to retain privacy and stop overshadowing on neighbouring properties.

Pagham Road - Low Sensitivity

6.2.41 Impacts along Pagham Road are restricted to construction traffic using Summer Lane, resulting in an indirect adverse moderate impact during the

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construction period and peak travel times.

Views from the South

Adjacent properties along Summer Lane - High Sensitivity & users of Summer Lane including Public Footpath 100 - Moderate Sensitivity

- 6.2.42 Views into the site from the eastern section of the lane and footpath are partially screened by existing buildings and vegetation. There will a new entrance to the east of Summer Lane which will open up a framed view of construction along the eastern boundary.
- 6.2.43 Views from the lane towards the western development parcel will be screened by hoarding along the southern boundary adjacent to the existing properties.
- 6.2.44 Once completed the development within the eastern section of the site will have a minor magnitude on the limited framed view resulting in a Moderate/Minor impact but have a negligible impact on the overall visual experience of the lane.
- 6.2.45 The western section of the site, once completed, will have a Moderate magnitude of impact as it will be viewed as an extension of the existing development along Summer Lane and replace views towards the residential park to the north. The development will not detract from views towards the open countryside to the south and west.
- 6.2.46 Although using the criteria the new residential boundary will result in an adverse Major impact from the gardens of the adjacent housing and moderate adverse from the footpath. The development strategy sets the properties

back from the lane and continues the existing low density character to provide a high quality attractive frontage onto the lane. The planting within the COS will have a beneficial impact on the views south from the properties and users of Summer Lane.

Properties to the south of Summer Lane - Moderate Sensitivity

- 6.2.47 With the exception of the properties directly opposite the proposed new entrance into the southeast corner, impacts will be restricted to indirect from traffic as the site is screened by intervening housing. The impacts are likely to be higher during the construction period due to the size and frequency of vehicles and are therefore assessed as occasional Major adverse impacts, reducing to Moderate once the development is complete.
- 6.2.48 Boundary hedgerows restrict views from the properties opposite the entrance (Nos 6 and 7) to heavily filtered upper storey views resulting in potential adverse moderate winter impacts reducing to minor winter impacts once completed.
- 6.2.49 Views from properties overlooking the COS will be directed over an attractive natural setting which will screen views towards the northern development parcels and result in an overall beneficial impact.
- Summerfield House, Church View, 1 & 2 Five Acres & Fieldview - High Sensitivity**
- 6.2.50 It is proposed that hoarding will be erected along the boundary to the properties to screen all ground floor views. Open views towards the construction will be available from the upper storeys resulting in a Major

adverse albeit temporary impact. The length of impact will be significantly reduced for Nos 1 and 2 Five Acres as they are single storey and impacts will be restricted to the construction of the upper storeys of housing along the sites southern boundary.

- 6.2.51 Upon completion the existing boundaries will be strengthened and although the impact will remain Major, views towards the scrubby paddock will be replaced by low density housing in an attractive setting.

Public Footpath 101 - Moderate Sensitivity

- 6.2.52 Open middle distance views towards the western section of the development site are afforded from the most easterly section of the footpath adjoining Pagham Road. Existing development along Summer Lane screens views further east and due to the wide panoramic views available from the footpath, the construction impacts upon the wider views are considered a major/moderate adverse impact where open views towards the site are available. This impact will remain throughout the construction period, reducing in magnitude as the site becomes developed out to moderate/minor adverse impact 10 years into operation.
- 6.2.53 Construction traffic will be visible along western extent of Summer Lane but will be partially filtered to the east by the COS resulting in a major/moderate adverse impact during construction.
- 6.2.54 The two storey development will provide a new feature within the view to the north, forming a new horizon with the South Downs in the background.

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6.2.55 Once completed, the impact will reduce to moderate/minor adverse as the development will form a continuation of the existing development along Summer Lane.

Church Lane - Low Sensitivity

6.2.56 Potential glimpsed winter views towards the construction of the site through intervening vegetation, the movement of vehicles and machinery within the site will be a visible detractor providing a temporary minor adverse impact.

6.2.57 Once completed this will reduce to negligible.

Church Barton House & Shipverling Barn

6.2.58 Glimpsed views are available towards the western extent of the site through intervening boundary vegetation, the movement of vehicles and machinery within the site will be a visible detractor providing a temporary moderate adverse impact.

6.2.59 On completion, the site will sit within the urban extent of the village, reducing the impact to negligible.

Views from the West

Public Footpath 108 - Moderate Sensitivity

6.2.60 Running south from Mill Farm towards Summer Lane and passing the western extent of the site, the footpath is afforded open views towards the development. During construction, the movement of vehicles and machinery within the site will be a visible detractor

with the creation of a new urban frontage, resulting in a major/moderate adverse impact.

6.2.61 Once completed, the public open space along the western boundary to the site will be planted up with trees and include a new hedgerow along the western development edge, helping to screen views and resulting in a moderate/minor benefit.

Honer Lane & Public Footpath 104 - Moderate Sensitivity

6.2.62 Views from the lane are restricted to glimpsed experiences through intervening vegetation. Construction vehicles and machinery will form a visible detractor during the construction period, resulting in a moderate adverse impact.

6.2.63 The landscape buffer, new native hedgerow and trees will provide a strong boundary and will screen views towards the gardens and filter views of the development. Once completed the development will sit into the existing urban backdrop of Pagham and Nyetimber, reducing the overall impact to negligible.

7 CONCLUSION

7.2.1 All impacts are restricted to the immediate locality of the site and are viewed in context with the village edge of Pagham. The site will not have a detrimental impact on any landscape or ecological designation, key feature or the wider landscape character.

7.2.2 While some landscape harm is inevitable in this context, the degree of harm can be limited and offset

by a number of landscape and ecology benefits, which would outweigh any residual harm.

7.2.3 The site can be developed within the relevant landscape policy constraints and can positively contribute to the aim and objectives of all landscape policy both existing and emerging.

7.2.4 There will be notable changes to the immediate character of the site due to the existing open nature of the western parcel of land while the eastern parcel will remain discrete and hidden from most views.

7.2.5 The assessment identified that whilst the housing will form a new element in the landscape it will not be out of scale, character or expectation of people visiting the local area and will relate to the existing settlement pattern, key features and built form.

7.2.6 The landscape strategy has derived from the opportunity to enhance the existing landscape framework by incorporating key landscape features and characteristics hedgerows, trees, orchards and species rich unimproved grassland, and therefore providing a **minor benefit** to the sites immediate character.

7.2.7 The land budget allows for overall low densities to be achieved with generous gardens and open space well above policy standards creating a distinctive character on the rural fringe.

7.2.8 Significant visual impacts are localised, restricted to the adjacent properties, roads and footpaths. It is acknowledged that during the construction period there is the potential for **adverse major/moderate**

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significance impacts, in particular to adjacent receptors or where there are open views towards the site. These impacts are however **temporary**. Where such impacts have been identified, the design and mitigation measures have been considered to provide the best practice residential design and landscape benefit. Whilst this will not replace the view towards the site, the design has been considered to minimise the impacts upon their privacy and quality of outlook.

- 7.2.9 Once completed, most adverse impacts will reduce to moderate or minor or moderate/minor benefit from Public Footpath 108 to the west. Major adverse impacts remain on the six properties along Summer Lane.
- 7.2.10 The proposals are considered, in landscape and visual terms as appropriate within the given constraints and do not detract from the current perceived line of the settlement boundary.

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APPENDIX A

Methodology and Assessment Criteria

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METHODOLOGY

The assessment has been carried out in three key stages:

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

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

Desk Study (Baseline Data Collection)

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

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

Zones of Theoretical Visibility

The desk-based analysis cannot normally take full account of the effects of intervening vegetation; subtle changes in topography and influence of existing and recently built development.

GIS programming was used to create a Zones of Theoretical Visibility (ZTV) to provide an initial starting point in identifying the potential study area.

The ZTV was based on a digital terrain model of the site and the surrounding area derived from Ordnance Survey Land-Form PROFILE height data. This dataset provides contours and spot heights which are derived from the OS 1:10,000 sheet series. The height data has a vertical accuracy of +/-60cm on elevation points provided every five meters.

The development area of the site was inputted into the data at a height of 20m above the existing ground levels taken from the detailed site survey.

Substantial woodland areas were digitised from OS mapping and aerial photography. The heights of these woodland blocks and their screening potential were then assessed by a qualified arborist and inputted into the model. Further areas that were not surveyed where shown at a conservative height of 10m. Significant built up areas were also identified and shown at 8.5m in height. These were then set as obstructions and the ZTV re-run to provide a more realistic result for visibility.

The ZTV is shown on OS 1:25,000 base mapping and produced at a scale of 1:50,000.

These factors are subsequently checked in the field survey, providing, where feasible, both summer and winter months to establish a full understanding of seasonal views.

Field and Photographic surveys

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

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

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

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

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

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

Analysis and Evaluation

The assessment evaluates the possible effects on the existing landscape and visual resources of the area. Following the identification of these potential receptors the likely effects

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of the development and the proposed mitigation are then assessed. For the purposes of the assessment the following assumption have been made:

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

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

Appendix A - Table 1 - Average Planting heights

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

Verified Photomontage Method Statement

A verified photomontage is a visual representation of a proposed development that is as accurate as it is possible to be within the limits of the technology used and the available data. Although it is

never possible to be perfectly accurate because of minor errors in survey work, environmental variables and photographic distortion, the careful implementation of a standard method will result in only a negligible error.

The method is divided into four sections; photography, survey, construction, and references.

Photography

Camera, lens and focal length

The aim of a verified photomontage is to illustrate what a development may look like to a human standing at the photographic viewpoint. In order to create this effect, all photographs are taken with a camera and lens combination, resulting in a “standard” focal length (equivalent to the cone of human vision). A standard focal length is usually considered to be in the range 45mm to 55mm on a traditional 35mm film camera. On digital cameras, where the image sensor is often smaller than the recorded image on traditional film cameras, the focal length of the lens used must compensate for the effective magnification resulting from the smaller sensor.

The photomontages in this document are based on images taken with a Canon 6D DSLR (full frame) camera combined with a 50mm prime (fixed focal length) lens. The full frame sensor in the 6D results in no magnification and combined with a 50mm lens gives a 35mm camera equivalent of a 50mm focal length, which is within the “standard” focal length range.

Each photograph was taken with the camera mounted on a tripod and with the centre of the camera lens at 1.6m above ground level.

Panoramic photography

Additional precautions have been taken to minimise optical distortion and parallax error where a series of single frames have

been “stitched” together to form a panoramic view.

Creating a horizontal plane: A finely adjustable levelling plate, set between the tripod and the tripod head is used to ensure that the plane of rotation of the camera is exactly horizontal. This avoids “stepping” (where adjacent frames are misaligned), commonly seen in panoramic photography.

Compensating for lens distortion: In order to use only the least distorted part of each shot, an overlap of 50% between adjacent frames is made. Each panorama is constructed from a series of photographs taken at 20 degree of arc intervals (a full-frame width being approximately 40 degrees of arc). This means that each panorama is constructed using only the central 50% of each shot with the 25% left and right hand edges (exhibiting the greatest distortion) being discarded.

Eliminating parallax error: To eliminate parallax error, a sliding plate on the tripod head is employed. This allows the camera to be moved back through the line of sight so that the nodal point of the lens is positioned over the axis of rotation.

The result of these precautions means that adjacent frames of each panorama can be spliced with a simple vertical joint, avoiding the usual distortion of images required to force a match between adjacent frames. Panoramas are constructed manually (not using a “stitching” tool) with Adobe Photoshop software.

Survey

Verified photomontage requires two sets of survey data; precise location data for camera viewpoints and a number of “control” points that are used to accurately fix the constructed CAD model perspective over the photograph (often known as camera matching points). The control points are points that are easily identifiable in the views and are often building corners, roof ridges or similar. A minimum of 3 control points covering

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the field of view (ideally, one to the left, one in the middle and one to the right) is required for each image. However, wider panoramas require more control points and in most cases, a minimum of 5 control points is used for each view.

Camera Viewpoints

The camera viewpoints are located using a Leica SmartRover. This is a high accuracy GPS instrument, giving positional information correct to less than 20mm.

Control Points

The control points are located using a Leica TCRP1205+ total station. This allows points to be accurately located at distances of up to 1000m from the instrument. The control points are tied into the GPS viewpoint survey (with a tolerance of just a few millimetres) so that all points are consistent and fixed within the national grid. In locations where there are no obvious fixed points to use for control, ranging poles are placed in the middle ground of the view and their position recorded using the GPS instrument.

Viewpoint Marking

Each viewpoint may be visited a number of times in order to photograph the view in different conditions and it is important to relocate the surveyed viewpoints accurately on each visit. Where possible, the viewpoints are marked with a surveyors nail and in all cases a photographic record of the original tripod positions is kept for reference.

Construction

Construction of photomontages takes place in five stages:

- Building a 3D computer model: A 3D model of the proposed development is created using AutoCAD software or imported into AutoCAD from other sources.

Markers for the camera viewpoints and control points are added to the model using the survey data.

- Constructing perspectives: A series of perspective views is constructed from each camera viewpoint at 20 degree of arc horizontal intervals to match each photographic frame of the panorama. These perspectives include a wireline representation of the proposals along with visual markers for each of the surveyed control points. The perspective wirelines from each viewpoint are spliced to form a panoramic wireline
- Matching the wirelines to the photographs: The panoramic wireline views of the model are then accurately matched to the photographs using the control points as a reference for scale and position. The wireline is never distorted to fit the photographs. If all survey and photographic work has been undertaken carefully and accurately, a good fit between photograph and model should be possible by simply scaling and positioning.
- Rendering the model: Once the wirelines have been matched with the photographs, they act as a template for further work. Another set of panoramas is created using rendered images of the proposal at 20 degree of arc intervals. Each rendered panorama is then placed over the photograph using the wireline template as a guide.
- Completing the photomontage: The photomontage is completed by masking those parts of the rendered proposal that would be hidden by foreground objects. In some cases, the photomontage may be enhanced using photographic elements for more realism.

References

All photomontages were created in accordance with recommendations given in the following publications:

- Guidelines for Landscape and Visual Impact Assessment (Third Edition), published by The Landscape Institute and the Institute of Environmental Management & Assessment (2013).
- Visual Representation of Windfarms, Good Practice Guidance, published by Scottish Natural Heritage (2006).

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IMPACTS

Construction Impacts

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

Operation and Management Impacts

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

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

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

Landscape Impacts

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

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

Indirect effects include:

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

Visual Impacts

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

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

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ASSESSMENT CRITERIA

Appendix A - Table 1 - Landscape Condition Criteria

Introduction

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

Landscape Condition

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

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

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

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Appendix A - Table 2 - Landscape Value Criteria

Landscape Value

This relates to the perceived value that is afforded to landscape by society. The value can apply to individual elements or the overall aesthetic and perception elements which form the character. The value can apply to a combination of elements that contribute to the character of the landscape at both national, regional and local level such as:

- Quality, condition and intactness of both individual features and overall;
- Scenic quality and appeal to the receptors senses, including perceptual aspects such as tranquillity;
- Uniqueness, rarity and contribution to key local features;
- Cultural or historical associations
- Recreational Value

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

Value	Importance	Typical Examples/Features
Very High	International or National	Lies within or contains elements of a World Heritage Site, National Park or AONB. Exceptional, well managed and unique high quality landscape and features that are fundamental to the character, well managed. Representative of the expected views and distinctive scenic quality of an internationally or nationally recognisable landscape or specific view. Tranquil and remote landscape with minimal influence from human activity. Forms part of the setting for internationally important historical buildings or cultural features. Landscape has strong historical and cultural associations. Provides a nationally important recreational resource or attraction.
High	National, Regional, District or Local	Lies within or contains elements of a National Park, AONB, Areas of Great / Special Landscape Value and areas designated within policy for the protection of its character. High quality landscape containing high quality and sometimes rare examples of key landscape characteristic features. Well managed, although some elements could be improved. Forms part of the attractive views/scenic quality representative of the designated or highly values landscape. Contains important or distinctive landscape features, or is important in recognised views. A tranquil or rural landscape with minimal or occasional influence from human activity. Provides a setting for Listed Buildings, Registered Parks and Gardens or nationally important historical/cultural features. The landscape contains elements that have cultural and historical association. Provides well used recreation facilities and attractions for locals and visitors.

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Appendix A - Table 3 - Landscape Value Criteria

Value	Importance	Typical Examples/Features
Moderate	Regional, District or Local	Lies adjacent to a designated landscape or feature, or within a designation which is subject to some degradation. Lies within a landscape identified as important to local character or features. Moderate quality landscape or features. Some management of the whole or significant features evident. Forms part of or a feature notable within local views. Strong visual links to locally distinctive landscape features such as local monuments and church spires. Background influenced by transport networks or noise pollution, some human activity which can impact upon the potential tranquillity. Contains some local historic and cultural associations but not necessarily related to the landscape. A well used recreation resource or attraction for local residents
Low	District or Local	Does not lie within or influence a designated or protected landscape or feature. An ordinary low quality landscape with features in a degraded or damaged condition. Certain elements may be worthy of conservation and enhancement, currently minimal management. The landscape has a limited influence in local views with minimal scenic value. Some visual links to locally identifiable features. Heavily influenced by major transport networks, noise pollution and moderate or intermittent human activity. Cultural and historical associations do not relate to the landscape. Some informal recreational use, limited access.
Negligible		Does not lie within or influence a designated or protected landscape or feature. A notable detractor to the character of protected or designated landscapes. An ordinary low quality landscape, devoid of any key landscape features, often with minimal management. The landscape does not form a significant feature in local views or have any scenic value. No visual links to locally valued distinctive features and not representative of the local landscape. Heavily influenced by major transport networks or noise pollution, constant human activity. No historical or cultural associations. No recreational or public access.

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Sensitivity

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

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

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

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

Appendix A - Table 4 - Landscape Sensitivity Criteria

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

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Appendix A - Table 5 - Visual Sensitivity Criteria

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

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Magnitude

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

Appendix A - Table 6 - Landscape Magnitude Criteria

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

Appendix A - Table 7 - Visual Magnitude Criteria

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

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Significance

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

Appendix A - Table 8 - Significance Matrix

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

Appendix A - Table 9 - Landscape Impact Significance Definitions

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

Appendix A - Table 10 - Visual Impact Significance Definitions

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

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APPENDIX B

Relevant Landscape Policy

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

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

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

Arun Local Plan Publication Version October 2014 (LPPV)

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

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

Policy C SP1 Countryside

Outside the defined Built-Up Area Boundary (as identified on the Policies Maps) as well as outside

both the strategic, site specific and broad allocations, the countryside will be safeguarded for its own sake. Development will not be permitted there unless it is:

- a. for the operational needs of agriculture, horticulture, forestry, the extraction of minerals or the management of waste as part of a waste site allocation within the West Sussex Waste Local Plan; or
- b. for quiet, informal recreation; or
- c. for green infrastructure; or
- d. for the diversification of the rural economy; or
- e. for road and/or cycle schemes; or
- f. in accordance with other policies in the Plan which refer to a specific use or type of development.

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

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

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

Policy GI SP1 - Green Infrastructure and development

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

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

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

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

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

Policy LAN DM1 - Protection of landscape character

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Development will be permitted where:

- a. Landscape character, including its natural features, are conserved or enhanced;
- b. The historic character and development pattern of settlements is respected, taking into account their distinct identity and setting; and
- c. It does not negatively impact upon the setting of, or upon views into and out of South Downs National Park

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

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

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

Policy D SP1 - Design

All development proposals should be of good quality and demonstrate a high standard of design. Development proposals should have been derived from: a thorough site analysis and context appraisal; adherence to objectives informing sustainable design

(inclusivity, adaptability, security, attractiveness and usability, health and wellbeing and climate change mitigation); and the influence these objectives have on the form of the development. All development proposals must consider the efficient use of land, layout, landscape and its setting, density, mix, scale, massing, materials, finish, architectural details and nearby habitats.

Policy D DM1 - Aspects of form and design quality

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

1. Character - Make the best possible use of the available land by reflecting or improving upon the character of the site and the surrounding area, in terms of its scale, massing, aspect, siting, layout, density, building materials (colour, texture), landscaping, and design features.
2. Appearance/attractiveness - Demonstrate a high standard of architectural principles, use of building materials, craftsmanship and hard and soft landscaping.
3. Impact - Have minimal impact to users and occupiers of nearby property and land. For example, avoiding the loss of sunlight/over-shadowing, over-looking issues, loss of privacy, anti-social noise/disturbance or having an over-bearing presence.
4. Innovation - Raise standards of design by embracing innovative design, new technologies and construction

techniques, where a development proposal has the potential to do so.

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

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

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

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

9. Public realm - Provide or enhance layouts, streets and public spaces so that they are attractive, socially

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inclusive, safe and secure, adaptable, with appropriate provision for planting, street furniture, and facilities for bicycle storage to create a place with attractive and successful outdoor areas.

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

11. Layout - legibility

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

12. Public art - Public Art should be incorporated into schemes where there is capacity to do so. Public art can encompass a wide variety of elements to include art as part of the design of buildings and developments, landscape and planting, street furniture, signage and lighting in the public realm which is accessible to all.

This can also result in physical, permanent artworks and sculptures. Such cultural interventions have often been realised in response to creatively engaging a community's sense of 'place' or 'well-being' in society. Public art will be encouraged as an integral element of development schemes.

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

14. Scale

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

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

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

pre-application discussions.

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

Policy ECC SP1 - Adapting to climate change

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

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

- a. Location (in relation to flood risk and vulnerability to coastal erosion);
- b. Water efficiency;
- c. Shade, cooling, ventilation, solar gain;
- d. Connectivity to the green infrastructure network;
- e. Layout and massing;
- f. Resilience of buildings and building materials to extreme weather events; and
- g. Capacity of drainage systems and incorporation of Sustainable urban Drainage Systems (SuDS)

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Policy HWB SP1 - Health & wellbeing

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

- a. Providing or contributing to the necessary infrastructure to encourage physical exercise and health, including accessible open space, sports and recreation facilities (including outdoor fitness equipment) and safe, well promoted, walking and cycling routes.
- b. Creating mixed use development and multi-use community buildings that reduce the need to travel by providing housing, services and employment in close proximity to each other; and
- c. Ensuring that arts and cultural facilities are accessible to all residents and visitors to the District.

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

Policy OSR DM1 - Open space, sport & recreation

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

Existing open space, outdoor sport and recreational

buildings and land, including playing fields, should not be built on unless:

- a. A robust and up-to-date assessment has been undertaken which has clearly shown the open space, outdoor sport or recreation facilities to be surplus to requirements;
- or
- b. The loss resulting from the proposed development would be replaced by equivalent or better provision of open space and/or outdoor sport and recreational buildings and/or land which will be assessed in terms of quantity and quality and suitability of location; or
- c. The development is for alternative sports and recreation provision, the needs for which clearly outweigh the loss; or
- d. The development is for essential utility infrastructure, the need for which clearly outweighs the harm or loss, and no reasonable alternative site is available.

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

alternative uses.

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

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

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

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

3. Protection of indoor sport, arts and cultural facilities

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

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

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

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

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

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

and cultural facilities on site where it is possible to meet the standards required by the Technical Appendix.

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

5. Local Green Space and Neighbourhood Plans

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

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

6. Quality expectations

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

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

Policy ENV SP1 - Natural environment

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

Policy ENV DM3 - Non designated sites

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

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

b. Be designed in order to minimise disturbance to habitats

Where development proposals are likely to have an impact on species or habitats within the BOAs, any application for planning permission shall include a

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

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

Policy ENV DM4 - Protection of trees

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

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

other protected trees;

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

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

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

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

- d. Land and tree surveys

- e. A tree constraints plan

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

These will ensure that development is planned to take a comprehensive view of tree issues at an early stage in the design process and that development works do not have a negative impact on existing trees.

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

Policy ENV DM5 - Development and biodiversity

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

Where there is evidence of a protected species on a proposed development site, planning applications shall include a detailed survey of the subject species, with details of measures to be incorporated into the

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development scheme to avoid loss of the species. This involves consideration of any impacts that will affect the species directly or indirectly, whether within the application site or in an area outside of the site, which may be indirectly affected by the proposals. All surveys shall be carried out at an appropriate time of year and shall be undertaken by a qualified and, where appropriate, suitably licensed person.

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

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

Policy W DM3 - Sustainable Urban Drainage Systems

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

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

Green roofs

Permeable driveways and parking

Soakaways

Water harvesting and storage features including water butts.

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

- a. Contribute positively to the appearance of the area
- b. Effectively manage water (including its quality)
- c. Accommodate and enhance biodiversity by making connections to existing Green Infrastructure assets and
- d. Provide amenity for local residents (ensuring a safe environment) and
- e. Retain existing open drainage ditches in their current form.

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

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

- g. Undertake up to six months groundwater monitoring

within the winter period.

- h. Undertake winter percolation testing in accordance with BRE365.

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

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

- k. Flow routes through the development must be demonstrated as a first stage in the design process, demonstrating how water will travel at or near the surface for three types of flow:

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

Overflows: In the event of local blockages or surcharge a simple overflow arrangement should allow water to

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bypass the obstruction and return to the management train sequence until conditions return to normal.

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

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

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

Policy QE SP1 - Quality of the environment

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

The location of existing industrial and commercial uses, including waste management uses, must be taken into consideration when assessing proposals for development sensitive to noise, light, odour and outputs to air. This is to ensure that land allocated for

these uses are protected and to ensure that the amenity of new developments and facilities is safeguarded from the impacts of incompatible land uses.

Policy QE DM2 - Light pollution

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

- a. No adverse impact on neighbouring uses or the wider landscape;
- b. Light levels being the minimum required for security and working purposes;
- c. Minimising the potential glare and spillage; and
- d. The degree to which outdoor lighting can be powered by on-site renewable sources.

Where appropriate, the Local Planning Authority will seek to control the times of illumination.

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

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APPENDIX C

Landscape Character Extracts

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Arun Landscape Study



Landscape and Visual Amenity Aspects of
Development Choices in Arun District 2006-2026

August 2006

Produced for Arun District Council by

Hankinson Duckett Associates



Detailed maps and figures containing the baseline data are included in the technical appendices and the results summarised in Figures HDA 4-7.

4.2 LANDSCAPE STRUCTURAL ANALYSIS: ZONE 1 - WEST BOGNOR REGIS

4.2.1 Bognor Regis is a coastal town situated between Pagham Harbour and Middleton-on-Sea. The town is largely situated on a low coastal plateau contained by Pagham Rife to the west and Aldingbourne Rife to the east. Extensive areas of low lying coastal plain separate the town from the South Downs to the north. To the north east significant areas of employment land and some residential development has spilled over the plateau edge onto lower lying ground and into the adjacent floodplain. East of the main railway a substantial open space comprising playing fields, a golf course and grassed paddocks separates Bognor from Felpham and Middleton-on-Sea and provides an open setting for the Rife.

4.2.2 To the west Bognor merges with Pagham, much of which is located within or adjacent to the floodplain. Further west Pagham Harbour provides the separation between Bognor Regis, Church Norton and Selsey. The harbour has a tranquil character and retains a sense of remoteness.

4.2.3 The dominant land use north and west of the town is large-scale open arable farmland, intersected by minor roads leading north to Chichester and Westergate. The town presents a hard edge to much of the surrounding farmland with little boundary vegetation. This is modified to an extent by hedgerows and vegetation associated with the Aldingbourne Rife adjacent to the town and small scale enclosed farmland around North Bersted and 'five farms' near Sefton Bottom and Eldridge, the latter providing visual separation between Bognor and Chichester to the north west.

4.3 ZONE 2 - FIVE VILLAGES

4.3.1 Zone 2 comprises the larger villages of Eastergate, Westergate, Walberton, Barnham and Yapton. With the exception of Yapton all the villages are situated on the upper coastal plain at the foot of the South Downs dip slope (AONB), where the land rises steadily northward. Yapton and the neighbouring smaller villages of, Climping and Ford are situated further south and east on an outlying area of lower coastal plain. This outlier is contained on three sides by the Withy and Ryebank Rifes, the Arun Valley and their associated flood plains.

4.3.2 Westergate, Eastergate and Barnham have developed as linear settlements, initially related to the main road which runs through the middle of all three settlements. There is limited separation between Westergate and Eastergate, separation between Barnham and Eastergate is more distinct but contains a substantial number of greenhouses.

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TABLE B: LOCAL LANDSCAPE CHARACTER TYPES
(see drawing 2106.4/39)

GROUP		LANDSCAPE CHARACTER TYPE (LCT)		Summary description	SUB-TYPE		Summary description
C	COASTAL MARGIN	C1	Tidal mudflats and saltmarsh	- Tidal mudflats, fringing salt marsh and shingle banks - Coastal grazing marsh - Reed beds - Wind-sculpted trees/scrub	C1a	Inland lagoon	Relatively sheltered marine water
		C2	Shingle beach with groynes	- Shingle beach with timber groynes - Low sea wall to beach - Panoramic sea view - Wind-sculpted trees			
		C3	Sand dunes	- Dry sand dunes and associated grassland - Wind-sculpted trees/scrub - Views across the sea			
L	COASTAL PLAIN	L1	Large-scale arable farmland	Large arable fields (cereals, oil seed rape etc)	L1a	Large-scale enclosed arable farmland	- Intensive arable farmland - Relatively large fields across relatively flat or gently undulating landform - Well developed structure of hedges, shaws, copses and woodland which break up views across it and give a sense of large-scale enclosure - Typically found on upper coastal plain, at the foot of the downlands
					L1b	Large-scale open arable	- Intensive arable farmland - Relatively large fields across relatively flat or very gently undulating landform - Field boundaries tend to be drainage ditches and/or fences - Weak/remnant hedgerow structure in places, with few mature trees - Long views to downs to north
		L2	Medium/small-scale arable	- Intensive arable farmland - Medium-small fields across relatively flat or gently undulating landform - Field boundaries include ditches, fencing, hedges - Greater sense of enclosure as compared with large-scale arable farmland (L1)			

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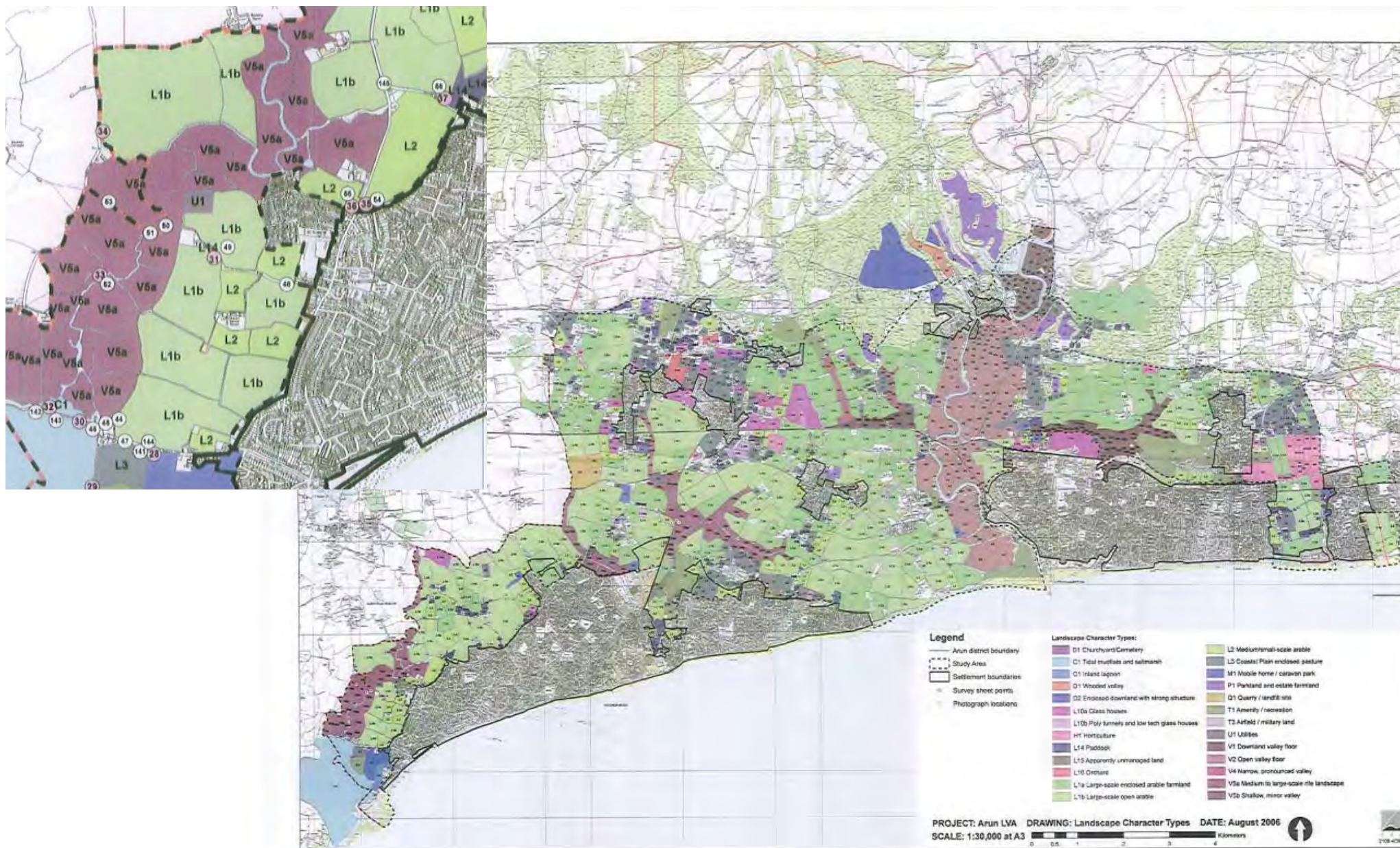
TABLE C: LOCAL LANDSCAPE CHARACTER AREAS – SUMMARY DESCRIPTION

(see drawing 2106.4/44)

No.	Local Landscape Character Area (LCA)	Mapping zone	County Landscape Character Area	Local Landscape Types (LCT)	Description
1	Pagham Harbour	Area 1	B1 Chichester & Pagham Harbours & the Manhood Peninsula	C1 C1a L3 T1 M1	- Predominately mud flats, shingle and sand. - Rough access tracks within, boardwalks over shingle. - Bungalows, makeshift single storey dwellings with artisan/ bohemian gardens between inland lagoon and coast. - Caravan holiday park and associated recreational land in north east corner.
2	Pagham Rife	Area 1	B1 Chichester & Pagham Harbours & the Manhood Peninsula	V5a	- Medium to large scale, mostly arable, fields - Vegetation along boundaries (mostly ditches/meandering streams/rife) break-up wide views, including distant views of the Downs. - Wide shallow valley floor. - Leads into Pagham Harbour to the south. - Rural, intact landscape.
3	Pagham Lower Coastal Plain	Area 1	B1 Chichester & Pagham Harbours & the Manhood Peninsula	L1b L2	- Mixture of small, medium and large scale rural arable fields. - Scattered farm buildings and dwellings with associated paddocks. - Minor roads at the perimeter, tracks within. - Boundaries vegetated with hedgerows to a varying degree. - Abuts Pagham Rife landscape to the west and Pagham Harbour to the south.
4	South Mundham Arable	Area 1	C1 Chichester to Shoreham Coastal Plain	L1b	- Large uniform arable fields. - Bounded by Honer Lane to the west. - Moderate to low enclosure proved by boundary vegetation.
5	Five Farms Coastal Plain	Area 1	C1 Chichester to Shoreham Coastal Plain	L1a L2 L14	- Patchwork of relatively small arable fields and paddocks associated with farm buildings. - Centred around farmsteads. - Dissected by B roads. - Enclosure provided by vegetated boundaries.
6	Rose Green Coastal Plain	Area 1	C1 Chichester to Shoreham Coastal Plain	L1b L2	- Bisected by B2166. - Large open arable field with insignificant boundary vegetation. - Heavy urban influence from Bognor which abuts to the south. - Paddocks in corners of fields adjacent to Bognor.

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Table 1

Landscape Sensitivity

No	Landscape Character Area	Inherent Landscape Qualities (intactness ¹⁰ and condition) low high	Contribution to distinctive settlement setting	Inconsistency with existing settlement form / pattern	Contribution to rurality of surrounding landscape	Contribution to separation between settlements	Sensitivity 1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major 5 10 15 20 25	Final Assessment Landscape Sensitivity
1	Pagham Harbour	High ecological value (SSSI) intact landscape.	Pagham has distinctive settlement setting with church & listed buildings.	Low lying off coastal plateau.	Rural character visible from western edge of Pagham.	Pagham-Church Norton and Selsey.		MAJOR
2	Pagham Rife	Relatively well contained and high ecological value.	Little contribution to settlement setting.	Within flood plain.	Rural landscape. Little urban influence.	Only contributes in places to Chichester Bognor gap.		SUBSTANTIAL
3	Pagham Lower Coastal Plain	Boundary features, ecological interest to the south and west.	Agricultural fields abuts intermittent hard urban edge.	Adjacent to flood plain mainly off coastal plateau.	Limited intervisibility with settlement boundary features at edge of town.	No intervisibility with Chichester.		MODERATE
4	South Mundham Arable	Open arable, no landscape features.	Minor contribution to wider setting of South Mundham.	On same level as South Mundham adjacent to flood plain.	Rural, unrelated to urban areas.	Contributes to wider separation of Bognor-Chichester.		SUBSTANTIAL
5	Five Farms Coastal Plain	Network of hedge and tree boundaries associated with drains.	Minor contribution to wider setting of Bognor.	On coastal plateau but detached from settlement.	Contains farmsteads and small scale enclosed landscape – little urban influence.	Contributes to wider separation Chichester-Bognor.		SUBSTANTIAL

¹⁰ "from visual, functional and ecological perspectives" p53 The Countryside Agency and Scottish Natural Heritage 'Landscape Character Assessment Guidance for England and Scotland, 2002

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Table 2

Landscape Value

No	Landscape Character Area	Landscape Designation ²⁰		Other Designation (nature conservation, heritage, amenity, including flood zone)	Contribution to setting of 'outstanding assets' (eg. AONB, Arundel Castle, Pagham Harbour etc), the undeveloped coast	Special cultural/historic associations	Perceptual aspects (eg. scenic beauty, tranquillity, wildness)	Landscape Value 1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major 5 10 15 20 25	Final Assessment Landscape Value
		low	high						
1	Pagham Harbour			SAM within, SSSI LB setting, floodzone	Setting to Pagham Harbour	Heritage of Pagham Harbour	Tranquil and relatively remote.		SUBSTANTIAL
2	Pagham Rife			LB setting, SSSI, LNR, RSI, PSI	Leads into Pagham Harbour	None	Tranquil, moderate scenic beauty but not overly wild		MODERATE
3	Pagham Lower Coastal Plain			LBs, abuts SAM, RSI, PSI, abuts SSSI	Abuts Pagham Harbour	None	Moderate, scenic beauty		MODERATE
4	South Mundham Arable			Partially in flood zone, LB setting, PSI	Abuts Pagham Rife	None	Moderate, scenic beauty rural		MODERATE
5	Five Farms Coastal Plain			LBs, PSI	None	None	Limited, scenic beauty		SLIGHT
6	Rose Green Coastal Plain			LB Setting	None	None	Limited, scenic beauty		SLIGHT

²⁰ excluding gap policy

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Table 3

Landscape Capacity

Combining Landscape Sensitivity and Landscape Value to give Landscape Capacity

Landscape Sensitivity	Landscape Value					
	Major	Substantial	Moderate	Slight	Negligible	
Major	Negligible	Negligible / low	Negligible / low	Low	Low / medium	
Substantial	Negligible	Negligible / low	Low	Low / Medium	Medium	
Moderate	Negligible / Low	Low	Medium	Medium / high	High / medium	
Slight	Low	Low / medium	Medium / high	High	High / Very high	
Negligible	Low / medium	Medium	High / medium	High / Very high	Very high	

No	Landscape Character Area	Landscape Sensitivity	Landscape Value	Landscape Capacity
1	Pagham Harbour	Major	Substantial	Negligible
2	Pagham Rife	Substantial	Moderate	Low
8	Pagham Lower Coastal Plain	Moderate	Moderate	Medium
4	South Mundham Arable	Substantial	Moderate	Low
5	Five Farms Coastal Plain	Substantial	Slight	Low / Medium
6	Rose Green Coastal Plain	Slight	Slight	High
7	Sefton Bottom-Elbridge Coastal Plain	Substantial	Slight	Low / Medium
8	North Bersted Matrix	Moderate	Slight	Medium / High
9	Aldingbourne Rife	Substantial	Slight	Low / Medium
10	Shripney Lower Coastal Plain	Substantial	Moderate	Low
11	Lidsey Coastal Plain	Substantial	Slight	Low / Medium
12	Park Farm Coastal Plain	Substantial	Moderate	Low
13	Westergate Western Fringe	Moderate	Slight	Medium / High
14	Westergate Eastern Fringe	Substantial	Slight	Low / Medium
15	Norton Upper Coastal Plain	Substantial	Moderate	Low
16	Fontwell-Eastergate Mosaic	Moderate	Moderate	Medium
17	Westergate-Barnham Coastal Plain	Substantial	Slight	Low / Medium
18	Ryebank Rife	Substantial	Slight	Low / Medium
19	Bognor Green Wedge	Substantial	Slight	Low / Medium

- West of Yapton Coastal Plain (LCA 21). Open rural arable landscape unrelated to settlement, some ecological and heritage interest.
- North of Yapton Coastal Plain (LCA 29). Rural arable landscape falling towards Withy Rife and Arun Valley. Some heritage interest, provides separation between Ford, Ford aerodrome and Yapton/Burndell and Climping.
- Bilsham Coastal Plain (LCA 30). Enclosed rural arable landscape, separates Bilsham and Yapton, partially in floodplain.
- Littlehampton Arun Valley Sides (LCA 38). Arable valley landscape, part of Lower Arun Valley; contributes to separation between Arundel and Littlehampton.
- Angmering Coastal Plain (LCA 42). Mixed urban edge landscape, partially enclosed, separates Angmering from Littlehampton

Landscape capacity - Medium

- Pagham Lower Coastal Plain (LCA 3). Large scale arable landscape, some containment along settlement edge, ecological and heritage interest, adjacent to Pagham Harbour and floodplain.
- Fontwell-Eastergate Mosaic (LCA 16). Small scale landscape, area contains ancient woodland, ecological and heritage interest and Fontwell racecourse. Provides separation between Westergate and Barnham.
- Fontwell Common (LCA 24). Woodland mosaic adjacent to the AONB with ancient woodland and ecological interest, part of the Fontwell-Walberton gap.

Landscape Capacity Medium/High

- North Bersted Matrix (LCA 8). Partially enclosed arable landscape adjacent to settlement on coastal plateau, some intervisibility with housing.
- Westergate Western Fringe (LCA 13). Patchwork of urban edge land uses, contained by boundary vegetation, on upper coastal plain adjacent to existing settlement.
- Barnham-Yapton Coastal Plain (LCA 22). Predominantly small scale patchwork of paddocks, pasture and horticulture, open arable to the east. Provides separation between Barnham and Yapton, on edge of upper coastal plain.

Landscape Capacity: High

- Rose Green Coastal Plain (LCA 6). Open arable landscape on coastal plateau adjacent to existing settlement, hard edge, no intervisibility with Chichester.
- Littlehampton Northern Fringe (LCA 39). Glasshouses, nurseries situated on coastal plateau, contained by Black Ditch Rife vegetation to north, limited ecological and heritage interest. Little intervisibility with surrounding landscape.

PAGHAM VILLAGE DESIGN STATEMENT



PAGHAM PARISH COUNCIL

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6. PAGHAM ROAD

At the southern end, opposite to the end of Sea Lane, there is a small overgrown paddock fringed by elms, and the listed buildings "White Rock" and "The White House". Moving northwards, the eastern flank consists of mostly detached houses or bungalows with quite large front gardens, looking west across open agricultural fields, and with a continuous roadside layby to ensure safe parking. Further north again, the Village Hall with a children's play area in the grounds and St Ninian's URC church are essential community facilities. There are a number of older, thatched, cobble, slate and flint cottages, some listed, mostly on the western side of the road, and four small groups of shopping and commercial properties, including a Tesco Express and two take-away food outlets. There are three public houses (The Lamb, The Bear and the Inglenook), together with several car parks; despite these, car parking on Pagham Road causes problems, particularly in the area of The Inglenook and Tesco. The Bear car park is of great value as a facility, and in maintaining the width of the eastern roadscape in line with the shopping parade frontage. A safe pedestrian crossing and speed reduction through the built environment are considered essential.

Several modern developments of small 2-storey properties have taken place to form short cul-de-sacs off the main road, and a recent development of larger modern barn-style family homes of higher density behind The Bear. At the northern end the old Windmill area has been redeveloped with five blocks of well-designed flats for the elderly. Barton Close leads off to the west; it is a spacious, low-density cul-de-sac with established hedges over cleft oak fencing and grass verges with an attractive pond. At the end of the short road is the historically important Barton Manor. Barton Close is an ADC Area of Special Character, which appears to be fully developed. Its special character consists of:

- (i) On the northern flank original linked low-rise properties of mature brick with clay tiles and character windows, cottage aspect with deep mature garden frontages
- (ii) Opposite are later style (1980s) modern linked bungalows with pale stock bricks, flintwork, brown concrete pantile roofs, open spacious gardens behind hedges
- (iii) Most recently constructed, in the grounds of Barton Granary, well-spaced family homes, some of barn style with separate access.

Nyerimber residents value and defend the mature character and "villageness" of the area.

RESIDENTS PARTICULARLY VALUED:-

- View over open fields
- Trees and verges
- Village community feeling
- Special character of Barton Close

DEVELOPMENT CRITERIA

- Highest quality layout and design
- Exclude development in existing Open Spaces
- Avoid demolition of buildings of merit
- Preserve character of area.
- Front boundaries should contribute to overall street scene
- Traditional materials where appropriate
- Extensions in keeping, well-related to existing buildings and space
- Maintain character of private road
- Maintain existing pattern e.g. setback, density
- Preserve existing boundary walls, trees and hedges
- Preserve views over open land to the west of Pagham Road
- Speed restrictions and traffic calming, especially on Pagham Road
- Maintain and enforce no-parking areas

THE ROADS

Barton Close
Brooks End
Canterbury Close
Downlands Close
Horns Lane
Pagham Road
Summer Lane
Sylvia Close

Land North of Summer Lane, Pagham

Landscape & Visual Impact Assessment

Davies
Landscape
Architects

APPENDIX D

Assessment Tables

Land North of Summer Lane, Pagham

Landscape & Visual Impact Assessment

Davies
Landscape
Architects

Land North of Summer Lane, Pagham

Landscape & Visual Impact Assessment

R e f No	Location	Receptor	Sensitivity	Construction		Operation without mitigation		Operation with Landscape Mitigation after 5 years (planted first season after construction completed)	
				Magnitude	Significance	Magnitude	Significance	Magnitude	Significance
Residential									
1	Northern Boundary	Mill Farm (Park Home Estate)	High	Major adverse	Major adverse	Major adverse	Major adverse	Major adverse	Major adverse
2	400m NE	Rookery Farmhouse	Moderate	Negligible	Negligible	Negligible	Negligible	Negligible	Negligible
4, 5, 6 & 7	Eastern Boundary & Southern Boundary	Brooks End, Sylvia Close and Properties along Summer Lane	High	Major adverse	Major adverse (hoarding lower)	Major adverse	Major adverse	Major adverse	Major adverse
8	Eastern Boundary of Southern Parcel	Properties South of Summer Lane (Pagham Road)	Moderate	Major adverse (indirect)	Major adverse (indirect)	Moderate adverse	Moderate adverse	Minor adverse	Moderate/ Minor adverse
9	310m SW	Church Barton House & Shipverling Barn	Moderate	Moderate adverse	Moderate adverse	Negligible	Negligible	Negligible	Negligible
PROW									
	Running Along Summer Lane	Public Footpath 100	Moderate	Major adverse	Major/Moderate adverse	Moderate adverse	Moderate adverse	Moderate adverse	Moderate adverse
	450m S	Public Footpath 101	Moderate	Major adverse	Major/moderate adverse	Moderate adverse	Moderate adverse	Minor adverse	Moderate/ Minor adverse
	1.2km NW	Public Footpath 104	Moderate	Moderate adverse	Moderate adverse	Minor adverse	Moderate/Minor adverse	Negligible	Negligible
	Western Boundary	Public Footpath 108	Moderate	Major adverse	Major/Moderate adverse	Moderate adverse	Moderate adverse	Minor benefit	Moderate/ Minor benefit

Land North of Summer Lane, Pagham

Landscape & Visual Impact Assessment

ROADS									
	90m E	Pagham Road	Low	Moderate adverse indirect	Moderate/Minor adverse	Minor adverse	Minor adverse	Negligible	Negligible
	Adjacent	Summer Lane	Moderate	Major adverse	Major/Moderate adverse	Moderate adverse	Moderate adverse	Moderate adverse	Moderate adverse
	1km SSW	Church Lane	Low	Minor adverse	Minor adverse	Negligible	Negligible	Negligible	Negligible
	1km W	Honer Lane	Moderate	Moderate adverse	Moderate adverse	Minor adverse	Moderate/Minor adverse	Negligible	Negligible

Land North of Summer Lane, Pagham

Landscape & Visual Impact Assessment

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APPENDIX E

Open Space Assessment

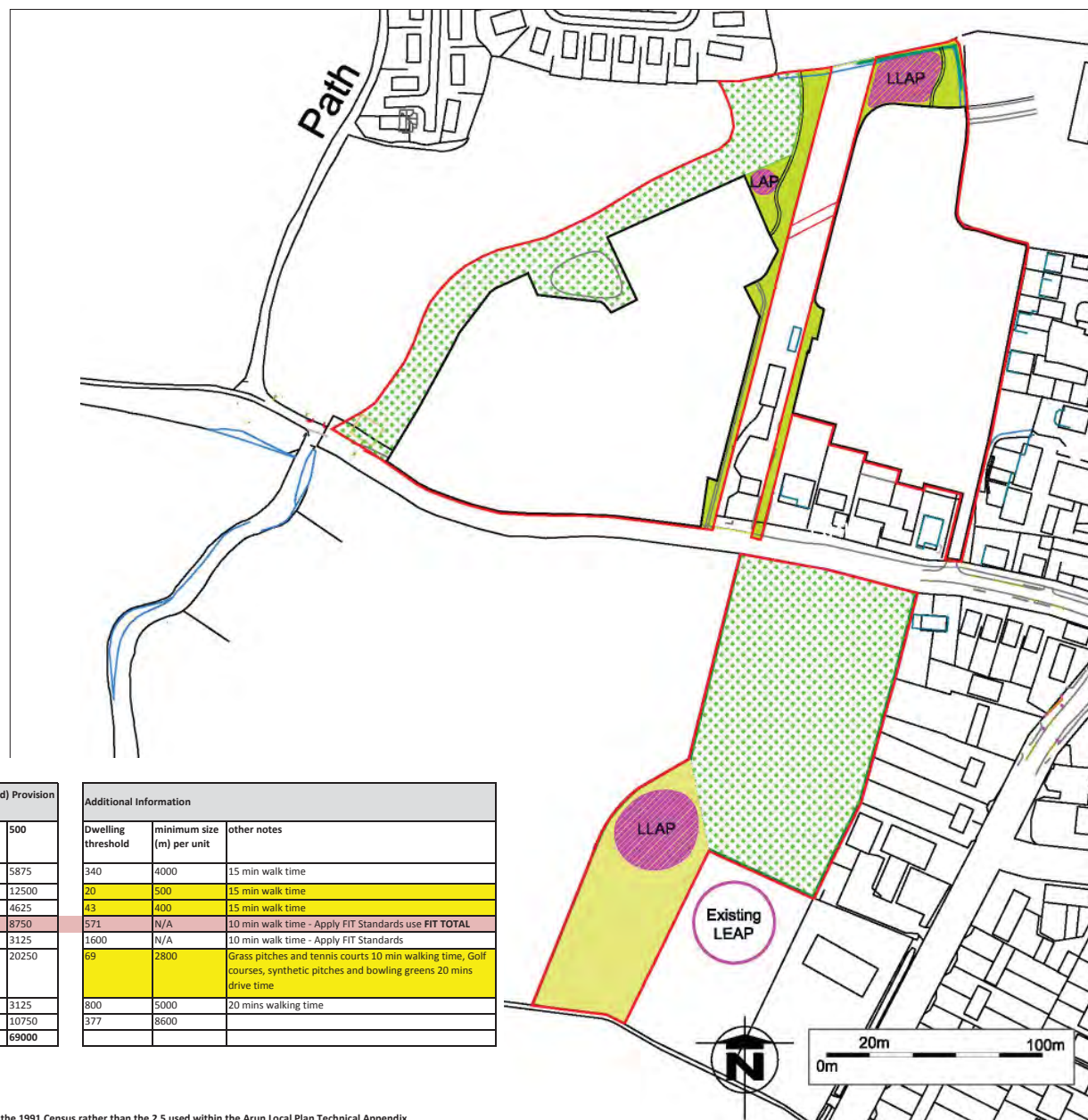
Land North of Summer Lane, Pagham

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Land North of Summer Lane, Pagham

Landscape & Visual Impact Assessment



Open Space Requirements Summary

Information extracted from the Arun Local Plan 2011-2031, 25 Health Recreation and Leisure Technical Appendix	Provision per person	
	m	ha
Parks and Gardens	4.7	0.00047
Natural and Semi-natural Green Space	10	0.001
Amenity Green Space	3.7	0.00037
Provision for children (LAP, LEAP, LLAP)	7	0.00070
Provision for young people (can include NEAPs)	2.5	0.00025
Outdoor sport excluding playing fields	16.2	0.00162
Allotments and community gardens	2.5	0.00025
Playing fields including synthetic pitches	8.6	0.00086
TOTAL	55.2	0.00552
Total for 90 dwellings		
Add FIT Standards		
TOTAL		

Housing numbers (2.5 persons per household) Provision given in m				
1	10	90	100	500
11.75	117.5	1057.5	1175	5875
25	250	2250	2500	12500
9.25	92.5	832.5	925	4625
17.5	175	1575	1750	8750
6.25	62.5	562.5	625	3125
40.5	405	3645	4050	20250
6.25	62.5	562.5	625	3125
21.5	215	1935	2150	10750
138	1380	12510	13800	69000
		6727.5		
		1800		
		8527.5		

Additional Information		
Dwelling threshold	minimum size (m) per unit	other notes
340	4000	15 min walk time
20	500	15 min walk time
43	400	15 min walk time
571	N/A	10 min walk time - Apply FIT Standards use FIT TOTAL
1600	N/A	10 min walk time - Apply FIT Standards
69	2800	Grass pitches and tennis courts 10 min walking time, Golf courses, synthetic pitches and bowling greens 20 mins drive time
800	5000	20 mins walking time
377	8600	

NOTE: The 2000 SPG- Open Space and Recreation Standards uses 2.4 persons per dwelling taken from the 1991 Census rather than the 2.5 used within the Arun Local Plan Technical Appendix

